Louis Cappelli, Jr. Commissioner Director Almar Dyer Commissioner John Wolick Director



Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD CHARLES J. DEPALMA COMPLEX 2311 EGG HARBOR ROAD LINDENWOLD, NJ 08021 Board Members
Commissioner Almar Dyer – Alternate
Alexis M. Williams – Chairwoman
Matthew Marrone – Vice Chairman
Thomas Schina – Secretary
Joseph Pillo
Ryan Doran
Kevin Becica – County Engineer

# July 27, 2021

Meeting to be held virtually at 6:00pm Link to virtual location is available at:

https://www.camdencounty.com/service/public-works/planning/planning-board-meetings/



- 1. Call Meeting to Order
- 2. Pledge of Allegiance
- 3. Roll Call
- 4. Public Comments on non-agenda items
- 5. County Planning Board Reorganization
- 6. Review of Projects for Board Action:
  - A. Multi-Family Residential Apartments SP-8-10-21 City of Camden Conversion of a school to an apartment building
  - **B. Founders Grove**

SP-15-2-21 Gloucester Twp.

Mixed use residential and catering event facility

C. Cooper Health System

SP-16-1-21 Haddonfield

Conversion of an existing building to a medical use

D. Deluxe Italian Bakery

SP-30-2-21 Runnemede

Bakery expansion and driveway modifications

- 7. Chairperson's Report
- 8. Attorney's Report
- 9. County Engineers Report
- 10. County Planning Report
- 11. New Business
- 12. Old Business
- 13. Adjournment

# Camden County Planning Board County Public Works Complex, Lindenwold 6:00 PM June 22, 2021

The meeting was convened at 6:00 PM by Mr. Marrone.

Mr. Marrone announced that the meeting was being held virtually.

Meeting opened with the Flag Salute and pledge of allegiance

Mr. Matthew Marrone (Vice Chair), Mr. Tom Schina (Secretary), Mr. Ryan Doran, Mr. Joseph Pillo, and Mr. William England, Assistant County Engineer were all present.

Planning Board Solicitor: Ms. Ilene Lampitt, Esq.

Staff: Mr. Andrew Levecchia PP/AICP was present.

# **MINUTES**

A motion was made to approve the minutes of May 2021 meeting by Mr. Doran and seconded by Mr. Schina All present voted in favor of the motion.

# **Review of Projects for Board Action**

# 1. Camden Cleaning Center

SP-8-6-21

Camden

Laura D'Allesandro, ESQ and Charles Chelotti, PE. were present representing the applicant.

The applicant proposes to consolidate the lots and seeks site plan approval to construct a laundromat. This 3000-sf, one-story building will be constructed on the west side of the site. Associated site improvements include 15 parking spaces, drainage (two rain gardens), landscaping, and lighting.

Motion was made by Mr. Pillo and seconded by Mr. Schina. A roll call vote was conducted, and all voted in favor of approving the application.

## 2. Residence at Runnemede

SP-30-1-21

Runnemede

Dale Taylor, ESQ. and William Gilmore, PE. were present representing the applicant.

The applicant is seeking approval to build an apartment complex consisting of two (2) proposed two (2) story apartment buildings with associated parking lot and site improvements on the southeasterly side of Clements Bridge Road (Cr. 573). Proposed are 4 one (1) bedroom and 12 two (2) bedroom apartments.

Motion was made by Mr. Schina and seconded by Mr. Pillo. A roll call vote was conducted, and all voted in favor of approving the application.

# **PUBLIC COMMENTS**

No public comments.

# **CHAIRPERSON'S REPORT**

No Report

# **ATTORNEY'S REPORT**

No Report

# **COUNTY ENGINEER'S REPORT**

No Report

# **COUNTY PLANNING REPORT**

The next planning board meeting is scheduled for July 27, 2021, and it is expected to be virtual.

# **NEW BUSINESS**

None

# **OLD BUSINESS**

None

# **ADJOURNMENT**

A motion was made to adjourn the meeting by Mr. Doran and seconded by Mr. Pillo; all present were in favor.

Respectfully Submitted, Andrew Levecchia PP/AICP County Planner

# CAMDEN COUNTY PLANNING BOARD Land Development Review

# **Review List for Meeting**

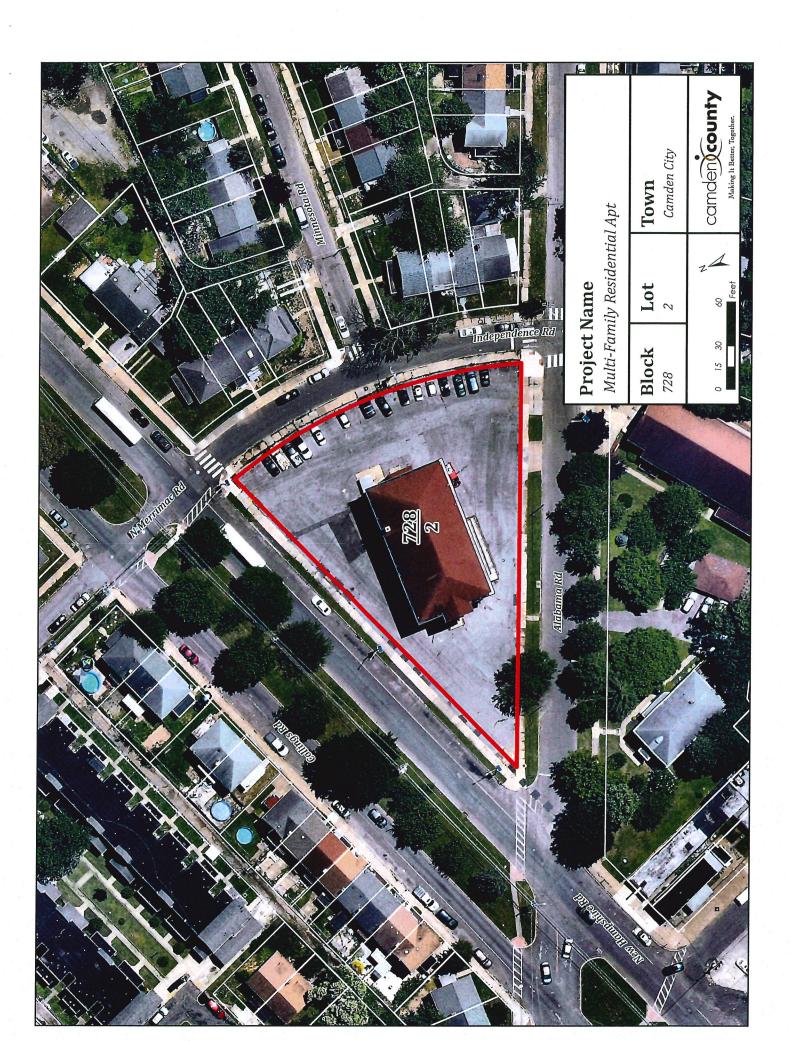
July 27, 2021

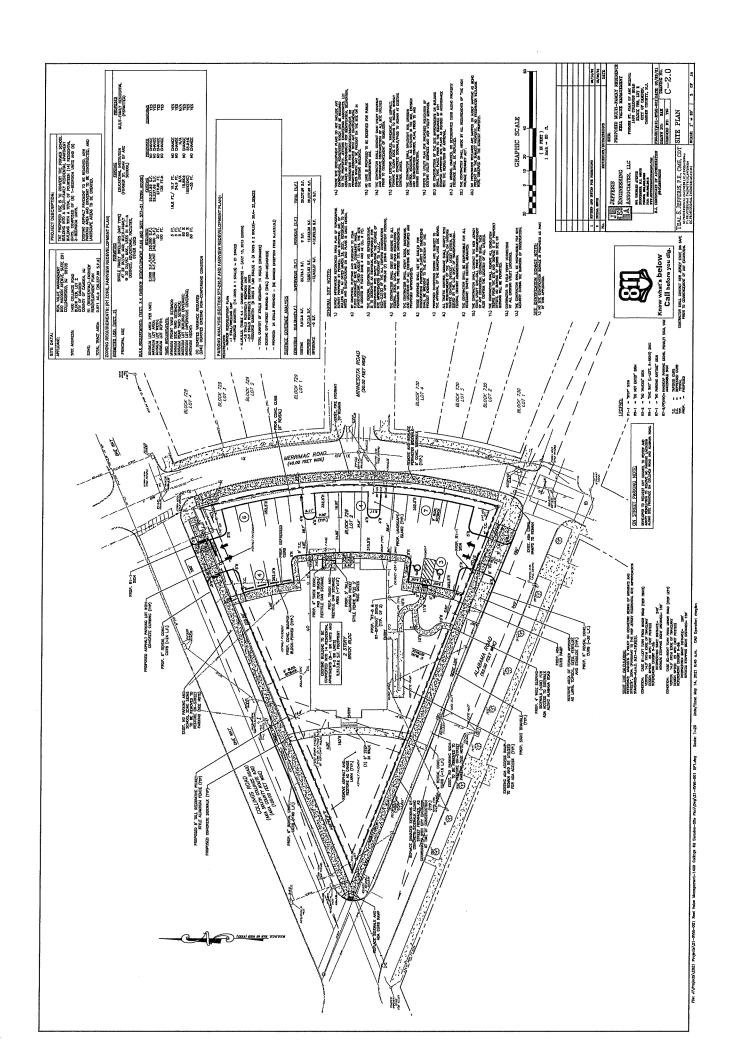
Applications for Approval

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION		
SP-1	Multi Family Residential Apartments	SP-8-10-21	City of Camden	Conversion of a school to an apartment building		
SP-2	Founders Grove	SP-15-2-21	Gloucester Twp.	Mixed use residential and catering event facility		
SP-3	Cooper Health System	SP-16-1-21	Haddonfield	Conversion of an existing building to a medical use		
SP-4	Deluxe Italian Bakery	SP-30-2-21	Runnemede	Bakery expansion and driveway modifications		

STAFF REPORT MEETING OF:	RE:	Multi-Residential Apartments	
MEETING OF	Plan:	SP-8-10-21	
	Municipality:	City of Camden	
	Applicant:	Real Portfolio 5, LLC	
	Abuts County Route:	Collins Ave. (Cr. 630)	

The applicant is seeking approval for the conversion of an existing school building into affordable housing consisting of 14 apartments, landscaping, and parking lot upgrades. Access to the site from County Route 630 is being reduced from two driveways to one driveway and the applicant will make reuse of the existing remaining driveway.







# CAMDEN COUNTY PLANNING BOARD COUNTY ENGINEER'S REVIEW OF SUBDIVISIONS AND SITE DEVELOPMENT PLANS

COUNTY PLAN: SP-8-10-21

# Multi-Family Residential Apt

PROJECT NAME

City of Camden

MUNICIPALITY

	TYPE OF PLAN	TAX MAP DATA	REVIEW STATUS
x	SITE PLAN	PLATE: <u>11.16</u>	
	PRELIMINARY PLAN	BLOCK: <u>728</u>	
	OTHER	LOT (s):2	

NAME: Real Portfolio 5, LLC

ADDRESS: 900 Haddon Ave, Suite 201

CITY: Collingswood STATE: NJ ZIP: 08108

SITE ABUTS COUNTY HIGHWAY: \_\_Cr. 630 Collings Ave.

# **COUNTY ENGINEER'S REVIEW COMMENTS (see review status above)**

### **GENERAL**

The applicant is seeking approval for the conversion of an existing school building into affordable housing consisting of 14 apartments, landscaping, and parking lot upgrades. Access to the site from County Route 630 is being reduced from two driveways to one driveway and the applicant will make reuse of the existing remaining driveway.

# The following documents have been reviewed:

- 1. Site plan prepared by JEA Associates, Inc.; dated 5/14/2021
- 2. Stormwater Management Report JEA Associates, Inc.; dated May 2021
- 3. Traffic Impact Analysis N/A
- 4. Land Title Survey prepared by Pennell Land Surveying Inc. dated 5/20/21

### **RIGHT OF WAY**

3.3.1.10. F

1. There is no request for additional Right of Way.

### SITE PLAN

- 1. <u>The Demolition Plan should clearly show all improvements to be removed within the County</u> right-of-way.
- 2. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.
- 3. The site plan should include stop signs and stop bars at each driveway entering into the County Road.
- 4. <u>Sight triangle shall be shown on the site plan at all existing and proposed road or street intersections with a county road and at driveways.</u>
- 5. Site Plans Must Conform with the Following Standards:

3.3	Site Plan		
3.3.1.5	Loading – applicant should testify and indicate on the site plant the location		
	of loading zones and ensure that there is parking onsite or on local streets		
	and that mail delivery, parcel delivery and moving truck and vans will not		
	block or create traffic congestion on Cr. 630		
3.3.1.8	Intersections, Left Turn, Stopping Sight Distance - it is important to note that		
•	Cr. 630 is a divided highway with separate West bound and East Bound lanes		
	and left turns from the site are not permitted.		
3.3.1.10.E	<u>Driveway and Apron Material</u> ( <i>Plan Does Not Conform</i> ) - the County		
	request that the applicant site plans are update to meet the standard and		
include 25 feet of concrete from the depressed curb of the new driv			
	the site.		

(**Plan Does Not Conform**) applicant shall testify to the condition of the existing curb ramp and its condition in the vicinity of the SW corner of the

Americans with Disabilities Act (ADA) Requirements

intersection of Collings Ave. (Cr. 630) and Merrimac Ave. If the curb ramps is in disrepair it must be replaced to County and Federal ADA Standards

### **STORMWATER MANAGEMENT NJAC 7:8**

6. The proposed improvements do <u>not</u> ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements do <u>not</u> meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are <u>not</u> required.

No stormwater upgrades requested.

Amount of impervious surface coverage will decrease as a result of development.

### **TRAFFIC**

As the development is located on a one-way road left turns are not a concern and the amount of traffic proposed by the development does not exceed the prior uses traffic impacts.

### **DETAILS**

- 7. <u>All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.</u>
- 8. A County curb detail is needed. All curbing constructed within the County right-of-way shall be 9" wide at the base x 18" deep gray concrete with a 1" batter in the 8" wide top
- 9. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic.
- 10. The handicap ramps in the Camden county right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011.
- 11. The difference of elevation between the existing centerline of the County Highway and the new gutter line is to be as near to a 2.22% grade as possible.
- 12. Depressed curbing shall be installed at all driveways on County roads.
- 13. The following County standard details are required for improvements in the County right-of-way:

### Details:

- 1. Standard 8"X9"X18" Concrete Vertical Curb
- 2. <u>Standard Depressed Concrete Curb</u>
- 3. Standard Vertical Concrete Curb Taper

- 4. Standard Concrete Driveway and Concrete Apron
- Roadway Widening Roadway Restoration
   A. Typical Roadway Restoration for Curb Installation

### ADMINISTRATIVE

- 14. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
- 15. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
- 16. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division http://www.camdencounty.com/service/public-works/permits/, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
- 17. Camden County Planning Board Process Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board does not provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
- 18. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
- 19. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.
- 20. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
- 21. Underground irrigation systems shall not be located within the County right-of-way.
- 22. Underground electrical, telephone and fiber optic systems shall not be located within the

right-of-way.

William England , PE

Assistant County Engineer

Tropies DATE



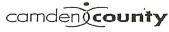
Cc: Applicant: <a href="mailto:tbingham@realvaluepartners.com">tbingham@realvaluepartners.com</a>

Applicant Attorney: Stuart Platt, ESQ — <a href="mailto:platt@prlawoffices.com">platt@prlawoffices.com</a> Applicant Engineer: Teal Jefferis <a href="mailto:tjefferis@jefferisengineering.com">tjefferis@jefferisengineering.com</a>

Municipal Planning Board Secretary: Angela Miller <u>AnMiller@ci.camden.nj.us</u>
Municipal Review Engineer: Dena Moore Johnson <u>dena.moore@rve.com</u>

# Camden County Planning Division

Application for County Approval of Subdivision, Site & Development Plan



Making It Better, Together.

# Camden County Planning Board

Charles J. DePalma Public Works Complex 2311 Egg Harbor Road Lindenwold, NJ 08021 Phone 856.566.2978 Fax 856.566.2988 planningdivision@camdencounty.com This application must be completed in full, duplicate, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.

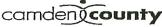
(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:			. The in Tables I was in the	
Project Name: Proposed C	onversion of Former School into Multi-	Family Residential Apartme	nts	
Project Address (if applic	able) & Municipality: 1400 Col	lings Road City of Camden		
County Route No.: 630	Site	Abuts County Road:	n/a	
Type of Submissions				
-	Plan Application N of Major Subdivision Applica			
Tax Map Data:				
Plate(s): 11.16  Block(s): 728  Lot(s): 2		RECEIV		
Variance Required:	-1 (Fairview Redevelopment Plan) No -	Canden Coun Land Development an	ty d Review	
Type of Plan:	被表现 "是某些一般			
Site Plan     Major Subdivision     Other:	Final Development Filing Plan	Plan	Preliminary Plan Minor Subdivision	

CULDERESEA	on Information:		
^licant	Real Portfolio 5, LLC.	Phone: 717-476-4553	Fax: 856-295-7009
Appucant Address:	900 Haddon Avenue, Suite 201	Town: Collingswood	State: NJ
E-Mail:	tbingham@realvaluepartners.com	Zip: 08108	
C-IATETY	tongnanes		<del></del>
Agent:	Stuart Platt, Platt & Riso, P.C.	Phone: 856-784-8500 Ex. 20	0 Fax: 856-784-8050
Address:	40 Berlin Avenue	Town: Stratford	State: NJ
E-Mail:	platt@prlawoffice.com	Zip: 08084	
F_TATOTE			
Pro pased	Use:		THE THE PARTY OF THE PARTY.
	· · · · · · · · · · · · · · · · · · ·	— <u></u>	2
	Family Detached	Town Homes	Commercial
	Rise Apartments	Mid-Rise Apartments X	Garden Apartments
	nercial [	Industrial	Other:
		ffordable residential apartments (14 units	s)
Area			
-	0.471	1 0 1 3:: 1	- ala 10
	disting Lot:AC	Portion to be Sub-divide	ed:n/a AC
Dedicated	Land: n/a AC	Explain:	
	- Comparison		
The same of the sa	The state of the s	The state of the s	
Signature	s Required:	は表現的とは過ぎません	(249) 22-40 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
		T / Dat	R/18/21
Signature (	of Applicant:	Dat	te: _5/18/21
Signature of Person Con	of Applicant: 1.— 15 mpleting Application		07 (40 (0)
Signature of Person Con	of Applicant:		te: 5/18/21 re: 05/13/21
Signature of Person Con (Please Pri	of Applicant:		07 (40 (0)
Signature of Person Con	of Applicant:		07 (40 (0)
Signature of Person Cor (Please Pri	of Applicant:		07 (40 (0)
Signature of Person Cor (Please Pri	of Applicant:		07 (40 (0)
Signature of Person Cor (Please Pri Municipal Classificati	of Applicant:	Engineering Associates, LLC. Date	e:05/13/21
Signature of Person Cor (Please Pri Municipal Classificati	of Applicant:	Engineering Associates, LLC. Date	e:05/13/21
Signature of Person Cor (Please Printing) Municipal Classification Authorized Title:	of Applicant:	Engineering Associates, LLC. Date  Transmittal Date	e:05/13/21
Signature of Person Cor (Please Printing) Municipal Classification Authorized Title:	of Applicant:	Engineering Associates, LLC. Date  Transmittal Date	e:05/13/21
Signature of Person Con (Please Printer)  Municipal Classification Authorized Title: Phone No.:	of Applicant:	Engineering Associates, LLC. Date  Transmittal Date	te:
Signature of Person Con (Please Printer)  Municipal Classification Authorized Title: Phone No.:	of Applicant:	Engineering Associates, LLC. Date  Transmittal Date	te:
Signature of Person Cor (Please Printer)  Municipal Classification Authorized Title: Phone No.:	of Applicant:	Engineering Associates, LLC. Date  Transmittal Date	te:
Signature of Person Con (Please Printer)  Municipal Classification Authorized Title: Phone No.:  For County Classification Authorized Classification Authorized Classification Authorized Classification Authorized Classification Authorized Classification Authorized Classification County Classification Authorized Classification County Classification Classification County Classification Classification County Classifica	of Applicant:	Engineering Associates, LLC. Date  Transmittal Date	te:
Signature of Person Cor (Please Printer)  Municipal Classification Authorized Title: Phone No.:	of Applicant:	Engineering Associates, LLC. Date  Transmittal Date  Date Received:	te:
Signature of Person Con (Please Printer)  Municipal Classification Authorized Title: Phone No.:  For County Classification Authorized Title: Authorized Title: Authorized Title:	of Applicant:	Engineering Associates, LLC. Date  Transmittal Date  Date Received:	te:
Signature of Person Con (Please Printer)  Municipal Classification Authorized Title: Phone No.:  For County Classification Authorized Classification Authorized Classification Authorized Classification Authorized Classification Authorized Classification Authorized Classification County Classification Authorized Classification County Classification Classification County Classification Classification County Classifica	of Applicant:	Engineering Associates, LLC. Date  Transmittal Date  Date Received:	te:

# **Camden County Planning Division**

# Affidavit of Ownership



Making Ir Denver, Together. Name of Individual or Company/Organization: Real Portfolio 5, LLC, subsidiary of Real Value Management, LLC. Is Company a Corporation? Yes X No If yes, name of State in which incorporated: Delaware (Limited Liability Corporation) Is Company a Partnership? Yes X No Is Company an Individual Owner? 
Yes X
No Please list any/all individuals who are owners (full/ part) / (individual/multiple) of the Company/Organization. If a Non-Profit Organization, please list all Board Members. Name Title Thomas Bingham '900 Haddon Ave Suite 201 Collingswood NJ 08108 Member William Garaavente 900 Haddon Ave Suite 201 Collingswood NJ 08108 Member 900 Haddon Ave Suite 201 Collingswood NJ 08108 Howard Hubler The above information is true and correct to the best of my knowledge: Signature of Owner & Title Thomas Bingham, Member

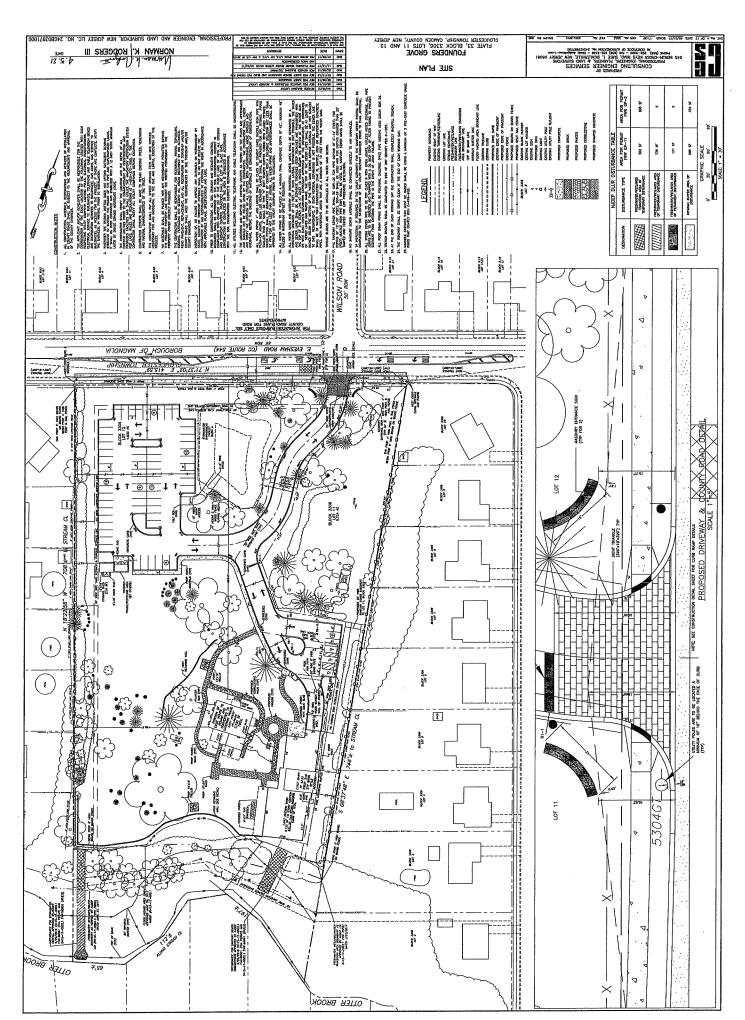
Print Name of Owner & Title

SP-8-10-21

STAFF REPORT MEETING OF:	RE:	Founders Grove	
MEETING OF.	Plan:	SP-15-2-21	
	Municipality:	Gloucester Twp.	
	Applicant:	1743 Farmhouse, LLC	
	Abuts County Route:	Evesham Rd. (Cr. 544)	

The applicant seeks approval to construct a mixed-use residential catering and event facility and to renovate a carriage house and barn for ceremonies and small gatherings. Site improvements include the construction of a new driveway, driveway apron and 69 parking spaces. Application includes extensive signing, pavement marking and other roadway improvements to Evesham Road (CR 544) including the addition of opposing, dedicated left turn lanes along CR 544 at the site driveway and Wilson Road.







# CAMDEN COUNTY PLANNING BOARD COUNTY ENGINEER'S REVIEW OF SUBDIVISIONS AND SITE DEVELOPMENT PLANS

COUNTY PLAN: SP-15-2-21

Founders Grove PROJECT NAME	Gloucester Township MUNICIPALITY		
TYPE OF PLAN	TAX MA	P DATA	REVIEW STATUS
X SITE PLAN PRELIMINARY PLAN OTHER	BLOCK: 3	33 306 1 and 12	1 <sup>st</sup> Review
NAME: 1743 Farmhouse, LLC  ADDRESS: 1010 E. Evesham Rd.			
CITY: Magnolia STATE: NJ ZIP: 08049			
SITE ABUTS COUNTY HIGHWAY:E	vesham Road CR	544)	

# **COUNTY ENGINEER'S REVIEW COMMENTS (see review status above)**

### **GENERAL**

The applicant seeks approval to construct a mixed-use residential catering and event facility and to renovate a carriage house and barn for ceremonies and small gatherings. Site improvements include the construction of a new driveway, driveway apron and 69 parking spaces. Application includes extensive signing, pavement marking and other roadway improvements to Evesham Road (CR 544) including the addition of opposing, dedicated left turn lanes along CR 544 at the site driveway and Wilson Road.

\*\*\* Applicant Please note – The portion of Evesham Rd that this project is proposed is currently under design to be reconstructed by Camden County Department of Public Works and will go to construction in the Spring/Summer of 2022. The applicant shall coordinate improvement with the County. Upon completion of the County construction project thee will be a 7-year roadway opening moratorium.

# The following documents have been reviewed:

- Site plans entitled "Preliminary and Final Major Site Plan", prepared by Norman K. Rodgers, III, PE, PLS, CME of Consulting Engineer Services, revised through April 5, 2021
- Roadway Improvements Plans entitled "Roadway Improvements, Evesham Road (CR 544)", prepared by Michael R. Brown, PE, PTOE, CME of Consulting Engineer Services, revised through March 17, 2021
- 3. Stormwater Management Report for Founders Grove, prepared by Katie Daroshefski, E.I.T. and Norman K. Rodgers, III, PE, PLS, CME of Consulting Engineer Services, revised through April 2021
- 4. Traffic Assessment for Founders Grove, prepared by Michael R. Brown, PE, PTOE, CME of Consulting Engineer Services, revised through March 2021
- 5. Plan of Survey & Topography for Founders Grove, prepared by Adam R. Grant, PLS of Consulting Engineer Services, revised through March 8, 2018

### **RIGHT OF WAY**

1. The Camden County Master Plan indicates that Evesham Road (CR 544) has a proposed right-of-way of 66 feet, with an existing right-of-way of 66 feet. The survey plan indicates the property line is 33 feet from the right-of-way centerline along the site frontage. Therefore, no additional right-of-way is required.

### SITE PLAN

- 1. The stamped concrete driveway apron detail does not include an aggregate base course. <u>The detail should be revised to comply with County Standard Detail 6 for concrete driveways and aprons.</u>
- 2. The notes on the Signage & Striping Plan indicate epoxy resin is to be used for the 4" traffic stripes. The plans should be revised to indicate all striping along CR 544 is to be thermoplastic in accordance with 3.2.1.1.M.
- 3. The roadway construction plans indicate the curb is to meet existing curb at the ends of the site frontage. However, no curb is present at these locations. The plans should be revised to indicate curb tapers at these locations, or the proposed curb should be extended to meet the existing curb.
- 4. The signage and striping plans indicate straight bay tapers of 60 feet in length. <u>Bay tapers of 75 feet in length with reverse curves of 75 feet in radius should be provided in accordance with County Standard Detail 14.</u>
- 5. The roadway improvement plans indicate extensive pavement joints in the surface course along the proposed curb and water valve installation. Along with the pavement damage resulting centerline eradication, these joints will require ongoing maintenance and reduce the life of the pavement along the site frontage. Therefore, the roadway pavement should be resurfaced along the site frontage from the roadway centerline to the proposed curb.

### STORMWATER MANAGEMENT NJAC 7:8

- 1. The plans reflect the disturbance over one acre (43,560 SF) of land and the increase in impervious surface by over one-quarter acre (10,890 SF). A stormwater management basin has been provided that meet the requirements of NJAC 7:8 for water quantity, water quality, and recharge. The information provided appears to be in accordance with the NJAC 7:8 requirements.
- 2. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity. Notes should be added for the long-term maintenance of the infiltration basin facilities.
- 3. <u>In accordance with NJAC 7:8-5.8(d)</u>, the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.
- 4. The outflow structure detail references a bicycle safe grate. Since no traffic will travel over the grate, a different grate (standard aluminum trash rack, not plastic) with larger openings is recommended to improve capacity and reduce the risk of the basin overtopping.
- 5. The trash rack detail indicates inflow via a rectangular weir, but the outlet structure detail indicates inflow via multiple orifices instead of a rectangular weir. The trash rack detail should be revised to reflect the proposed outlet structure configuration.
- 6. No spillway or other stabilization of the basin embankment appears to be proposed. If the outlet structure fails or clogs, it appears the basin may overtop and convey flow to the south toward the low point of the access driveway near Inlet A9. Consideration should be given to stabilizing the lowest area along the embankment with appropriately sized rip rap or other suitable materials.

## **TRAFFIC**

- 7. Since there are no land uses in the ITE publication, *Trip Generation*, 10<sup>th</sup> Edition that are applicable to the proposed catering facility, trip generation provided in the study was calculated based on the proposed parking supply, which is 69 parking spaces, which in turn are based on Gloucester Township ordinance requirements for a restaurant land use. Accordingly, the trip generation in the study is based on the assumption that 69 vehicles will enter the site and 69 vehicles will exit the site during each peak hour, for a total of 138 trips during each peak hour. While this assumption appears conservative, additional information regarding the facility operations should be provided to substantiate the trip generation assumptions, such as the maximum expected building occupancies.
- 8. According to the analysis results, the northbound and southbound shared left-turn/through/right-turn lanes at the intersection of Evesham Road (CR 544) and Wilson Road/Site Access will experience delay (LOS E and F) during the Friday afternoon peak hour under future 2022 future build conditions. The applicant should perform a gap study along Evesham Road (CR 544) in the vicinity of Wilson Road and the site access during both the Friday afternoon and Saturday midday peak hours to confirm that there will be adequate gaps in the Evesham Road (CR 544) traffic stream to allow for vehicles to safely maneuver into and out of Wilson Road and the site access.

- 9. The study indicates a build-out year of 2022. The applicant should provide information supporting this schedule, reflecting the time required to obtain all necessary permits and construct the proposed improvements. The applicant's traffic engineer may need to revise the future year of traffic analyses accordingly.
- 10. The levels-of-service and 95<sup>th</sup> percentile queue lengths for the intersection of Evesham Road (CR 544) and Wilson Road/Site Access should be summarized in a table.

### **DETAILS**

- 11. The following County standard details are required for improvements in the County right-of-way:
  - 4. Standard Vertical Concrete Curb Taper

### **ADMINISTRATIVE**

- 12. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
- 13. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
- 14. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <a href="https://www.camdencounty.com/service/public-works/permits/">http://www.camdencounty.com/service/public-works/permits/</a>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
- 15. Camden County Planning Board Process Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board does not provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
- 16. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
- 17. The cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.

# **OUTSIDE AGENCY APPROVALS**

18. Applicant is responsible for all environmental permits required.

William England, PE

Assistant County Engineer



Cc: Applicant: <u>1743farmhouse@gmail.com</u>

Applicant Attorney: John Wade <a href="mailto:jwade@wlwklaw.net">jwade@wlwklaw.net</a> Applicant Engineer: Norman Rodgers <a href="mailto:nrodgers@ces-1.com">nrodgers@ces-1.com</a>
Municipal Planning Board Secretary: Ken Lechner <a href="mailto:klechner@glotwp.com">klechner@glotwp.com</a>

Municipal Review Engineer: Steven Bach <u>sbach@bachdesigngroup.com</u>

# CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

# Application for County Approval of Subdivision, Site & Development Plans

# **Camden County Planning Board**

Charles J. DePalma Public Works Complex 2311 Egg Harbor Road Lindenwold, NJ 08021

Phone: 856.566.2978 Fax: 856.566.2988 E-mail: planningdivision@camdencounty.com

This application must be completed in full, duplicated, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:	
Project Name:Founders Grove	
Project Address (if applicable) & Municipality:	Eveshan Road, Gloucester Township
Abuts County Road:YES	County Route No.:544
Type of Submission (please check one):	
New Site Plan	
New Minor Subdivision	
New Major Subdivision	
Request for Letter of No Impact or Waiver Review	
$\fill \fill \fil$	Date Originally Approved:
Resubmission of Major Subdivision	
Original Major Subdivision Application No.:	Date Originally Approved:
Tax Map Data:	
Plate(s):	Existing Zoning: R-3 Residential
Block(s): 3306	Variance(s) Required: Use
Lot(s): 11 & 12	

The Camden County planning process concerns itself primarily with a review of factors that directly impact county facilities such as County owned roads and stormwater management systems. This application as well as Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2 can be found on the Camden County Planning Division website: https://www.camdencounty.com/service/public-works/planning/. If you have any questions please call 856-566-2978.

5P-15-2-21

# CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Informatio	11 (please type or print leg	bly or your application may	y he delayed):
Applicant: 1743 Farmhouse, LLC Address: 1010 E, Evesham Road	Phon	e: 856-820-5472	Fax:856-237-3880
Address: 1010 E, Evesham Road		Town & State:	Magnolia, NJ
Email: 1743farmhouse@gmail.com			Zip.:08049
John Wade, Esq. Attorney: _Wade, Long, Wood & Lon	ng Phone	: 856-346-2800	Fax:Fax:
Address: 1250 Chews Landing Road	l, Suite 1	Town & State:	Laurel Springs, NJ
Email: jwade@wlwllaw.net			Zip.:08021
Norman K. Rodgers, III, Engineer: Consulting Engineer Serv	PE		
Address: 645 Berlin-Cross Keys Ro	ad, Suite 1	Town & State:	Sicklerville, NJ
Email:nrodgers@ces-1.com			Zip.:08081
Proposed Use (please check all that apply):			
<u>Residential</u>	<u>Co</u>	<u>mmercial</u>	<u>Industrial</u>
Single Family Detached	Retail		Maintenance/ Repair Shop
O Town Homes	Office		O Flex Space
O Duplex	<b>MRestaur</b> ant	Food Establishn	nent Storage/ Warehouse
Apartments	O Hospitality/	Hotel Space	O Distribution Center
Condominiums	Medical Us	Э	<ul><li>Manufacturing</li></ul>
Medical Care Residential	O Sports or E	ntertainment	Other:
Project Description & Statistics:			
Short Description of Project: Mix			
carriage house/barn to be renovated	l for ceremonies a	nd small gatherings	S
	,		
Increase in Impervious Coverage?		Total IncreaseXX	*XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Total Amount of Land Disturbed:			
Total Gross SF of all Buildings/ De	evelopment: $\underline{}^{10}$	,559 SF	
Total New Residential Units: N.A			
Total New Jobs Created:12			

5P-15-2-21

# CAMDEN COUNTY PLANNING BOARD APPLICATION age-3

div sion Description (if applicable):	
Does this application include a lot consolidation? YES	S (NO)
Will new lots be created? YES NO How Many	New Lots?
Size of Existing Lot(s):	·
Portion to be Subdivided:	
Municipal (applicant/agent must bring to municipality for sign	nature)
Title of Municipal Official:	topo planer (1)
Authorized Municipal Signature:	Date: 428 21
Transmittal Date (if applicable):	28/21
Phone Number: (856)	374-351,
Thomas rumbon	
Signatures Required:	
Name of Applicant: 1743 Farmhouse, LLC	Date: 4-12-21
Name of Applicant: 1743 Farmhouse, LLC	Date: 4-12-21
Name of Applicant: 1743 Farmhouse, LLC	Date: 4-12-21
Name of Applicant: 1743 Farmhouse, LLC Signature of Applicant:	
Name of Applicant:	
Name of Applicant:	
Name of Applicant:	Date:
Name of Applicant:	Date:
Name of Applicant:	Date:

# CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP

Page - 4



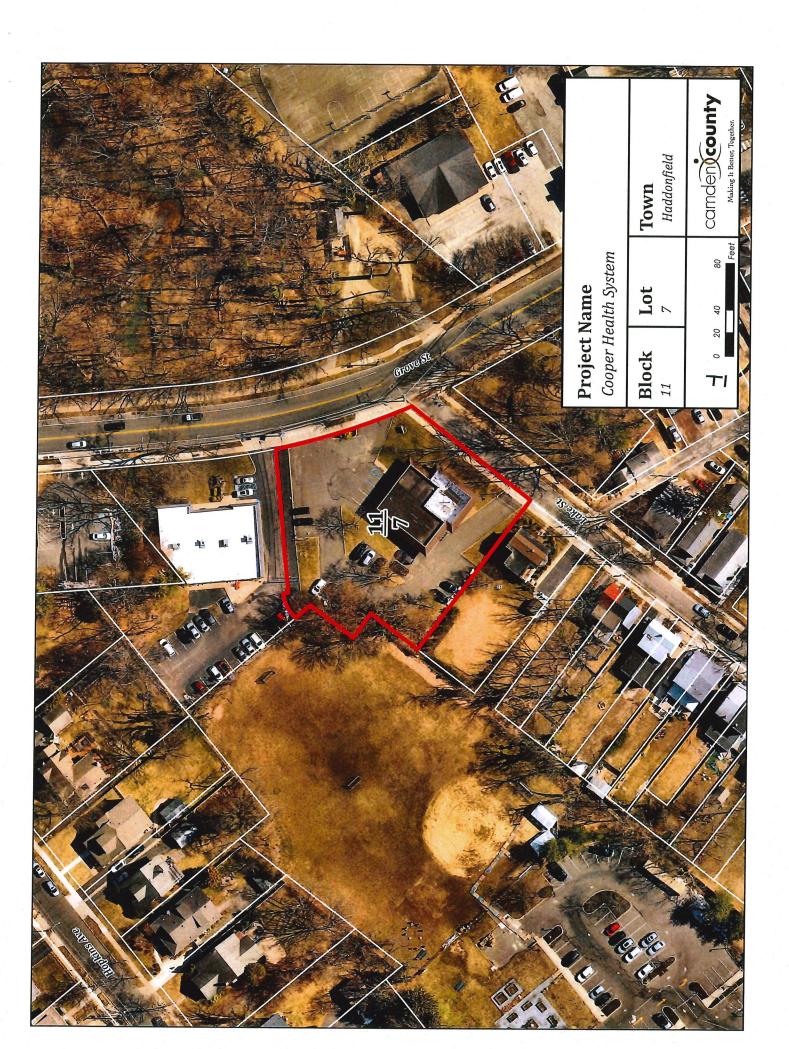
Making It Better, Together.

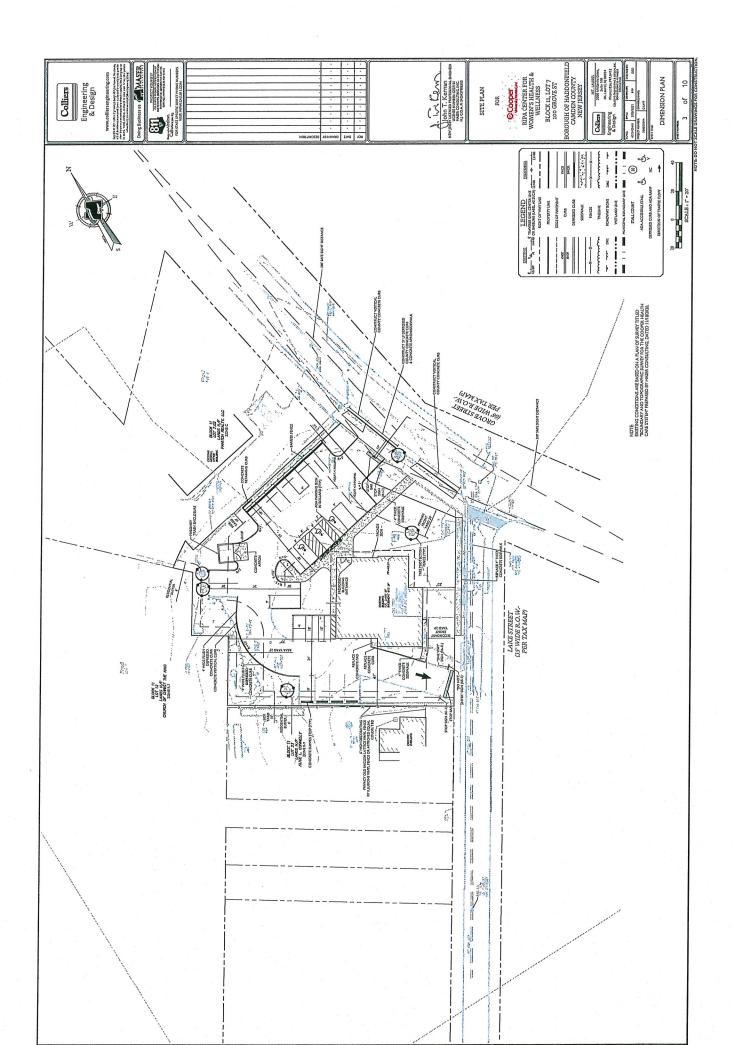
	Company/ Organization Inf	ormation			
Name of Company/Organization:					
Is the Company a Corporation	n? (YES) NO				
If yes, what State is the Corpo	oration incorporated in?New Jersey				
Is the Company a Partnership	? YES /NO				
Is Company an Individual Owr	ner? YES (NO				
Please list any/all individua If applica	ls who are owners (full/ part) / (individuant is a Non-Profit Organization, please	al/multiple) of the Con list all Board Member	npany/Organization. s.		
Name	Address		Title		
Stephen Crea	1010 E. Evesham Road, Magno	lia, NJ 08049	Owner		
Denise Herker	1010 E. Evesham Road, Magno	lia, NJ 08049	Owner		
***************************************		RECEI	WEST		
		1	CO O A		
		A STATE OF	2521		
**************************************		Land Development	and Review		
Lol XX	of Owner & Title	o the best of my knowled  The second of the best of my knowled to the best of the best of my knowled to the best of the best of my knowled to the best of the best	1ge: 21		

SP-15-2-21

STAFF REPORT MEETING OF:	RE:	Cooper Health System
MLETTING OF.	Plan:	SP-16-1-21
	Municipality:	Haddonfield
	Applicant:	Cooper Health System
	Abuts County Route:	Grove St. ( CR. 644)

The applicant proposes to remodel the existing building into a healthcare facility, reconstruct the driveway, relocate the access along Grove St. (CR 644) and associated improvements.







# CAMDEN COUNTY PLANNING BOARD COUNTY ENGINEER'S REVIEW OF SUBDIVISIONS AND SITE DEVELOPMENT PLANS

COUNTY PLAN: SP-16-1-21

Cooper Health System PROJECT NAME		Haddonfield MUNICIPALITY			
TYPE OF PLAN	TAX MA	P DATA	REVIEW STATUS		
X SITE PLAN PRELIMINARY PLAN OTHER	PLATE: <u>5</u> BLOCK: <u>11</u> LOT (s): <u>7</u>				
NAME: Cooper Health System  ADDRESS: One Copper Plaza					
CITY: Camden STATE: NJ	<b>ZIP:</b> <u>08103</u>				
SITE ABUTS COUNTY HIGHWAY: _ Grove Street (CR 644)					

# **COUNTY ENGINEER'S REVIEW COMMENTS (see review status above)**

# **GENERAL**

The applicant proposes to remodel the existing building into a healthcare facility, reconstruct the driveway, relocate the access along Grove St. (CR 644) and associated improvements.

### The following documents have been reviewed:

- 1. Site plan entitled "Site Plan for Cooper University Health Care, Ripa Center for Women's Health and Wellness", prepared by Colliers Engineering and Design; dated March 8, 2021 and revised March 24, 2021.
- 2. Stormwater Management Report for "Cooper University Health Care, Ripa Center for Women's Health and Wellness", prepared by Colliers Engineering and Design; dated March 8, 2021.
- 3. Traffic Impact Study for "Cooper University Health Care, Ripa Center for Women's Health and Wellness", prepared by Colliers Engineering and Design; dated March 4, 2021".

# **RIGHT OF WAY**

1. The Camden County Master Plan indicates that <u>Grove Street (CR 644)</u> has a proposed right-of-way of 66 feet, with an existing right-of-way of 66 feet. The right-of-way width is 33 feet from the centerline along the applicant's frontage. Additional right-of-way is not required for this application.

### SITE PLAN

- 1. <u>In accordance with 3.3.1.1 common driveways to limit the number of conflicts along a County Road shall be encouraged or required as determined by the CE.</u>
- 2. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.
- 3. Sight triangle easements shall be required at all existing and proposed road or street intersections with a county road and at driveways as determined to be necessary by the County Engineer. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.
- 4. A note should be added to the plan that the areas within the sight triangles shall be free of all vegetation or obstructions 18" high or higher.
- 5. <u>Curb end tapers should be indicated on the plans where the curbing along the driveway meets the sidewalk along Grove Street. Please modify the top of curb and bottom of curb elevations as needed.</u>
- 6. Per section 3.4.11 of the Camden County Development Regulations, the area behind the curb and within the county right-of-way must be graded at either a 2% incline or decline and must be treated with 4" of topsoil hydro-seed or fertilized and seeded. The plans should clearly indicate the treatment to be provided between the sidewalk and curb along Grove Street and all applicable details should be provided.
- 7. Site Plans Must Conform with the Following Standards:

3.3.1.10.B Profile of a Driveway Approach to a County Road

The applicant should provide vertical profiles of the proposed driveway approaches to the county road that show the approach grades do not exceed a 7% grade approach. Additionally, the maximum grade differential between the slope of the new driveways and the cross slope of the county roads shall not be more than 8%.

3.3.1.10.D Corner Radii / Curb Return Radii / Driveway Aprons

The apron shall flare out a minimum of 3 feet on each side of the driveway at the terminus of the driveway at the county road. The proposed driveway on Grove Street should be revised accordingly to provide the minimum flare.

In addition, the southern end of the proposed driveway on Grove Street appears to show a 1-foot offset from the back of the sidewalk and the flare which may lead to egress vehicles encroaching into the path of ingress vehicles or the grass strip. The alignment of the southern end of the proposed driveway on Grove Street should be revised accordingly.

3.3.1.10.E Driveway and Apron Material

Where depressed curb is installed at a new driveway, the county road pavement must be saw cut and repaired in accordance with county requirements and standard contained in the regulations.

3.3.1.10.F Americans with Disabilities Act (ADA) Requirements

The Applicant's Engineer should verify that existing ramps on both sides of Lake Road are ADA compliant. The curb ramps should be replaced if they are not compliant and please include an as built certification.

3.3.1.13 Temporary Construction Access

A Camden County Highway Department Road Opening Permit must be obtained for the Grove Street (CR 644) driveway to be used for construction access.

3.3.1.16 Pavement Markings

The proposed stop bar within the County ROW shall be in extruded thermoplastic or as directed by the County Engineer. A detail must be provided for the stop bar.

3.3.1.17 Maintenance of Traffic Control Devices

A Traffic Control Plan shall be provided addressing pedestrian and vehicular traffic during construction within the County ROW.

## **STORMWATER MANAGEMENT NJAC 7:8**

- 1. The proposed improvements do <u>not</u> ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements do <u>not</u> meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are <u>not</u> required.
- 2. The applicant is decreasing the impervious coverage by 489 SF and does not meet the definition of major development under the stormwater regulations. Stormwater improvements as required

under NJAC 7:8 are not required.

- 3. The design has met the water quantity requirement for peak rate of reduction.
- 4. The plan should include details for Type N eco grates for the storm inlets in the County road.
- 5. The following comments are provided regarding the calculations, SWM Report and Plans:
  - a. Per section 3.5.2.1 of the Camden County Development Regulations, gutter drainage along the county road must be intercepted by inlets on the upstream side of the new driveway to prevent stormwater from crossing the intersection. An inlet with Type N eco grate should be placed at the upstream side of the proposed driveway.
  - b. <u>Provide gutter spread calculations for the inlet to be provided upstream of the proposed</u> driveway along Grove Street to ensure that spread is acceptable.
  - c. <u>It appears the proposed site driveway on Grove Street will send runoff toward the existing county roadway gutter. Provide gutter spread calculations at the driveway opening to verify the limits of spread.</u>

### **DETAILS**

- 1. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
- 2. All curbing constructed within the County right-of-way shall be 9" wide at the base x 18" deep gray concrete with a 1" batter in the 8" wide top. A County curb detail is needed.
- 3. The roadway pavement shall be sawcut a minimum of 2' feet from the face of curb where the existing vertical curb will be replaced along the county road frontage. All applicable details must be provided in accordance with this section. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches.
- 4. The driveways flares should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic. Larger driveway flares may be required.
- 5. The handicap ramps in the Camden county right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011.
- 6. The following County standard details are required for improvements in the County right-of-way:

  Details:
  - 1. Standard 8"X9"X18" Concrete Vertical Curb
  - 2. Standard Depressed Concrete Curb
  - 3. Standard Vertical Concrete Curb Taper
  - 4. Standard Concrete Sidewalk
  - 5. Standard Concrete Driveway and Concrete Apron
  - 6. Standard Driveway Treatment: Apron and Flare (Plan View)
  - 7. Typical Roadway Restoration for Curb Installation
  - 8. Curb Face Form

### **ADMINISTRATIVE**

- 1. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
- 2. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
- 3. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <a href="http://www.camdencounty.com/service/public-works/permits/">http://www.camdencounty.com/service/public-works/permits/</a>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
- 4. Camden County Planning Board Process Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board does not provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
- 5. A site specific Maintenance Plan in accordance with the New Jersey Best Management Practices

  Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
- 6. <u>In accordance with NJAC 7:8-5.8(d)</u>, the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.
- 7. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
- 8. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.
- 9. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
- 10. Underground irrigation systems shall not be located within the County right-of-way.
- 11. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-

way.

# **OUTSIDE AGENCY APPROVALS**

- 12. Applicant is responsible for all environmental permits required.
- 13. Applicant is responsible for obtaining all Pinelands Commission permits and approvals.

William England , PE

Assistant County Engineer

DATE





Making It Better, Together.

#### Application for County Approval of Subdivision, Site & Development Plans

#### **Camden County Planning Board**

Charles J. DePalma Public Works Complex 2311 Egg Harbor Road Lindenwold, NJ 08021

Phone: 856.566.2978 Fax: 856.566.2988 E-mail: planningdivision@camdencounty.com

This application must be completed in full, duplicated, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:				
Project Name: <u>Cooper Health System</u>				
Project Address (if applicable) & Municipality: 100 Grove Street, Haddonfield				
Abuts County Road: Grove Street	County Route No.:644			
Type of Submission (please check one):				
<ul> <li>New Site Plan</li> <li>New Minor Subdivision</li> <li>New Major Subdivision</li> <li>Request for Letter of No Impact or Waiver Review</li> <li>Revision to Prior Site Plan</li> <li>Original Site Plan Application No.:</li> <li>Resubmission of Major Subdivision</li> <li>Original Major Subdivision Application No.:</li> </ul>				
Tax Map Data:				
, , , , , , , , , , , , , , , , , , , ,	Existing Zoning: <u>C-Commercial</u> /ariance(s) Required:			

The Camden County planning process concerns itself primarily with a review of factors that directly impact toutly, facilities such as County owned roads and stormwater management systems. This application as well as Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2 can be found on the Camden County Planning Division website: http://www.camdencounty.com/government/offices-departments/planning-division. If you have any questions please call 856-566-2978

ANNER COURTY

Applicant & Agent Contact Information (please type or print legibly or your application may be delayed):
Applicant: Cooper Health System Phone: Fax: Address: One Cooper Plaza Town & State: Camden, New Jersey  Email: Zip.: 08103  Attorney: Damien O. Del Duca, Esq. Phone: 856-427-4200 Fax: 856-427-4241
Address: 21 E. Euclid Avenue, Suite 100 Town & State: Haddonfield, New Jersey  Email: dod@delducalewis.com and gina@delducalewis.com Zip.: 08033
Engineer: Timothy Kernan, PE Phone: 856-797-0412 Fax:
Proposed Use (please check all that apply):
Residential       Commercial       Industrial         ○ Single Family Detached       ○ Retail       ○ Maintenance/ Repair Shop         ○ Town Homes       ○ Office       ○ Flex Space         ○ Duplex       ○ Restaurant/ Food Establishment       ○ Storage/ Warehouse         ○ Apartments       ○ Hospitality/ Hotel Space       ○ Distribution Center         ○ Condominiums       ○ Medical Use       ○ Manufacturing         ○ Medical Care Residential       ○ Sports or Entertainment       ○ Other:
Project Description & Statistics:  Short Description of Project: Applicant proposes to remodel the existing building for use as a women's healthcare building and construct various parking lot improvements
Increase in Impervious Coverage?: YES NO Total Increase or Decrease: 1.78% decrease  Total Amount of Land Disturbed: .56 acres  Total Gross SF of all Buildings/ Development: 3,470 sf  Total New Residential Units: N/A
Total New Jobs Created: approximately 3-5

Subdivision Description (if applicable):	
Does this application include a lot consolidation? YES  Will new lots be created? YES / NO How Many  Size of Existing Lot(s):	New Lots?
Municipal Use:	
Title of Municipal Official:	
Authorized Municipal Signature:	Date:
Transmittal Date (if applicable):	
Phone Number:	
Signatures Required:	
Name of Applicant: Cooper Health System  Signature of Applicant: Laura D'Allesandro, Es	Date: 4/2/21
Agent Completing Application: Laura D'Alles Signature of Agent:	Sandro, Esquire  Date: 4/21/21
For County Use:	Stamp Date Received Below

Classification of Application: \_\_ Fees Included with Application: YES / NO

County Plan Number: 5 P16-1-21



APR 2 3 2021

Camden County Land Development and Review

## CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information
Name of Company/Organization: Cooper Health System
Is the Company a Corporation? YES / NO
If yes, what State is the Corporation incorporated in?
Is the Company a Partnership? YES / NO
Is Company an Individual Owner? YES / NO
Please list any/all individuals who are owners (full/ part) / (individual/multiple) of the Company/Organization.  If applicant is a Non-Profit Organization, please list all Board Members.
Name Address Title
See attached Corporate Disclosure
The state of the s
I certify that the above information is true and correct to the base of my knowledge:  X  Signature of Owner & Title  Land Dev Joneme in and Review  Land Dev Joneme in and Review
Land

Date

Signature of Owner & Title

#### OWNERSHIP DISCLOSURE STATEMENT

COOPER HEALTH SYSTEM 1 COOPER PLAZA CAMDEN, NEW JERSEY 08103

Listed below are the names and addresses of all owners of 10% or more of the stock/interest\* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

NAME		ADDRESS		
1	*Cooper Health System is a non-profit corporation which has no stock or shareholders.			
2				
3				
4				
5				
6		BECEIVED		
7		APR 2 3 2021		
8	·	Carriden County Land Development and Review		

\*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

Sworn and subscribed before me this 445 day of March, 2021

Name:

Kevin O'Dowd

Title:

Co-President/Chief Executive Officer

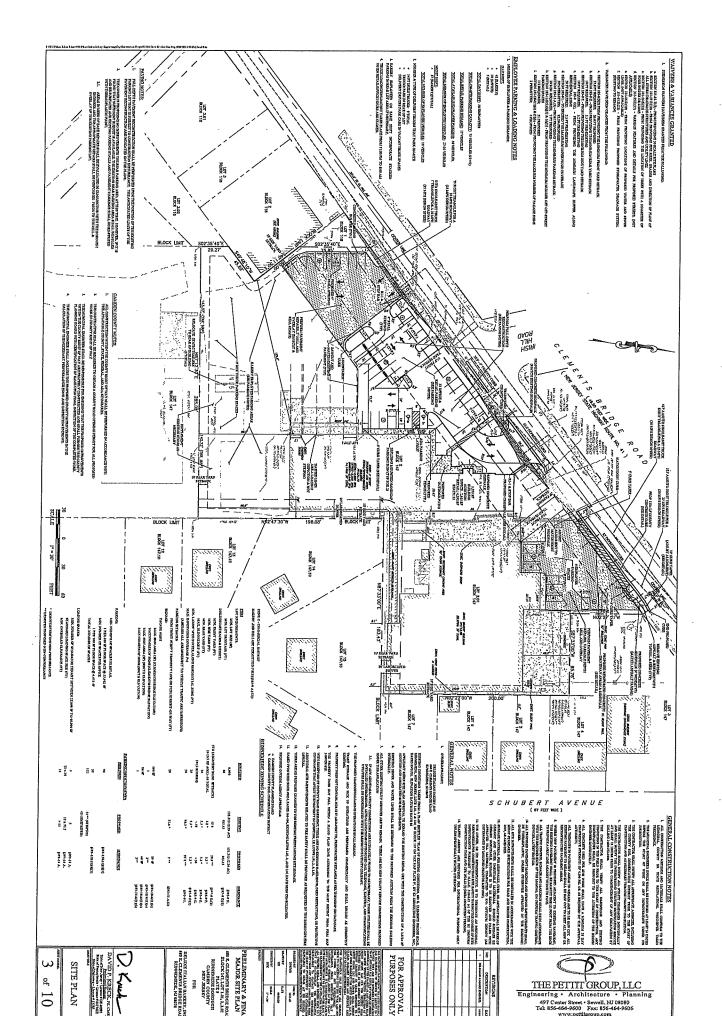
Notar Midliele Nuccio
Notary Public of New Jersey
My Commission Expires July 16, 2024

CO216-1-21

STAFF REPORT MEETING OF:	RE:	Deluxe Italian Bakery		
MEETING OF.	Plan:	SP-30-2-21		
	Municipality:	Runnemede		
	Applicant:	Deluxe Italian Bakery		
	Abuts County Route:	Clements Bridge Rd. (Cr. 573)		

The applicant is seeking approval to construct a 3,353+/- SF building addition with parking lot and access reconfiguration.







# CAMDEN COUNTY PLANNING BOARD COUNTY ENGINEER'S REVIEW OF SUBDIVISIONS AND SITE DEVELOPMENT PLANS

### COUNTY PLAN:

SP-30-2-21

Deluxe Italian Bakery PROJECT NAME			Runnemede MUNICIPALITY
TYPE OF PLAN	TAX MA	P DATA	REVIEW STATUS
SITE PLAN PRELIMINARY PLAN OTHER	PLATE: <u>9</u> BLOCK: <u>147</u> LOT (s): <u>1.01</u>	 .,2,2.01	**************************************
NAME: <u>Deluxe Italian Bakery</u> ADDRESS: <u>680 E. Clements Bridge</u> CITY: <u>Runnemede</u> STATE: <u>NJ</u>			
SITE ABUTS COUNTY HIGHWAY:(	Clements Bridge R	d. (Cr. 573 <u>)</u>	

#### **COUNTY ENGINEER'S REVIEW COMMENTS (see review status above)**

#### **GENERAL**

The applicant is seeking approval to construct a 3,353+/- SF building addition with parking lot and access reconfiguration.

#### The following documents have been reviewed:

- 1. Site plan entitled "Preliminary & Final Major Site Plan", prepared by David P. Kreck, PE, CME, sheets 1-10 of 10, The Pettit Group, LLC; dated September 4, 2020 and revised May 1, 2021.
- 2. Stormwater Management Report for "Deluxe Italian Bakery", prepared by David Kreck, PE, CME, The Pettit Group, LLC; dated May 2021.
- 3. Plan of Existing Conditions for "680 E. Clements Bridge Road", prepared by Jeffrey R. Gellenthin PLS K2 Consulting Engineers, Inc., dated September 21, 2020.
- 4. Google Earth Aerial View of Deluxe Italian Bakery.
- 5. Professional review letter to Joyce Pinto, CMR, Planning Board Secretary, Runnemede Borough Planning Board from Steven M. Bach, PE, RA, PP, CME, Bach Associates, PC, dated January 15, 2020.
- 6. Camden County Submission Requirements Checklist.
- 7. Affidavit of Ownership.
- 8. Camden County Planning Board application (SP-30-2-21).

#### **RIGHT OF WAY**

- 1. The Camden County Master Plan indicates that <u>Clements Bridge Road-NJ SR #41</u> (CR 573) has a proposed right-of-way of <u>66</u> feet, with an existing right-of-way of <u>49.50</u> feet. The plan indicates on Sheet 2 that an existing County Road easement exists from 33' from centerline across the PIQ's frontage which should be confirmed by the County Engineer.
  - a. The Existing Conditions Survey and Site Plan sheets should be revised to indicate the existing roadway easement as previously dedicated to Camden County.
  - b. The existing book and page of said easement should be provided on the plans with a copy provided to the County Planning Department prior to issuance of final approval.

#### SITE PLAN

- 1. In accordance with 3.3.1.8, new driveways shall be located to provide an unobstructed line of sight. The Site Plan, Sheet 4 should be revised to note that the area within the Sight Triangles shall be free of all vegetation or obstructions 18" high or higher. Sight triangles should be provided at each driveway and notations should be visible.
- 2. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.
- 3. Sight triangle easements are required at all existing and proposed road or street intersections with a county road and at driveways as determined to be necessary by the County Engineer. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans. The easement shall be displayed on the site plan and the applicant shall be required to

- submit a deed of sight triangle easement to the County of Camden that describes the required easement area when required by the County Engineer.
- 4. <u>In accordance with 3.3.1.5, loading areas shall be designed so that vehicles maneuvering into or out of loading areas do not enter the path of vehicles entering the site.</u>
- 5. In accordance with 3.3.1.6, offstreet parking areas shall be designed so that vehicles maneuvering into or out of parking spaces do not enter the path of vehicles entering the site. Offstreet parking areas shall be designed to prevent the maneuvering of vehicles into or out of parking spaces within any portion of an entrance driveway that is within 20' of the edge of pavement of the county road. Note that offstreet parking and parking aisle lanes other than approved driveways are not permitted within the county right-of-way. It appears that the proposed parking will fall within the proposed county right-of-way. This should be reviewed and revised as needed.
- 6. In accordance with 3.3.1.7, driveway access in not permitted immediately adjacent to a county drainage structure. The driveway location is an existing condition; therefore, a waiver is recommended.
- 7. In accordance with 3.3.1.9, a minimum of 400' is required between driveways. The proposed driveway configuration reduces separation between driveways on site. <u>Testimony shall be provided that the new driveway configuration will not result in adverse traffic impacts due to queuing on the county road. Applicant should provide testimony regarding existing and anticipated traffic on the county road resulting from the building addition and driveway reconfiguration and impact to Irish Hill Road.</u>
- 8. In accordance with 3.3.1.10.B, the grade of a driveway approach to a county road shall generally be no greater than 3% for a minimum distance of 25' from the edge of pavement. Where concrete aprons are provided, the maximum grade differential between the slope of the apron and the cross slope of the roadway shall not be more than 8%. The grading plan indicates that these slopes are exceeded at the proposed driveway entrances. A proposed driveway profile for each access should be provided for review and revised as needed.
- 9. In accordance with 3.3.1.10.C, the maximum width of a driveway for non-residential use is 45'. The easterly driveway exceeds the maximum allowable width. The applicant should provide testimony as well as turning movements to justify the proposed width. Additional turning templates are required for trucks exiting from the loading spaces of the retail/office/bakery building as well as trucks entering/exiting via the driveway to the existing loading areas of the existing bakery building on former Lot 2.01 as well as the commingling of these trucks with the proposed employee spaces. The turning movements exiting the site shall not encroach over the centerline of Clements Bridge Road (CR 573).
- 10. In accordance with 3.3.1.10.D, the minimum corner radii at driveway intersections with the county road shall be 15'. This shall be provided at all driveways. Driveway aprons shall flare out a minimum 3' (3 Feet) on each side at the terminus of the driveway at the county road. The proposed driveway modifications do not fully comply with these standards.
- 11. In accordance with 3.3.1.10.E, driveways at a County Road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of the pavement of the County Road including a 4' width of sidewalk. The plan does not conform to these requirements. The center driveway entrance appears to be proposed as asphalt. The easterly driveway is specified to be constructed of reinforced concrete; however the depth of the

apron does not conform.

- 12. In accordance with 3.3.1.10.F, all driveway intersections shall be designed to satisfy ADA requirements. The site plan, grading plan, and/or construction details shall be modified to depict conforming curb ramps with truncated domes. Enlarged details of the proposed ADA ramps should be provided for review.
- 13. <u>In accordance with 3.3.1.10.G</u>, provide a stop sign and stop bar each driveway approach to the County Road.
- 14. <u>In accordance with 3.3.1.10.l</u>, provide documentation/testimony that a traffic by-pass with the county road is not warranted as a result of the building addition and new driveway configuration.
- 15. <u>In accordance with 3.3.1.16, stop bars shall be used at all driveway locations. Proposed stop bars shall be located 4' behind ADA ramps. Stop Bar construction detail shall specify material.</u>

#### TRAFFIC IMPACT ANALYSIS

16. Provide a traffic impact statement.

#### STORMWATER MANAGEMENT NJAC 7:8

17. The proposed improvements do <u>not</u> ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements do <u>not</u> meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for green infrastructure, water quality, water quantity and recharge are <u>not</u> required. There is no stormwater infrastructure proposed as part of this application. Proposed flows to the County stormwater piping system and ROW are noted as being less than existing flows.

#### **DETAILS**

- 18. <u>All construction or reconstruction within the County right-of-way is to be at County standards,</u> and Federal ADA standards.
- 19. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic.
- 20. The ADA ramps in the Camden County right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011. Enlarged details should be provided for review.
- 21. The following County standard details are required for improvements in the County right-of-way: Details:
  - 4. Standard Vertical Concrete Curb Taper
  - 6. Standard Concrete Driveway and Concrete Apron
  - 7. Standard Bituminous Driveway Apron Type 1
  - 8. <u>Standard HMA Driveway Section: Adjacent to Reinforced Concrete Sidewalk and Apron</u>
  - 9. Standard Driveway Treatment: Apron and Flare (Plan View)
  - 17. Hot Mix Asphalt Pavement

#### **ADMINISTRATIVE**

- 26. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
- 27. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
- 28. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <a href="http://www.camdencounty.com/service/public-works/permits/">http://www.camdencounty.com/service/public-works/permits/</a>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
- 29. Camden County Planning Board Process Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board does not provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
- 30. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
- 31. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.
- 32. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
- 33. Underground irrigation systems (if any) shall not be located within the County right-of-way.
- 34. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

#### **OUTSIDE AGENCY APPROVALS**

35. Applicant is responsible for all environmental permits required.

36. Applicant is responsible for obtaining certification from the Camden County Soil Conservation District.

William England, PE

Assistant County Engineer





Cc: Applicant: phil@deluxebakery.com

Applicant Attorney: David A. Thatcher Esq dthatcher@thatcherpassarella.com

Applicant Engineer: David Kreck PE: dkreck@pettitgroup.com Municipal Planning Board Secretary: klehamer@runnemedenj.org Municipal Review Engineer: Steven Bach sbach@bachdesigngroup.com



Making It Better, Together.

#### Application for County Approval of Subdivision, Site & Development Plans

#### **Camden County Planning Board**

Charles J. DePalma Public Works Complex 2311 Egg Harbor Road Lindenwold, NJ 08021

Phone: 856.566.2978 Fax: 856.566.2988 E-mail: planningdivision@camdencounty.com

This application must be completed in full, duplicated, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:	Section of the property of the section of the secti
Project Name: The Deluxe Italian Bakery	
Project Address (if applicable) & Municipality: 680 E.	Clements Bridge Road, Borough of Runnemede
Abuts County Road: NJ State Highway Route #41	County Route No.: NJ State Highway Route #41
Type of Submission (please check one):	
<ul> <li>✓ New Site Plan</li> <li>✓ New Minor Subdivision</li> <li>✓ New Major Subdivision</li> <li>✓ Request for Letter of No Impact or Waiver Review</li> <li>✓ Revision to Prior Site Plan</li> <li>✓ Original Site Plan Application No.:</li> <li>✓ Resubmission of Major Subdivision</li> </ul>	
Original Major Subdivision Application No.:  Tax Map Data:	Date Originally Approved:
Plate(s): 9 Block(s): 147 Lot(s): 1.01, 2, 2.01	Existing Zoning: Commercial District  Variance(s) Required: Variances listed on Plans

The Camden County planning process concerns itself primarily with a review of factors that directly impact county facilities such as County owned roads and stormwater management systems. This application as well as Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2 can be found on the Camden County Planning Division website: http://www.camdencounty.com/government/offices-departments/planning-division. If you have any questions please call 856-566-2978.

Applicant & Agent Contact Informat	iON (please typ	e or print legibl	y or your application may	he delayer	DR The Committee of the
Applicant: Deluxe Italian Baker	y, Inc.	Phone:	856-939-5000	)	Fax:
Address: 680 E. Clements Brid	lge Road		Town & State:	Runne	emede, NJ
Email: phil@deluxebakery.con	n gdom	inice de	luke bakery. con	<u>^</u> z	<sub>ip.:</sub> 08078
Attorney: Lou Capelli		_Phone:	856-853-5530	)	Fax:
Address: 1010 Kings Highway	_		Town & State: _		
Email: lcappelli@floriolaw.com	n			Z	ip.: 08002
Engineer: David P. Kreck, P.E.		_Phone:	(267) 972-631	7	Fax:
Address: 497 Center St			Town & State:	Sewel	I, NJ
Email: Dkreck@pettitgroup.cor		**************************************			p.; <u>08080</u>
Proposed Use (please cheek all that apply);	e grad	<u>-</u>			
Residential	_	Con	<u>mercial</u>		<u>Industrial</u>
Single Family Detached	O Reta				Maintenance/ Repair Shop
O Town Homes	Offic	е			○ Flex Space
ODuplex	Res	taurant/ F	ood Establishme	ent	Storage/ Warehouse
Apartments	O Hos	oitality/ Ho	otel Space		O Distribution Center
Condominiums		Medical Use			Manufacturing
Medical Care Residential	O Spor	rts or Ente	ertainment		Other:
Project Description & Statistics:					
	2 1/ OF L		1 1 1 2 2 1		
Short Description of Project: 3,35	3 +/- SF t	unding a	ddition with park	king lo	t reconfiguration
			***************************************		
		<del> </del>			1 (60) 1297 D 2 10 10 10 10 10 10 10 10 10 10 10 10 10
				HAL	
				5 10.	70. 4 V 20h
Increase in Impervious Coverage?	: YES/(N	O) To	tal Increase or 🤅	2egreë	angen5 140 SF +/-
Total Amount of Land Disturbed:	27,200 S		·		
Total Gross SF of all Buildings/ Development: 121,713 SF +/-					
Total New Residential Units: 0					NE SANS CONTRACTOR CON
Total New Jobs Created: 5			No and the second section of the second section of the second second second second second second second second	and how they are made	

Subdivision Description (if applicable):			
Does this application include a lot consolidation? YES (NO)			
Will new lots be created? YES /(NO) How Many New Lots?			
Size of Existing Lot(s):			
Portion to be Subdivided:			
Municipal (applicant/agent must bring to municipality for sign	atuval		
Title of Municipal Official: Joyce Pinto, Runnemede			
Authorized Municipal Signature:	Date: 4/4/		
Transmittal Date (If applicable):			
Phone Number: 856-939-576/ EX 1006			
Signatures Required:			
Name of Applicant: Phil Racobaldo, Deluxe Italia	n Bakery, Inc.		
Signature of Applicant: Date: 4/20/21			
Agent Completing Application: David Kreck, PE, The Pettit Group, LLC			
Signature of Agent:	Date:		
For County Use:	Stamp Date Received Below		
Classification of Application:			

Camden County
Land Development and Review

Fees Included with Application: YES / NO

County Plan Number: 5P-30 -2-21

# CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information
Name of Company/Organization:Deluxe Italian Bakery, Inc.
Is the Company a Corporation? VES / NO
If yes, what State is the Corporation incorporated in? New Jersey
Is the Company a Partnership? YES / NO
Is Company an Individual Owner? YES / NO
Please list any/all individuals who are owners (full/ part) I (individual/multiple) of the Company/Organization.  If applicant is a Non-Profit Organization, please list all Board Members.
Name Address Title
I certify that the above information is true and correct to the best of my knowledge:    X