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
Stephen C. Gandy
Kevin Becica – County Engineer

September 28, 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. Minutes from last meeting
- 5. Public Comments on non-agenda items
- 6. Review of Projects for Board Action:
 - A. Cooper University Health Care SP-8-15-21 City of Camden Proposed Office Building
 - B. Wawa SP-15-4-21 Gloucester Twp. Proposed Wawa with gas station
 - C. RGC, LLC SP-36-4-21 Winslow Twp. Proposed Cannabis grow facility
 - D. Wawa Rt. 30 SP-36-3-21 Winslow Twp. Proposed Wawa with gas station
- 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 August 24th, 2021

The meeting was convened at 6:01 PM by Mrs. Williams. Mrs. Williams announced that the meeting was being held virtually.

Meeting opened with the Flag Salute and pledge of allegiance

Mr, Thomas Schina, Mr. Ryan Doran, Mr. Joseph Pillo, Mr. Stephen Gandy and Mr. William England, Assistant County Engineer were all present.

Planning Board Solicitor: Ms. Ilene M. Lampitt, Esq. was present

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

MINUTES

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

Public Comment on non-agenda items:

Mr. John Gentless, member of the public, spoke and asked if the meeting could be postponed as he stated that the agenda and meeting did not conform with the Sunshine Law and that he and several other members of the public were confused because the agenda did not specifically state that public comment would be heard on agenda items. Mr. Gentless went on to state that his comments were directly related to the agenda item to be heard tonight as he would like to provide public comment at the appropriate time.

Ms. Lampitt stated that the meeting would not be postponed as the agenda does provide opportunity for public comment and that the Chairperson asks for the public comment's after each agenda item is presented by the applicant and before the Board decides. She additionally noted that there were several members of the public on the virtual meeting and they will all be given time to speak at the appropriate time. Mr. Gentless was then informed that anymore comments directly related to the agenda item will have to wait until the appropriate time when the Chairwoman calls for public comment.

Mr. Levecchia stated that he has been in contact with Mr. Gentless and several other individuals currently attending tonight's meeting, leading up to and several days previous to the meeting by telephone and email and went so far as to receive exhibits from one individual and distribute them to Planning Board members before tonight's meeting.

The meeting continued as there were no additional public comments on non-agenda items.

Review of Projects for Board Action

1. Proposed Senior Living Redevelopment

SP-32-1-21

Stratford

Laura D'Allesandro, Esq., Alex Tweedie PE site engineer, Andrew Feranda PE, PTOE traffic engineer and Mark Ellenbogan – owners' representative were all present for this application.

This application is for a proposed five (5) story (42,388 sf footprint), 191 bed senior living facility at the location of the existing (vacant and unoccupied since 2015) Stratford Classical Christian Academy located on the westerly side of Laurel Road south of Saratoga Road in the Borough's "O" Office District. The site is an approximately 11.2-acre parcel containing four (4) existing structures, associated parking, and other site improvements.

One of the existing structures located on the site is a historic building known as the Ephraim and Sarah Tomlinson Mansion that was constructed in 1844. The applicant proposes to demolish all existing site features and construct the proposed five (5) story senior living facility as well as 101 associated parking spaces. It shall be noted that the Tomlinson Mansion is on the National Registry of Historic Places as well as the State Registry of Historic Places.

The Ephraim and Sarah Tomlinson Mansion was added to the National Register of Historic Places (NR) on April 8, 2019 (Reference No. SG100003592) and to the New Jersey Register of Historic Places (SR) on February 19, 2019 (Reference No. 10#5508). The application shall provide testimony in regard to these historic designations.

187 units includes: 100 independent living units, 35 assisted living units, 52 assisted living units for memory care, and a total of 191 beds

Ms. Laura D'Allesandro, Esq. spoke on behalf of the applicant and introduce the project and addressed the historic status of the project.

Mr. Andrew Feranda PE, PTOE spoke about the traffic impacts related to the County Rd. from the project.

Mr. Alex Tweedie PE spoke about the site plan.

The applicant requested a waiver from the request from the County Engineer for 8.25ft of additional right of way and suggested that they could provide right of way totaling 5ft. This wavier was accepted by the planning board.

Public comments were heard about application SP-32-1-21 several members of the public spoke including:

Mr. John Gentless: Mr. Gentless started his public comment with a question for Mr. Andrew Feranda about the amount of parking spaces as part of the proposed application.

Ms. Lampitt clarified the public comment process with Mr. Gentless that public comment is specific to comments about the application and that if he had questions, he would be asking the board and not the applicants professionals.

Mr. Gentless responded that he experienced static during Mr. Feranda's presentation.

It was then agreed that Mr. Ferenda would restate his presentation. During Mr. Feranda's presentation, Mr. Gentless continued to ask questions about the traffic impact.

Ms. Laura D'Allesandro, Esq. restated that there were very limited comments from Mr. England's engineering review letter about traffic and that if the Planning Board had additional concerns, they would be happy to address them.

Mr. Gentless stated that he had one more comment and that was that he would like to hear from Mr. Ellenbogan about the historic significance and or non-significance of the site.

Ms. Margaret Westfield: provided information about her expertise and mentioned that she thought that the application was being heard prematurely as the applicant has an application for a Wetlands Permit with NJ DEP and as part of that process the State Office of Historic Preservation reviews and issues comments about the site plan proposed. She stated that the NJ State Office of Historic Preservation can provide conditions on the site.

Ms. Lucy Davis – initially had trouble unmuting herself from her computer, Mr. Levecchia gave her his office number and allowed Ms. Davis to call his office phone to broadcast her statements. Ms. Davis then called in and stated: that she was the person who completed the application for Historic Preservation and that she would be happy to answer any concerns from the Planning Board members.

Mr. Adin Mickle: repeated some of the items that Ms. Westfield stated and reiterated that the site was on the NJ and National Historic Register and he thought the board should take a closer look at this item. He then thanked Mr. Levecchia for allowing him to send an email with exhibits and distributing the exhibits to the Planning Board members. He additionally mentioned that he was worried about the environmental and stormwater runoff impacts and traffic impacts from the proposed development.

No other public comments were received at this time.

Planning Board members discussed items related to the site plan and use of the property.

Mr. Schina asked for clarification about the request for a waiver from the right of way. Clarification was provided by Mr. Levecchia. He stated that since the right of way is variable and the request to modify the right of way easement required from 8.25ft to 5 ft is similar to the right of way existing with the adjacent property that staff does not have an issue with the request and modification.

The Chairwoman then asked if the applicant could speak about the stormwater impacts. Mr. Tweedie was introduced and spoke about the stormwater on site.

Motion was made by Mr. Schina and seconded by Mr. Doran. The motion included the right of way wavier and modification from 8.25ft to 5 ft width. A roll call vote was conducted, and all voted in favor of approving the application. Mr. Gandy abstained.

Mr. Gentless then spoke and asked if he could speak again? After clarification form Ms. Lampitt, Mr. Gemtless was told that we would take additional public comment after we heard New Business Old Business

CHAIRPERSON'S REPORT

Mrs. Williams welcomed our newest Planning Board member Mr. Gandy and stated that she looked forward to working with him.

ATTORNEY'S REPORT

No Report

COUNTY ENGINEER'S REPORT

No Report

COUNTY PLANNING REPORT

The next planning board meeting is scheduled for September 28, 2021, and it is expected to be virtual and future meetings will be

NEW BUSINESS

None

OLD BUSINESS

None

ADDITONAL PUBLIC COMMENT

Mr. Gentless stated that he was not allowed to provided public comment in regards to the stormwater system and wanted to ask the applicant about the Lake contamination on the site. He then mentioned that he made a comment and asked that Mr. Ellonbogan provide testimony about the Historic significance of the site and he pointed out that the public was not allowed to provide testimony about the stormwater on the site.

Adin Mickle thanked the Board and mentioned that he was disappointed that there was no Historic testimony provided by the applicant.

The Chairwoman stressed that the historic significance of the property does not impact the County Planning Boards decision making ability and that although the historic impact may be personally significant it is not the purview of the County Planning board.

Ms. Laura D'Allesandro, Esq. then stated that the applicant satisfied the requirement of the County Planning Board.

Mr. Levecchia asked Ms. Laura D'Allesandro, Esq. if she could confirm the items related to historic preservation were thoroughly discussed at the municipal planning Board Meeting, and Ms. D'Allesandro confirmed that they were.

Mr. Gentless than spoke again expressing his displeasure about the lack of testimony about historic significance of the site.

ADJOURNMENT

A motion was made to adjourn the meeting by Mr. Schina 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

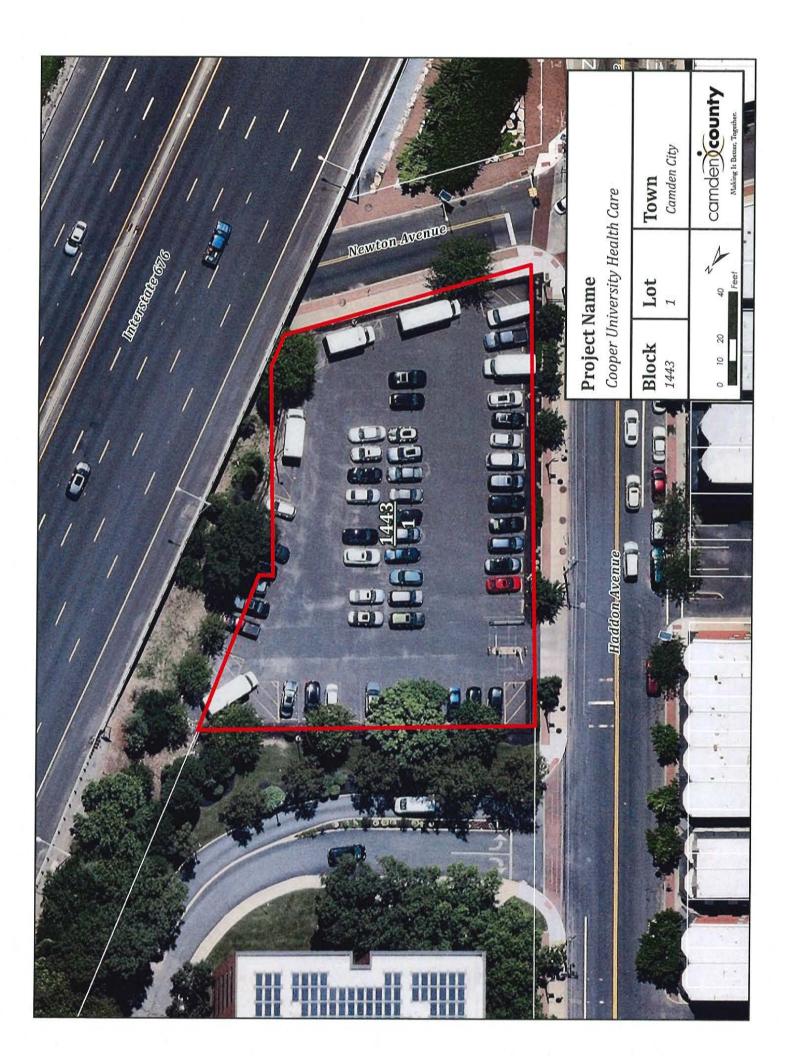
Review List for Meeting

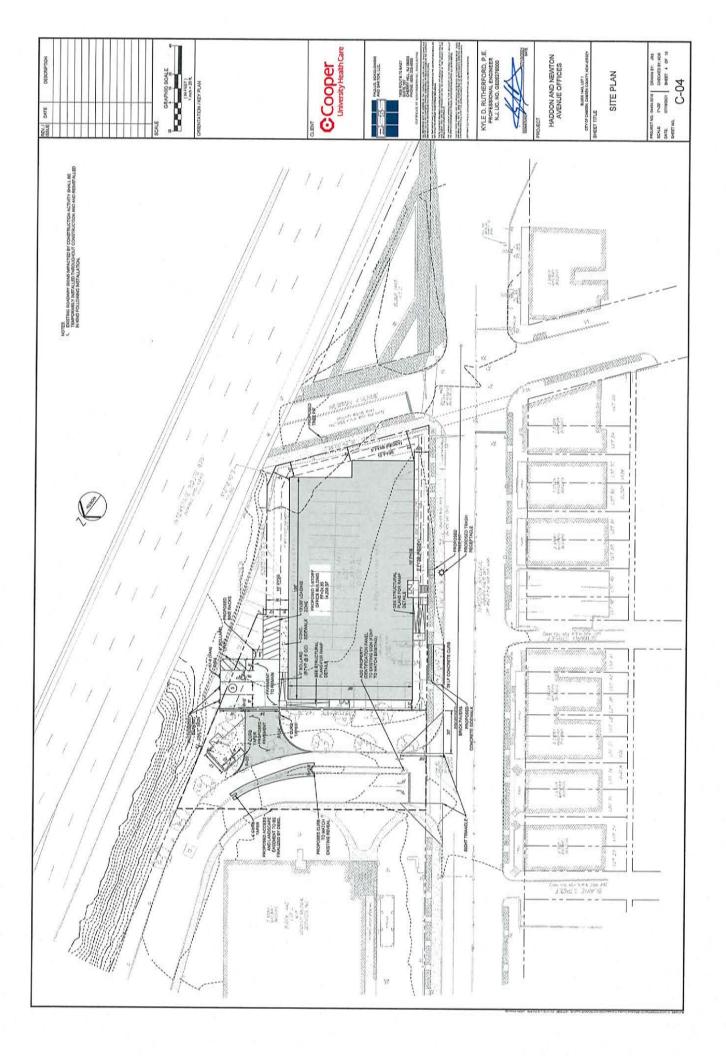
September 28, 2021

		Applications	for Approval		
PROJECT NAME PROJECT NO. MUNICIPALITY DESCRIPTION					
SP- 1	Cooper University Health Care	SP-8-15-21	City of Camden	Proposed Office Building	
SP - 2	Wawa	SP-15-4-21	Gloucester Twp.	Proposed Wawa with gas station	
SP - 3	RGC , LLC	SP-36-4-21	Winslow Twp.	Proposed Cannabis grow facility	
SP- 4	Wawa Rt. 30	SP-36-3-21	Winslow Twp.	Proposed Wawa with gas station	

STAFF REPORT MEETING OF:	RE:	Cooper University Health Care
PIEETING OF	Plan:	SP-8-15-21
	Municipality:	City Of Camden
	Applicant:	Cooper University Health Care
	Abuts County Route:	Haddon Ave. (Cr. 561) and Newton Ave. (Cr. 604)

The applicant is seeking approval to construct a 14,208 SF one-story medical office building. The proposed development will not have direct driveway access from either County road but will utilize an existing driveway access for the parking garage located next to the proposed site. The proposed site will provide 3 on-site and 12 off site parking spaces.







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

COUNTY PLAN: SP-8-15-21

Cooper University Health Care PROJECT NAME		City of Camden MUNICIPALITY			
	TYPE OF PLAN	TAX MA	P DATA	REVIEW STATUS	
x	SITE PLAN PRELIMINARY PLAN OTHER	PLATE:BLOCK: Bloc LOT (s): 1	k 1443 —		
NAME: (Cooper University Health Ca	<u>re</u>			
ADDRES	ADDRESS: 3 Cooper Plaza				
CITY: Camden STATE: NJ ZIP: 08103					
SITE ABUTS COUNTY HIGHWAY: Haddon Ave. Cr 561 and Newton Ave Cr. 604					

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

GENERAL

The applicant is seeking approval to construct a 14,208 SF one-story medical office building. The proposed development will not have direct driveway access from either County road but will utilize an existing driveway access for the parking garage located next to the proposed site. The proposed site will provide 3 on-site and 12 off site parking spaces.

The following documents have been reviewed:

- 1. Site plan entitled "Preliminary and Final Site Plans, Haddon and Newton Avenue Offices," prepared by PS & S; dated 07/19/2021, consisting of 10 Sheets.
- 2. Stormwater Management Report prepared by PS and S; dated 07/19/2021.
- 3. Traffic Impact Analysis, prepared by Traffic Planning and Design, dated 07/15/2021.
- 4. Land Title Survey prepared by PS & S, dated 06/18/2021.

RIGHT OF WAY

1. Additional Right of Way is not required as a condition of approval for this application.

SITE PLAN

- 1. The Demolition Plan should clearly show all improvements to be removed within the County 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. Site Plans Must Conform with the Following Standards:
 - 3.3 Site Plan
 3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection
 Design
 3.3.1.10.F Americans with Disabilities Act (ADA) Requirements (*Plan does not Conform*)

The grading plan should be updated to demonstrate that the removal of the existing driveway and replacement with curb and sidewalk will meet all requirements, slopes, width, etc. of the ADA.

3.3.1.15 Advertising Signs (*Plan Does Not Conform*)

The following signs are existing and within the County ROW on Haddon Avenue (CR561): NJ Transit Bus Stop, No Stopping/Standing, Hospital and a decorative directional sign for the business district in Camden. Along Newton Road, there is a No Parking Anytime and Greenway signs.

3.3.1.16 Pavement Markings (*Plan Does Not Conform*)

It is recommended that pavement markings along Haddon Avenue in the vicinity of the existing driveway on Lot 2 be restriped. The site plan should be updated with any proposed striping in the County ROW.

STORMWATER MANAGEMENT NJAC 7:8

- 4. The proposed improvements do not ultimately disturb one or more acres (43,560 SF) of land since February 2, 2004; or create one-quarter of an acre or more of regulated impervious surface since February 2, 2004; or create one-quarter of an acre or more of regulated motor vehicle surface since March 2, 2021. Thus, the proposed improvements do not meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are not required.
- 5. The applicant is not increasing the impervious coverage on the site. The total disturbance is 0.64 acres. For this project, a net reduction of 0.07 acres of regulated impervious surface since February 2, 2004 and a net reduction in regulated motor vehicle surface by 0.42 acres since March 2, 2021.
- 6. The applicant must demonstrate that Camden County highway meets the stormwater quantity peak rate of runoff conditions and that the existing County storm pipe system has the capacity to handle the runoff directed into the County storm pipe system from the proposed improvements under the 25-year storm conditions with no overland relief and under the 10-year storm conditions if overland relief is available. The calculations for this requirement shall be provided in accordance with 3.5.1.3 of the Camden County Development Regulations.
- 7. Our office does concur that the applicant is not required to meet the recharge requirements under NJAC 7:8 since the proposed development meets the definition of "urban redevelopment area" as a previously developed area delineated on the State Plan Map as a Metropolitan Area (PA1).
- 8. The plan should include details for Type N eco grates for the storm inlets in the County road. One county inlet is depicted on the plans along Haddon Avenue.
- 9. For flows going to County pipe:
 - a. The storm pipe calculations should analyze all flows going to the County pipe system. A drainage shed map showing elevation lines and street names should be provided.
 - b. The storm pipe calculations should determine if the pipe will have adequate capacity after the improvements are made, if the pipe will flow under head pressure, or if the pipe system will flood the inlet grates in the County Road.

DETAILS

- 10. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
- 11. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. If Haddon Avenue is a concrete road, the trench restoration detail must show 9" thick concrete replacement with dowels. If Haddon Avenue is an asphalt road the pavement restoration should be 6" of dense grades aggregate, 8" of temporary base pavement (12.5M64 or 25M64), then 2" mill and top pave (9.5M64 or 12.5M64) after 3-4 months of trench settlement.
- 12. 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 Concrete Sidewalk
- 3. Standard Pavement Marking Legend
- 4. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece
- 5. Concrete Pavement Repair (Longitudinal Joint)
- 6. Concrete Pavement Repair (Full Depth and Transverse Expansion)
- 7. Concrete Pavement Repair
- 8. Composite Asphalt Over Concrete Road Restoration
- 9. Mill and Pave Final Restoration
- 10. Curb Face Form

GENERAL SITE PLAN COMMENTS

- 13. The sight triangle on Lot 2 should be depicted on the plan. Its impact on Lot 1 and the County ROW should be shown. Metes and bounds should be provided for review. The sight triangle should clearly show the speed limit for which the sight triangle is based.
- 14. The applicant is adding "tree pits" along the ROW on both Haddon Avenue and Newton Road. A detail for the tree pit should be provided. In addition, a landscaping detail to show the planting requirements for tree pits should be provided.
- 15. <u>The applicant is proposing a trash receptable on Haddon Avenue within the ROW. Please relocate to outside of the County ROW.</u>
- 16. The applicant will be required to file a permit to close the existing parking lot driveway onto Haddon Avenue.
- 17. A trench repair detail should be provided for all trenches within the County ROW.
- 18. A proposed cleanout is depicted in the ROW within the County sidewalk. A detail should be provided.

- 19. A roof drain is proposed to be connected to an existing inlet along Haddon Avenue.

 Details on the roof drain should be shown on the plan. This should include type of material, length and diameter of pipe and the invert at the connection.
- 20. The plans state that the B-inlet where the roof drain will connect is filled with water. The applicant should provide further information as to the status of the existing storm sewer lines. Provide testimony as to whether this line has been investigated further to determine why this inlet is holding water. This line and downstream lines should be cleaned and televised to determine pipe route and condition.
- 21. As a point of reference, there is an existing bus stop along Haddon Avenue, fronting the proposed building.

ADMINISTRATIVE

- 22. 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.
- 23. 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.
- 24. 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.
- 25. 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.
- 26. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
- 27. 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.

- 28. 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.
- 29. Underground irrigation systems shall not be located within the County right-of-way.
- 30. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

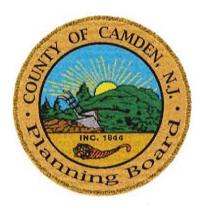
OUTSIDE AGENCY APPROVALS

31. Applicant is responsible for all environmental permits required.

William England, PE

Assistant County Engineer

DATE



Cc: Applicant: jim.mcphilemy@purepm.com

Applicant Attorney: Kevin Sheehan <u>ksheehan@parkermccay.com</u> Applicant Engineer: Rutherford, Kyle <u>krutherford@psands.com</u>

Municipal Planning Board Secretary: Angela Miller AnMiller@ci.camden.nj.us

Municipal Review Engineer: Dena Johnson Dena.Moore@rve.com

Camden County Planning Division

Application for County Approval of Subdivision, Site & Development Plan



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:		*
Project Name: Coope	er University Health Care	
Project Address (if app	licable) & Municipality: NW Corner Had	ddon & Newton Ave
County Route No.: 56	1 & 604 Site Abuts Cou	inty Road: Yes
Type of Submission:		
New Application Revision of Prior Sit Resubmission of Pa	te Plan Application Number rt of Major Subdivision Application Numb	
Tax Map Data:		
Plate(s): Block(s): 1443 Lot(s): 1 & 2		FECEIVED F. 120 2021
Existing Zoning: Variance Required:	MS Medical & Support Yes	Lamoen County
Type of Plan:		
Site Plan Major Subdivision Other:	Final Development Plan Filing Plan	Preliminary Plan Minor Subdivision

Submissi	ion Information:			
Applicant Address: E-Mail:	t:Cooper University Hea 3 Cooper Plaza, ATTN: Jennife jim.mcphilemy@purep	Ith Care _{Phone:} 856-382- er O'Shea _{Town:} Camden m.com Zip: 08103	6574 Fax: State: New Jersey	
Agent: Address: E-Mail:	Parker McCay, Kevin D. Sheet Mailing: PO Box 2096, Camden, ksheehan@parkermccay	NJ 08101 Town: Camden	Pax: (856)552-1427 State: New Jersey	
Proposed	Use:			
High	e Family Detached Rise Apartments mercial	Town Homes Mid-Rise Apartments Industrial	Commercial Garden Apartments Other:	
Area:				Sec
Total of Ex Dedicated	xisting Lot: 0.512 AC	Portion to be Sub-di Explain:	ivided: AC	
Signature	s Required:			
Person Co	of Applicant: ompleting Application int): Kevin D. Sheehan, Att	corney for Applicant	_Date: 7/23/21 _Date: 7/23/21	
Municipa	l Use:			
Classificat Authorize Title:	ion of Application:			
For Count	•			
	ion of Application:		FERRITA TO BE SEED A	
Classificat Authorize Title:	d County Signature:	Date Received:	1 2 3 2021	
Authorize	d County Signature:			

and the second second

Camden County Planning Division

Affidavit of Ownership



Name of Company/Organization:

Cooper	University	Health	Care

Is Company a Corporation?	Yes No		
If yes, name of State in which incorp	porated:		
New Jersey			
Is Company a Partnership?	Yes No		
Is Company an Individual Owner?	Yes No		
Please list any/all individuals who a Non-Profit Organization, please list	re owners (full/ part) / all Board Members.	(individual/multiple) of the Company/Organization.	If a
Name	Address	Title	
Please see attached Disc	osure of Owners	ship, pursuant to N.J.S.A. 40:55D-48.	1.
		-	_
			_
			_
The above information is true and correct x	ct to the best of my know	vledge:	
Signature of Owner & Title			
Kevin D. Sheehan, Attorney	for Applicant		

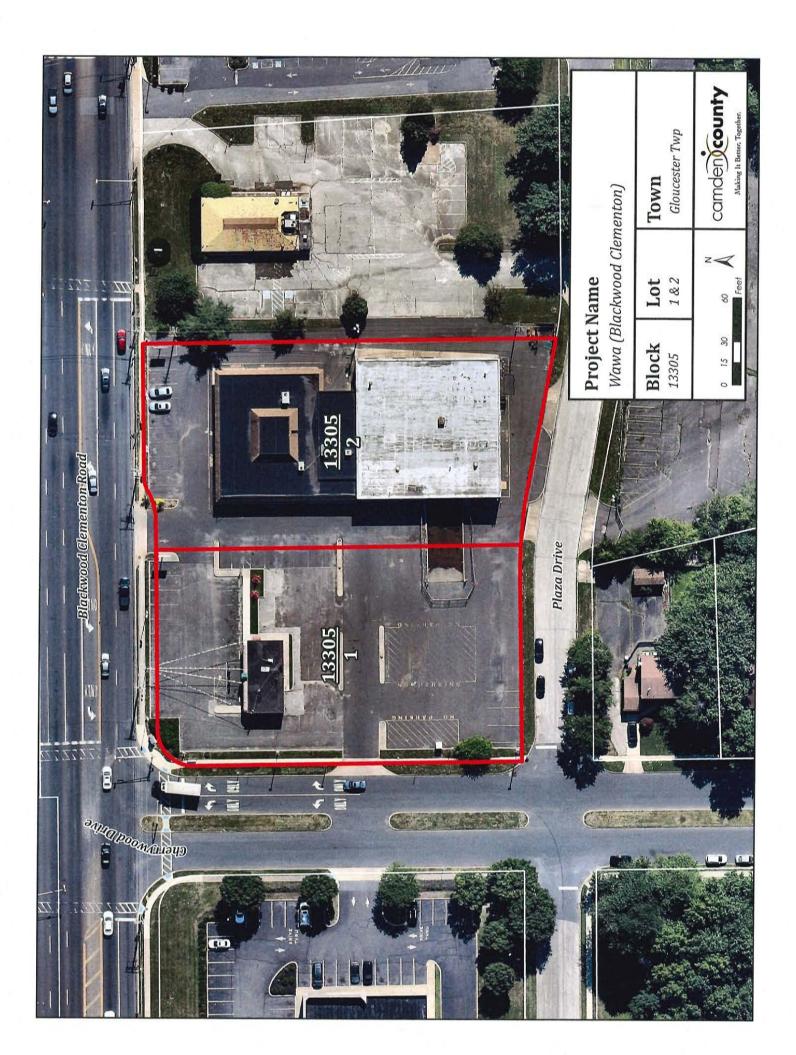
Print Name of Owner & Title

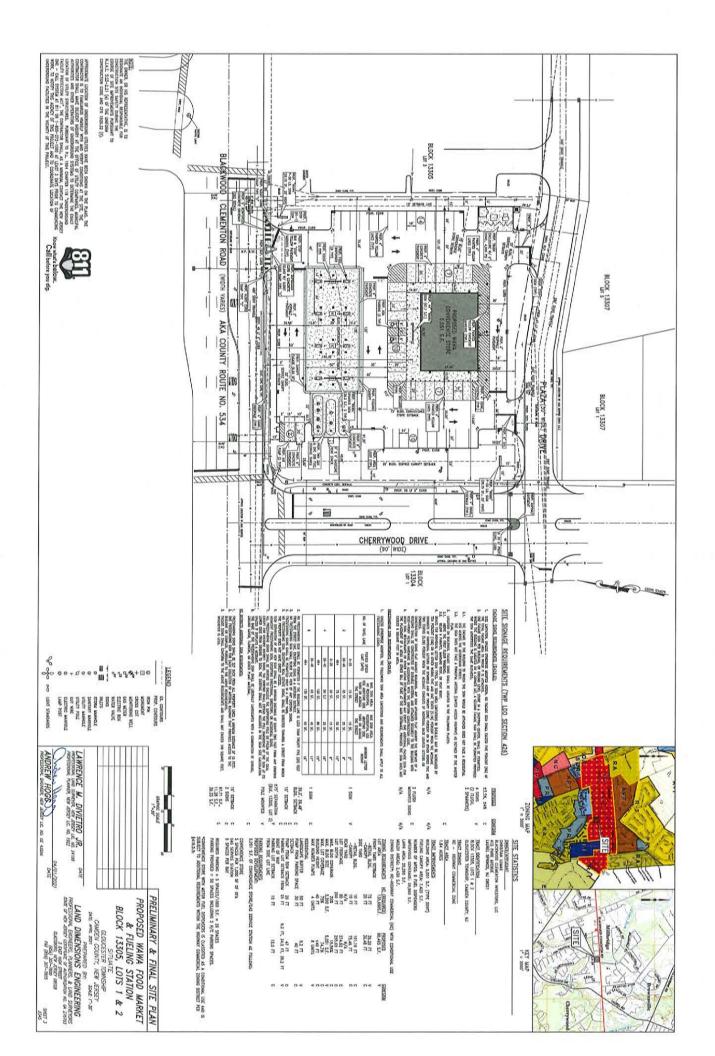
DISCLOSURE STATEMENT PURSUANT TO N.J.S.A. 40:55D-48.1

The Cooper Health System, in a non-profit corporation. There are no owners of the corporation and there are no legal interests (pecuniary or otherwise) of any members of the non-profit entity.

STAFF REPORT MEETING OF:	RE:	Wawa
PIEETING OF	Plan:	SP-15-4-21
	Municipality:	Gloucester Twp.
	Applicant:	Blackwood Clementon Investors
	Abuts County Route:	Blackwood Clementon Rd. (Cr. 534)

The applicant is seeking approval for the construction of a 5051 SF, Wawa convenience store and fueling canopy with 16 fueling positions. The proposed site is located at the signalized intersection of Cr. 534 Black wood Clementon Rd. and Cherrywood Drive (local rd.) Access to the site from Cr. 534 Blackwood Clementon Rd is proposed to consist of one driveway with right in and right out only access.







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

COUNTY PLAN: SP-15-4-21

	Wawa (Blackwood Clem PROJECT NAME	enton.)	A	oucester Twp. MUNICIPALITY
	TYPE OF PLAN	TAX MA	P DATA	REVIEW STATUS
x	SITE PLAN PRELIMINARY PLAN OTHER		3 3305 and 2	
NAME: Blackwood Clementon Investors, LLC				
ADDRESS: 1300 Rt. 73, Suite 313				
CITY: Mt. Laurel STATE: NJ ZIP: 08054				
SITE ABUTS COUNTY HIGHWAY: Blackwood Clementon Rd. Cr. 534				

COUNTY ENGINEER'S REVIEW COMMENTS

GENERAL

The applicant is seeking approval for the construction of a 5051 SF, Wawa convenience store and fueling canopy with 16 fueling positions. The proposed site is located at the signalized intersection of Cr. 534 Black wood Clementon Rd. and Cherrywood Drive (local rd.) Access to the site from Cr. 534 Blackwood Clementon Rd is proposed to consist of one driveway with right in and right out only access.

The following documents have been reviewed:

- 1. Site plan prepared by Land Dimensions Engineering; dated 04/01/2021
- 2. Stormwater Management (Hydrological Report) prepared by Land Dimensions Engineering ; dated 04/01/2021.
- 3. Traffic Impact study, prepared by Horner & Canter Associates, dated 12/19/2019
- 4. Land Title Survey prepared by Land Dimensions Engineering, dated 04/1/2021

RIGHT OF WAY

1. Right of way is not required for this application.

SITE PLAN

- 1. 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."
- 2. 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 draw sight triangle son the site plan and if deemed necessary be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area.
- 3. The existing Type 'B' inlet with curb piece on CR 534 is located within the proposed depressed curb area of the proposed driveway. This inlet must be converted to a Type 'E' inlet or by use of a driveway backplate if the 'E' conversion is not feasible.
- 4. <u>See Camden County Standard Detail 10 for required locations of signs R3-2 (No Left Turn), R4-7 (Keep Right), and R5-1 (Do Not Enter) relative to the driveway entrance on CR 534</u>.
- 5. Site Plans Must Conform with the Following Standards:

3.3	Site Plan
3.3.1	Access Location, Access Spacing, Access Restrictions, and Intersection Design
3.3.1.10	Access Geometry and Driveway Intersection Design
3.3.1.10.E	Driveway and Apron Material (<i>Plan Does Not Conform</i>) 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 pavement of the county road including a 4'
	width of sidewalk. The proposed reinforced concrete driveway extends less than 25'
	from the edge of pavement.

3.3.1.16 Pavement Markings (*Plan Does Not Conform*)

Stop bars shall consist of 24" wide white extruded thermoplastic material. The plan view indicates yellow, the detail indicates white.

Pavement markings consisting of words {...} shall be white and shall consist of extruded thermoplastic material. **The plan view indicates yellow.**

Crosswalk lines across county roads, municipal roads or driveways shall consist of 6" wide white epoxy material, separated by a 6' gap. The proposed crosswalk across the

driveway from CR 534 does not conform.

STORMWATER MANAGEMENT NJAC 7:8

- 6. The applicant is ultimately disturbing one or more acres (43,560 SF) of land and decreasing the impervious coverage on the site by 0.41 acres.
- 7. The applicant is not required to meet the TSS reduction requirements for Water Quality under NJAC 7:8 if the proposed conditions result in an increase of less than 0.25 acres of regulated motor vehicle surface as compared to the existing site. The applicant's engineer should confirm whether the proposed development will result in an increase of less than 0.25 acres of regulated motor vehicle surface in order to eliminate the TSS reduction requirement.
- 8. Per the body of the report, the design appears to have met the groundwater recharge requirement. However, the calculation tables provided in Appendix C are incomplete. The applicant's engineer should provide the full Post-Development Conditions table.
- 9. The design has met the water quantity requirement for reduction of peak runoff rate and volume.
- 10. 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.
- 11. In accordance with NJAC 7:8-5.8(d), 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.

DETAILS

- 12. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
- 13. 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
- 14. 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. This has not been provided for emergency vehicles entering or exiting the driveway on CR 534. Additionally, the Delivery Truck circulation plan indicates a WB-50 truck utilizing the right-turn-only entrance from CR 534 will require the vehicle to drive over the channelizing island and into the exit lane from the site. Adjustments should be made to the entrance route onto the property for delivery vehicles.
- 15. 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.
- A detail should be provided for County roadway trench restoration for work adjacent to the curb.
- 17. The following County standard details are required for improvements in the County right-of-way:

 Details:
 - 1. Standard 8"X9"X18" Concrete Vertical Curb
 - 3. Standard Depressed Concrete Curb
 - 5. Standard Concrete Sidewalk

- 6. Standard Concrete Driveway and Concrete Apron
- 10. Standard Pavement Marking Legend
- 12. Standard Left Turn In and Left Turn Out Prohibited
- 16. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation

ADMINISTRATIVE

- 18. 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.
- 19. 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.
- 20. 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.
- 21. 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.
- 22. 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.
- 23. In accordance with NJAC 7:8-5.8(d), 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.
- 24. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
- 25. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
- 26. Applicant is responsible for obtaining NJDOT approvals for the proposed striping on the County highway. Two (2) copies of the NJDOT approved drawing shall be sent to the County Engineer's office before permits to work in the County right-of-way shall be issued.
- 27. 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.

- 28. 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.
- 29. Underground irrigation systems shall not be located within the County right-of-way.
- 30. Underground electrical, telephone and fiber optic systems shall not be located within the right-ofway.

OUTSIDE AGENCY APPROVALS

31. Applicant is responsible for all environmental permits required.

William England, PE

9. 20. 2021 DATE

Assistant County Engineer



Cc: Applicant: lomax c@msm.com

Applicant Attorney: Stephen D. Barse, ESQ. sbarse@grucciopepper.com Applicant Engineer: Lawrence M. DiVietro, Jr. larry@landdimensions.com Municipal Planning Board Secretary: Ken Lechner klechner@glotwp.com

Municipal Review Engineer: Stephen Cosaboon, PE, CME, CFM sac@sickelsassoc.com

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:WAWA (BLACKWOOD-CLEMENTON ROA	AD)
Project Address (if applicable) & Municipality: 1340 BLA	ACKWOOD CLEMENTON ROAD, GLOUCESTER TOWNSHIP
Abuts County Road: BLACKWOOD CLEMENTON ROAD	County Route No.:RT 534
Type of Submission (please check one):	
X New Site Plan	
New Minor Subdivision	
New Major Subdivision	
Request for Letter of No Impact or Waiver Review	
Revision to Prior Site Plan	
Original Site Plan Application No.:	Date Originally Approved:
Resubmission of Major Subdivision	
Original Major Subdivision Application No.:	Date Originally Approved:
Tax Map Data:	
Plate(s): ¹³³	Existing Zoning: HC (HIGHWAY COMMERCIAL)
Block(s):13305	Variance(s) Required: USE
Lot(s): 1 & 2	

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.

SP-15-4-21

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (p	lease type or print legibly or your application may b	e delayed):
BLACKWOOD CLEMENTON INV	/ESTORS LLC Phone: (856) 885-3227	Fax:
Address: 1300 ROUTE 73, SUITE 313	Town & State:	MOUNT LAUREL, NJ
Email:lomax_c@msn.com		Zip.: ⁰⁸⁰⁵⁴
Attorney: STEPHEN D. BARSE	Phone:(856) 691-0100	Fax:(856) 692-4095
Address: 817 E. LANDIS AVENUE	Town & State: _	VINELAND, NEW JERSEY
Email: sbarse@grucciopepper.com		Zip.:08360
Engineer:LAWRENCE M. DiVIETRO, JR	Phone:(856) 307-7800	Fax:
Address: 3 EAST HIGH STREET	Town & State: _	GLASSBORO, NEW JERSEY
Email:larry@landdimensions.com		Zip.:08028
Proposed Use (please check all that apply):		
<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>
Single Family Detached	Retail	Maintenance/ Repair Shop
O Town Homes	Office	Flex Space
O Duplex	Restaurant/ Food Establishme	ent Storage/ Warehouse
O Apartments	Hospitality/ Hotel Space	O Distribution Center
O Condominiums) Medical Use	Manufacturing
Medical Care Residential	Sports or Entertainment	Other:
Project Description & Statistics:		THE STATE OF THE S
Short Description of Project: APPLICAT	NT SEEKS TO REDEVELOP THE PRO	DPERTY TO CONSTRUCT A WAWA
FOOD MARKET AND FUELING STATION		
Increase in Impervious Coverage?: Y	ES / NO Total Increase or D	Decrease:
Total Amount of Land Disturbed:		
Total Gross SF of all Buildings/ Deve	lopment:	RECEIVED
Total New Residential Units: NONE		Will show were
Total New Jobs Created:		W. 77 1 . 2041
Page - 2		Campen County Land Development and Review

CAMDEN COUNTY PLANNING BOARD APPLICATION Page-3

Subdivision Description (if applicable):	44-1				
N/A - NOT A SUBDIVISION APPLICATION Does this application include a lot consolidation? YES / NO					
Will new lots be created? YES / NO How Many I	New Lots?				
Size of Existing Lot(s):					
Portion to be Subdivided:					
Municipal (applicant/agent must bring to municipality for sign	ature)				
Title of Municipal Official:					
Authorized Municipal Signature:	Date:				
Transmittal Date (if applicable):	was case.				
Phone Number:					
Signatures Required:					
Signatures Required:	VESTORS I.I.C				
Signatures Required:	VESTORS I.I.C				
Signatures Required:	VESTORS I.I.C				
Signatures Required:	VESTORS LLC Date: 5/4/2021 PRSE, ESQ.				
Name of Applicant: BLACKWOOD CLEMENTON INV. Signature of Applicant:	VESTORS LLC Date: \(\frac{5}{4} \) \(\frac{202}{} \)				
Name of Applicant: BLACKWOOD CLEMENTON INV Signature of Applicant: Agent Completing Application SIEPHEND. BA	VESTORS LLC Date: 5/4/2021 PRSE, ESQ.				
Name of Applicant: BLACKWOOD CLEMENTON INV Signature of Applicant: Agent Completing Application SIEPHEND. BA	Date: Stamp Date Received Below				
Name of Applicant: Signature of Applicant: Agent Completing Applications STEPHEN B. BA Signature of Agent: For County Use:	VESTORS LLC Date: 5/4/202/ PRSE, ESQ.				
Name of Applicant: Signature of Applicant: Agent Completing Application: Signature of Agent: For County Use: Classification of Application:	Date: Stamp Date Received Below				
Name of Applicant: Signature of Applicant: Agent Completing Applications STEPHEN B. BA Signature of Agent: For County Use:	Date: 5/4/2021 Date: 4/4/3,2021 Stamp Date Received Below				

CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information					
Name of Company/Organization:BLACKWOOD-CLEMENTON PARTNERSHIP, A NEW JERSEY PARTNERSHIP					
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					
CONWELL LIMITED PARTNERSHIP					
Amy Harrow, 8710 Valhalla Drive, Delray Beach, FL 33446					
Karen Tarte - 833 Muirfield Road, Bryn Mawr, PA 19010					
Lynn Roseman - C/O 2828 Charter Road, Philadelphia, PA 19154					
Sheri Goodman - 6168 Island Bend A, Boca Raton, FL 33496					
FRANK CZERWINSKI REVOCABLE TRUST -					
Frank Czerwinski, 4051 Gulf Shore Blvd North Unit 202, Naples, FL 34103					
I certify that the above information is true and correct to the best of my knowledge:					
X					
Signature of Owner & Title Date					
<i>X</i>					
X					

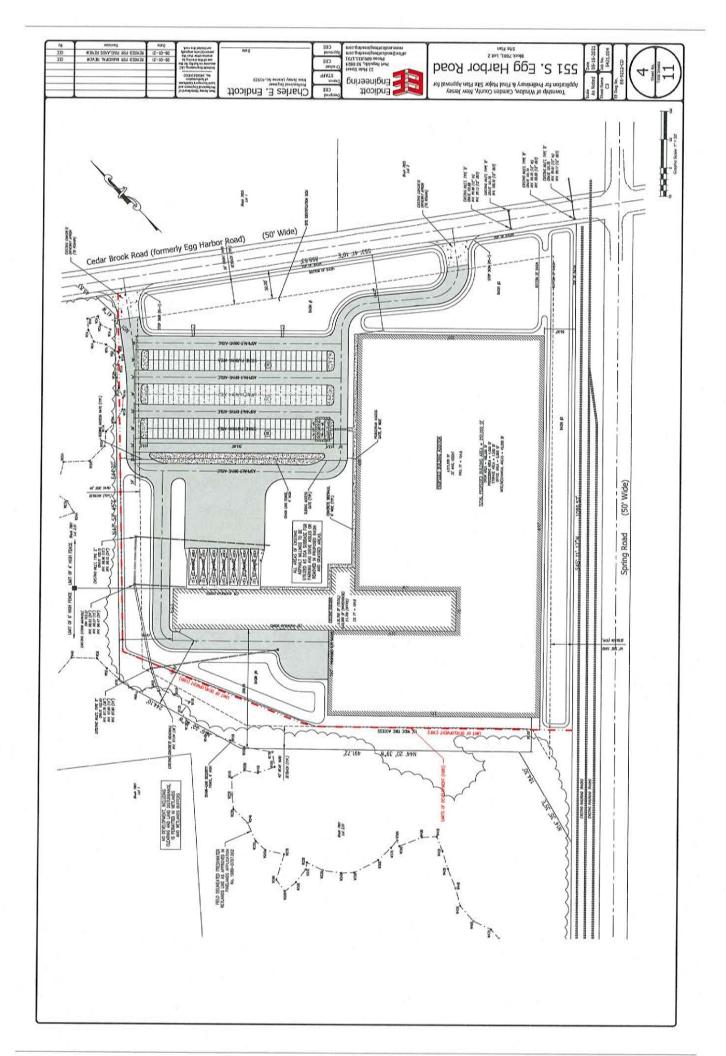
SP-15.4-4

Signature of Owner & Title

STAFF REPORT MEETING OF:	RE:	RGC, LLC	
MEETING OF	Plan:	SP-36-4-21	
	Municipality:	Winslow Twp.	
Applicant:		RGC, LLC	
	Abuts County Route:	Cedarbrook Rd. (Cr. 536)	

The applicant is seeking approval to a revision of a prior Site Plan. The site contains an existing warehouse building. There is approximately 858 LF of frontage on Cedarbrook Road (formerly South Egg Harbor Road) (CR 561) with 2 driveways providing access to the site. The Winslow Township Zoning Board recently approved a use variance to permit indoor growing and cultivation of cannabis for recreational and medical use. The applicant is now seeking approval to construct a 215,000 SF addition to the existing building.







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

COUNTY PLAN: SP-36-4-21

RGC 2, LLC PROJECT NAME		Winslow Township MUNICIPALITY			
	TYPE OF PLAN	TAX MA	P DATA	REVIEW STATUS	
x	SITE PLAN PRELIMINARY PLAN OTHER	PLATE: <u>78</u> BLOCK: <u>7801</u> LOT (s): <u>2</u>			
NAME: RGC 2, LLC					
ADDRESS: 551 Cedarbrook Road (formerly S. Egg Harbor Road)					
CITY: Winslow Township STATE: NJ ZIP: 08095					
SITE ABUTS COUNTY HIGHWAY:Cedarbrook Road (formerly Egg Harbor Road) (CR 561C)					

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

GENERAL

The applicant is seeking approval to a revision of a prior Site Plan. The site contains an existing warehouse building. There is approximately 858 LF of frontage on Cedarbrook Road (formerly South Egg Harbor Road) (CR 561) with 2 driveways providing access to the site. The Winslow Township Zoning Board recently approved a use variance to permit indoor growing and cultivation of cannabis for recreational and medical use. The applicant is now seeking approval to construct a 215,000 SF addition to the existing building.

The following documents have been reviewed:

- 1. Site plan entitled "Preliminary and Final Major Site Plan Approval for 551 S. Egg Harbor Road" prepared by Endicott Engineering, dated June 16, 2021, revised to September 1, 2021 unless otherwise shown below:
 - a. Cover Sheet, Sheet 1 of 11, June 16, 2021
 - b. Site Information and General Notes, Sheet 2 of 11, August 1, 2021
 - c. Existing Conditions Plan/Demolition Plan, Sheet 3 of 11, June 16, 2021
 - d. Site Plan, Sheet 4 of 11
 - e. Grading and Drainage Plan, Sheet 5 of 11
 - f. Landscaping and Lighting Plan, Sheet 6 of 11
 - g. Utility Plan, Sheet 7 of 11, August 1, 2021
 - h. Soil Erosion and Sediment Control Plan, sheet 8 of 11, August 1, 2021
 - i. Soil Erosion and Sediment Control Notes and Details, Sheet 9 of 11, June 22, 2021
 - j. Construction Details, Sheets 10 and 11 of 11
- 2. Stormwater Management Plan, prepared by Endicott Engineering, dated June 2021, revised to September 1, 2021.
- 3. Review of Project for Winslow Township, prepared by Churchill Consulting Engineers, dated August 11, 2021.
- 4. Overall Outbound Survey Plan, prepared by Adams, Rehmann and Heggan Associates, dated June 2017.

RIGHT OF WAY

1. Additional Right of Way is not required as a condition of approval for this application.

SITE PLAN

- 1. No improvements are proposed within the Right of Way along Cedarbrook Road (CR 561C).
- 2. There are two (2) existing concrete driveways along Cedarbrook Road (CR 561C) which are to remain. A portion of each of these driveways is within the County ROW. A note should be added to the plan that any concrete 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 plans shall 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.
- 4. The existing conditions plan should show all striping, signage and curbing along Cedarbrook

Road.

- 5. Site Plans Must Conform with the Following Standards:
 - 3.3 Site Plan

the County road fronting the project site.

3.3.1.8 Intersections, Left Turn, Stopping Sight Distance (*Plan Does Not Conform*)

The sight triangles should be provided at each driveway.

3.3.1.10.B Profile of a Driveway Approach to a County Road (*Plan Conforms*)

Should the applicant be required to remove and replace the existing driveways due to the condition of the concrete, the newly constructed driveway shall meet the requirements and conform to the construction details for concrete driveway aprons found in the County Standards.

3.3.1.10.E Driveway and Apron Material (*Plan Does Not Conform*)

Should the applicant be required to remove and replace the existing driveways due to the condition of the concrete, the newly constructed driveway shall meet the requirements and conform to the construction details for concrete driveways the County Standards. If curbing and depressed curbing are existing, this should be depicted on the existing conditions plan.

3.3.1.10.G Stop Sign and Stop Bar (*Plan Does Not Conform*)

No stop bars are proposed.

3.3.1.13 Temporary Construction Access (*Plan Does Not Conform*)

The applicant proposes to utilize the existing driveway for the temporary construction access. In accordance with this section of the county specification, a Camden County Highway Department Road Opening Permit must be obtained for any driveway to be used for constriction access whether such driveway is temporary OR is at the approved location for site access.

3.3.1.14 Traffic Signs (*Plan Does Not Conform*)

<u>There are existing signs along the Cedarbrook Road. These include Railroad</u> Crossing and Children at Play. All signs within the County ROW should be

shown on the existing conditions plan. The County reserves the right to request adjustment of sign locations and replacement of any sign not conforming to the MUTCD or Camden County Standards.

3.3.1.16 Pavement Markings (*Plan Does Not Conform*)

No existing pavement markings are identified on the existing conditions plan. These should be depicted and labeled. The County reserves the right to request that new striping and pavement markings be provided within the project area.

STORMWATER MANAGEMENT NJAC 7:8

- 1. The proposed improvements do 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 meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are required.
- 2. The project proposes to disturb more than one (1) acre of land (43,560 SF) and creates an additional one-quarter acre (10,890 SF) of impervious surface and thus is classified as a "major development" for the purposes of stormwater management and must comply with the requirements of NJAC 7:8. The project must, therefore, meet the following requirements:
 - a. Address the rate and volume of runoff from the project site. This may be done in one of three ways as outlined in NJAC 7:8:
 - i. Reduce the peak rate of runoff from the project area by 50%, 25%, and 20% for the 2-year, 10-year, and 100-year storms, respectively; or
 - ii. Demonstrate that the rate of runoff for the project is not increased from the pre-developed condition at any point along the post-developed condition hydrograph; or
 - iii. Demonstrate that the peak rate of runoff is not increased and that the increase in volume and variation in timing will not have an adverse downstream impact.
 - ➤ The applicant proposes to attenuate the majority of the runoff such that the peak rates of runoff from the area of disturbance are reduced in accordance with the first method outlined above by proposing four (4) stormwater infiltration basins.
 - b. Reduce the Total Suspended Solids (TSS) loading in stormwater by 80% for new impervious.

- ➤ The applicant has designed the infiltration basin to store the water quality storm in order to provide the required TSS removal rate of 80%.
- c. Demonstrate that the amount of groundwater recharge in the post-developed condition is equal to or greater than the pre-developed.
 - ➤ The basins have been designed to infiltrate the 2-year storm; there is no proposed outflow from the basins for this storm.
- d. Incorporate low impact development techniques to the maximum extent possible.
 - The LID checklist has been provided and summarized in the Drainage Report.
- e. The applicant meets requirements for green infrastructure by proposing the bioretention basin and converting the existing basin to a bioretention basin.
- 3. The applicant must demonstrate that Camden County highway meets the stormwater quantity peak rate of runoff conditions and that the existing County storm pipe system has the capacity to handle the runoff directed into the County storm pipe system from the proposed improvements under the 25-year storm conditions with no overland relief and under the 10-year storm conditions if overland relief is available.
- 4. The design has met the water quantity requirement for peak rate of reduction.
- 5. 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.
- 6. In accordance with NJAC 7:8-5.8(d), 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. The plan should include details for Type N eco grates for the storm inlets in the County road.

 There are two (2) existing inlets within the project frontage along Cedarbrook Road (CR 561C).
- 8. For flows going to County pipe:
 - a. The storm pipe calculations should analyze all flows going to the County pipe system. A drainage shed map showing elevation lines and street names should be provided.
 - b. The storm pipe calculations should determine if the pipe will have adequate

capacity after the improvements are made, if the pipe will flow under head pressure, or if the pipe system will flood the inlet grates in the County Road.

GENERAL COMMENTS

9. In accordance with 3.5.2.1A, all inlet grates along the property frontage shall be replaced as needed and determined by this office.

DETAILS

- 10. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
- 11. 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
- 12. 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. It would be appropriate to provide a vehicle turning template for emergency vehicles along with any type of delivery vehicle anticipated to access the site from the County road.
- 13. Depressed curbing shall be installed at all driveways on County roads.
- 14. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. It appears that to install the proposed gas line that a trench within the ROW will be required.
- 15. 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 Monolithic Concrete Curb and Gutter
- 3. Standard Depressed Concrete Curb
- 4. Standard Concrete Driveway and Concrete Apron
- 5. Standard Pavement Marking Legend
- 6. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece
- 7. Asphalt Road Restoration: Gas Utility
- 8. Mill and Pave Final Restoration
- 9. Curb Face Form

ADMINISTRATIVE

16. 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.

- 17. 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.
- 18. 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.
- 19. 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.
- 20. 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.
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- 23. 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.
- 24. 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.
- 25. Underground irrigation systems shall not be located within the County right-of-way.

26. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

27. Applicant is responsible for all environmental permits required.



William England, PE

Assistant County Engineer

DATE

Cc: Applicant: siteco711@comcast.net

Applicant Attorney: Brian Callaghan, ESQ. <u>bjclaw@comcast.net</u>
Applicant Engineer: Chuck Endicott <u>chuck@endicottengineering.com</u>

Municipal Planning Board Secretary: Christy Clauss cclauss@winslowtownship.com

Municipal Review Engineer: White, Gary gwhite@churchillengineers.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:	
Project Name:	
Project Address (if applicable) & Municipality: _551	
Abuts County Road: Egg Herbur Road	County Route No.
Type of Submission (please check one):	
New Site Plan	
New Minor Subdivision	BECEIVED
New Major Subdivision	Et de Co ten I I tom Car
Request for Letter of No Impact or Waiver Review	\$ 1, 6 7 2021
Revision to Prior Site Plan	Campen County
Original Site Plan Application No.:	Date Originally Approved:
Resubmission of Major Subdivision	
Original Major Subdivision Application No.:	Date Originally Approved:
Tax Map Data:	
Plate(s):	Existing Zoning: PR-1
Block(s): 7801	Variance(s) Required: None
Lot(s): Z	

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-36-4-21

SP-36-4-21

Subdivision Description (if applicable):	THE REPORT OF THE PARTY OF THE
Size of Existing Lot(s):	New Lots? N/A
Portion to be Subdivided:	
Municipal (applicant/agent must bring to municipality for sign	nature)
Title of Municipal Official: Zonina B	roand Secretary
Title of Municipal Official: Zoning B Authorized Municipal Signature: Barbara H	forscholder Date: 9-3-2021
Transmittal Date (if applicable):	
Phone Number: 609 - 567 - 0700	x - 8007
Signatures Required:	· · · · · · · · · · · · · · · · · · ·
Name of Applicant: James Ding. Signature of Applicant: James Ding.	Jale Date: 09/02/202
Agent Completing Application: Charles	F. Enduati DE
Signature of Agent:	
Signature of Agent.	Date: 09-02-2021
For County Use:	Stamp Date Received Below
Classification of Application:	ST 0.7 2021
Fees Included with Application: YES / NO	aday County
County Plan Number: 5P-3U-4-21	Land Development and Review

CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP

Page - 4



Making It Better, Together.

Company/ Organization Information

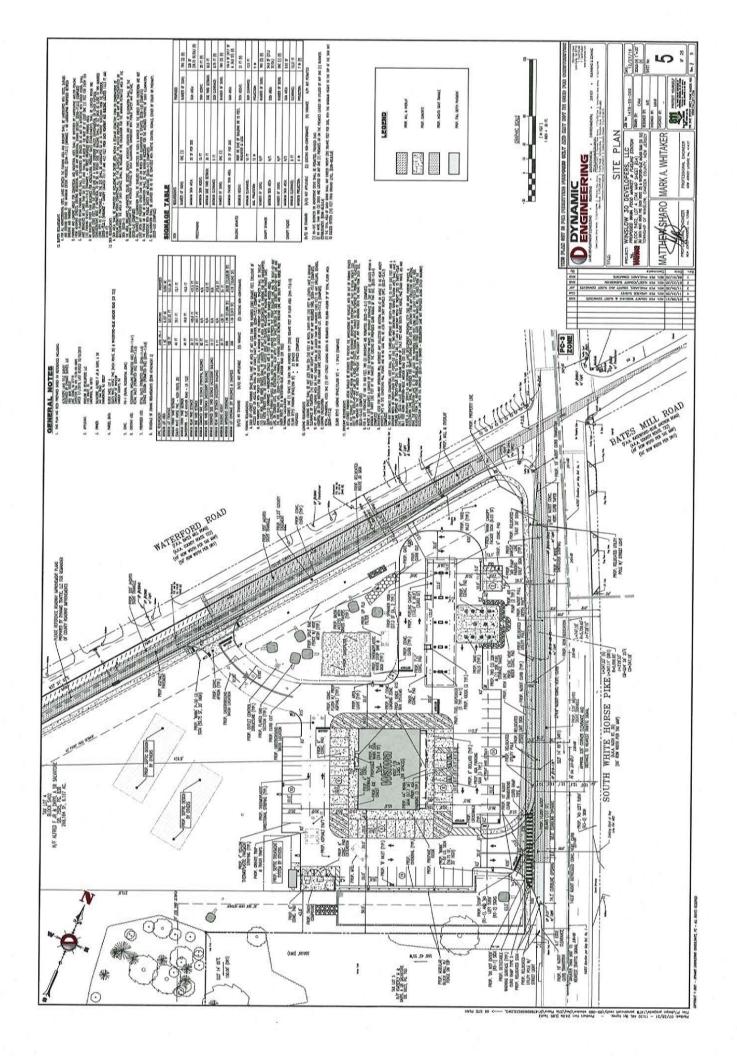
Name of Company/Organization: R6C 2, LLC
Is the Company a Corporation? (FS) / NO
If yes, what State is the Corporation incorporated in?
Is the Company a Partnership? YES / NO
Is Company an Individual Owner? YES / NO
Please list any/all individuals who are owners (full/ part) / (individual/multiple) of the Company/Organization. If applicant is a Non-Profit Organization, please list all Board Members.
Name Address Title DOWES DINUAGE GROWNSHID FOR HARBOR TOWNSHID WITCH TOWNSH
RECEIVED
S 12 G 7 2021
I certify that the above information is true and correct to the best of my knowledge: Review Description Property
Signature of Owner & Title Date

SP-36-4-21

STAFF REPORT MEETING OF:	RE:	Wawa Rt. 30
	Plan:	SP-36-3-21
	Municipality:	Winslow Twp
	Applicant:	Winslow 30 Developers, LLC
	Abuts County Route:	Waterford- Blue anchor Rd. (cr. 722)

The applicant is seeking site plan approval for the development of a 10,042 SF Wawa food market and fueling station with canopy. The site includes a septic treatment system and stormwater system with treatment devices, two underground stormwater basins, and two open air basins with a sand filter. The property is located on the corner of South White Horse Pike, NJ SH Rt. 30, and Waterford-Blue Anchor Rd. Cr. 722. The applicant proposes full access drives onto the White Horse Pike and Waterford -Blue Anchor Road respectively. Both accesses will be located approximately 400 feet from the signalized intersection of the two roads.







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

COUNTY PLAN: SP-36-3-21

Wawa Rt. 30 PROJECT NAME		Winslow Twp. MUNICIPALITY		
	TYPE OF PLAN	TAX MA	P DATA	REVIEW STATUS
X	SITE PLAN PRELIMINARY PLAN OTHER	PLATE: <u>54</u> BLOCK: <u>54</u> LOT (s): <u>4</u>	02	
NAME: Winslow 30 Developers, LLC				
ADDRESS:1195 Route 70, Suite 2000				
CITY: Lakewood STATE: NJ ZIP: 08701				
SITE ABUTS COUNTY HIGHWAY: Waterford -Blue Anchor Rd. Cr. 722				

COUNTY ENGINEER'S REVIEW COMMENTS

GENERAL

The applicant is seeking site plan approval for the development of a 10,042 SF Wawa food market and fueling station with canopy. The site includes a septic treatment system and stormwater system with treatment devices, two underground stormwater basins, and two open air basins with a sand filter. The property is located on the corner of South White Horse Pike, NJ SH Rt. 30, and Waterford-Blue Anchor Rd. Cr. 722. The applicant proposes full access drives onto the White Horse Pike and Waterford -Blue Anchor Road respectively. Both accesses will be located approximately 400 feet from the signalized intersection of the two roads.

The following documents have been reviewed:

- 1. Site plan prepared by Dynamic Engineering; dated 12/27/19 revised 07/09/2021
- 2. Roadway Improvement Plans prepared by Dynamic Engineering; dated 8/12/2021
- 3. On Site Wastewater Treatment and Disposal System plans by Houser Engineering, dated 01/23/20 revised 12/23/2020
- 4. Stormwater Management Report prepared by Dynamic Engineering; dated 12/2019 and revised 07/2021.
- 5. Stormwater Management Operations and Maintenance Manual prepared by Dynamic Engineering; dated 07/2020
- 6. Traffic Impact Analysis, prepared by Dynamic Traffic , dated July 2020 and revised 07/15/2021.
- 7. Land Title Survey for prepared by Dynamic Survey, dated 07/01/2019

RIGHT OF WAY

- 1. The Camden County Master Plan indicates that County Rd. (CR 722) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional right-of-way of 12.25 ft through a roadway easement to widen County Road 722 from the centerline along the applicant's frontage. The following is noted:
 - a. The site plan indicates the roadway easement dedicated to Camden County.
 - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
 - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

SITE PLAN

- 1. The site plan should include a stop sign at the driveway entering into the County Road.
- 2. 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.
- 3. Site Plans Must Conform with the Following Standards:
 - 3.3 Site Plan
 - 3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design
 - 3.3.1.10 Access Geometry and Driveway Intersection Design

- 3.3.1.10.G Stop Sign and Stop Bar (*Plan Does Not Conform*) A stop sign {...} shall be provide at each new driveway approach to a county road. A sign symbol is provided at the new driveway approach, but it is not labeled as to which sign(s) shall be installed at that location.
- 3.3.1.16 Pavement Markings (*Plan Does Not Conform*) <u>Centerline markings installed</u> on the county road shall be long-life extruded thermoplastic or long life spray extruded thermoplastic.

<u>Edge lines shall be long-life extruded thermoplastic or long life spray</u> extruded thermoplastic.

<u>Crosswalk lines across county roads, municipal roads or driveways shall consist of long-life extruded thermoplastic or long life spray extruded thermoplastic.</u>

STORMWATER MANAGEMENT NJAC 7:8

- 4. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge. The applicant's engineer should provide additional documentation that:
- 5. The design has met the water quantity requirement for peak rate of reduction.
- 6. In accordance with NJAC 7:8-5.8(d), 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. The applicant shall mill and overlay Cr. 722 to the centerline or the existing asphalt joint, which ever provides the widest lane.
- 8. All joints shall receive polymerized joint adhesive per NJ DOT standards.

DETAILS

- 9. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
- 10. The following County standard details are required for improvements in the County right-of-way:
 - 10. Standard Pavement Marking Legend

 The correct detail is provided in the Preliminary and Final Site Plan set,
 however a legend other than the County Standard Legend is provided in
 the Roadway Improvement Plan set.
 - 30. Asphalt Road Restoration: Gas Utility

ADMINISTRATIVE

- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. In accordance with NJAC 7:8-5.8(d), 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.
- 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. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
- 18. Applicant is responsible for obtaining NJDOT approvals for the proposed striping on the County highway. Two (2) copies of the NJDOT approved drawing shall be sent to the County Engineer's office before permits to work in the County right-of-way shall be issued.
- 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.

OUTSIDE AGENCY APPROVALS

- 23. Applicant is responsible for all environmental permits required.
- 24. Applicant is responsible for obtaining all Pinelands Commission permits and approvals.

William England, PE

Assistant County Engineer



Cc: Applicant: Jimizrahi@paramountrealty.com

Applicant Attorney: Timothy M. Prime ESQ, tim@primelaw.com Applicant Engineer: Matthew Sharo, PE msharo@dynamicec.com

Municipal Planning Board Secretary: Christy Clauss cclauss@winslowtownship.com

Municipal Review Engineer: James Winckowski, PE , CME JWinckowski@cmeusa1.com and William T. Loughney PE

WLOUG@arh-us.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:	
Project Name: Proposed Wawa Food Market & Fu	ueling Station
Project Address (if applicable) & Municipality: 301 Se	outh White Horse Pike (Rt 30) & Waterford-Blue Anchor Rd
Abuts County Road: Waterford-Blue Anchor Rd	County Route No.:_ 722
Type of Submission (please check one):	之。 京學學學學學學學
⊗ New Site Plan	
New Minor Subdivision	
New Major Subdivision	SP.36-3-21
Request for Letter of No Impact or Waiver Review	51 34 30 4
Revision to Prior Site Plan	
Original Site Plan Application No.:	Date Originally Approved:
Resubmission of Major Subdivision	
Original Major Subdivision Application No.:	Date Originally Approved:
Tax Map Data:	等包含的第三人称单数。 第二人
Plate(s):54	Existing Zoning: PR-1 (Rural Residential Zone)
Block(s): 5402	Variance(s) Required: Bulk Variances
Lot(s):4	

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.

ALD 2 4 2021

Camden County
Land Development and Review

Applicant & Agent Contact Information	On (please type or print legibly	or your application may b	e delayed):	
Applicant: Winslow 30 Developers	LLC Phone:	732-961-8146	Fax:	
Address: 1195 Route 70, Suite 200	0	Town & State: _	Lakewood, NJ	
Email: _Jmizrahi@paramountrealty.c				01
Attorney:				
Address: 14000 Horizon Way, Suit	e 325	Town & State: _	Mount Laurel, N.	J
Email:tim@primelaw.com			Zip.:08054	4
Matthew Sharo, PE for Dyr Engineer:	amic Engineering Co	onsultants. PC		
Address: 1904 Main Street				
Proposed Use (please check all that apply):				
Residential	<u>Com</u>	<u>imercial</u>		<u>Industrial</u>
Single Family Detached	⊗ Retail			enance/ Repair Shop
○ Town Homes	Office		◯ Flex S	Space
Ouplex	Restaurant/ F	ood Establishme	nt OStora	ge/ Warehouse
○ Apartments	O Hospitality/ Ho	otel Space	O Distril	oution Center
Condominiums	Medical Use			facturing
Medical Care Residential	Sports or Ente	ertainment	Other	r
Project Description & Statistics:				
Short Description of Project: The p	proposed project con	sists of a 5,585 SF	Wawa Food Mark	ket and a
straight 5 MPD fueling canopy (with	10 fueling positions).	Associated impro	vements include li	ghting,
landscaping, stormwater management, parking, etc.				
The same of the sa				
		1 67724	2021	
		Centuen Ca	Dunts /	
Increase in Impervious Coverage?: YES / NO Total Increase or Decrease 46,444 SF				
Total Amount of Land Disturbed: 176,911 SF (4.061 Ac)				
Total Gross SF of all Buildings/ Development:5,585 SF building & 3,802 SF canopy				
Total New Residential Units:N/	A			
Total New Jobs Created: 40-50				

SP-36-3-21

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 signature)	4290 200 400
Title of Municipal Official:	
Authorized Municipal Signature:	Date:
Гransmittal Date (if applicable):	
Phone Number:	
ignatures Required:	
Name of Applicant: Winslow 30 Developers LLC	
Name of Applicant: Winslow 30 Developers LLC Signature of Applicant:	Date:7/6/2o
Agent Completing Application: Timothy M. Prime, Esquire	
	Date:

For County Use:

Classification of Application:

Fees Included with Application: YES / NO

County Plan Number: 5P-36-3-21

Stamp Date Received Below

RECEIAED

AUG 24 2021

Camden County
Land Development and Review

CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



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Company/ Organization Information				
Name of Company/Organization: Winslow 30 Developers LLC				
Is the Company a Corporation? VES NO * LLC				
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				
Charles Saka 1961 E 14th St. Brookly, Ny 11228 Raymond Saka 4 Clark Ct. Oakhunt NS 07155 Selfong Saka 314 Sherman Ave Deal NS 07173 Margie Saka 44 Shadaw Lawn Dr. Oakhurit, NS 07155				
Carroen County Land Development and Review				
I certify that the above information is true and correct to the best of my knowledge: X				
X				

5P-36-3-21

Operating Agreement of SAKA-Z REALTY LLC

(A New Jersey Limited Liability Company)

EXHIBIT A List of Members, Capital Contributions, Units and Membership Percentages

Member	Capital Contribution	<u>Units</u>	Membership <u>Percentage</u>
Charles Saka 3 Mount Court Oakhurst, NJ 07755	\$ 20,000	2,000	20.00%
Allen Saka 1961 East 14th Street Brooklyn, NY 11228	20,000	2,000	20.00%
Raymond Saka 4 Clark Court Oakhurst, NJ 07755	20,000	2,000	20.00%
Jeffrey Saka 314 Sherman Avenue Deal, NJ 07723	20,000	2,000	20.00%
SMS Family Investment LLC c/o Margie Saka, Manager 44 Shadow Lawn Drive Oakhurst, NJ 07755	20,000	2,000	20.00%
Total	\$100,000	10,000	100.00%



3

5P-36-3-21