

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

October 26th, 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/>



856.566.2978

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. Bogey's SP-7-2-21 Brooklawn new full-service restaurant
 - B. Car Wash SP-15-7-21 Gloucester Twp. new automatic car wash
 - C. Lawnside Station Business Park SP -21-3-21 Lawnside new warehouse
7. Chairperson's Report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report
11. New Business
12. Old Business
13. Adjournment

*public comment shall be received after each application

CC: Hon. Louis Cappelli, Jr., Esq., Commissioner Director
Hon. Almar Dyer, Commissioner
John Wolick, Director of Public Works
Kevin Becica, County Engineer
William England, Assistant County Engineer
Andrew Levecchia, County Planner

**Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
September 28th, 2021**

The meeting was convened at 6:00 PM by Mrs. Williams.
Mrs. Williams announced that the meeting was being held virtually.

Meeting opened with the Flag Salute and pledge of allegiance

Chairwoman Williams, Mr. Thomas Schina, Mr. Ryan Doran, Mr. Joseph Pillo, Mr. Stephen Gandy and Mr. William England, Assistant County Engineer and Commissioner Dyer 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 August 2021 meeting by Mr. Schina and seconded by Mr. Pillo. All present voted in favor of the motion.

Public Comment on non-agenda items: no comments

Review of Projects for Board Action

1. Cooper University Health Care SP-8-15-21 City of Camden

Kevin Sheehan Esq. and Kyle Rutherford PE, representing the applicant.

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 applicant agrees to all conditions outlined in the Engineers Review letter.

A motion was made by Mr. Thomas Schina and Seconded by Mr. Ryan Doran. A roll call vote was conducted, and all were in favor of approving the application.

2. Wawa SP-15-4-21 Gloucester Twp.

Stephen Barse Esq., Larry DiVietro PP and Dave Horner PE, representing the applicant.

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 Blackwood 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 applicant agrees to all conditions outlined in the Engineers Review letter.

A motion was made by Mr. Joseph Pillo and Seconded by Mr. Thomas Schina. A roll call vote was conducted, and all were in favor or approving the application.

3. RGC, LLC SP-36-4-21 Winslow Twp.

Brain Callahan Esq., Charles Endicott PE., representing the applicant.

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 applicant stated that the hours of operations will be Monday – Friday 7am – 5pm and include 24/7 security. There will be 180 employees working one single shift with staggered start times from 7 am – 9am to 3pm – 5pm. There will be no retail sales from this location.

Chairwoman Williams asked Mr. England about any concerns related to the traffic report. His answer was that there are no concerns.

Mr. Gandy asked about wastewater. The applicant stated that they are working with the County Health Department and making improvements to the current septic system.

Mr. Schina asked if the site driveways can be used by tractor trailers. The applicant stated that the site is currently used by traffic trailer and that they will ensure the truck movements before resubmitting site plans.

The applicant agrees to all conditions outlined in the Engineers Review letter.

A motion was made by Mr. Joseph Pillo and Seconded by Mr. Thomas Schina. A roll call vote was conducted, and all were in favor or approving the application.

4. Wawa Rt. 30 SP-36-3-21 Winslow Twp.

Duncan Prime Esq., Matt Sharo PE, Patrick Downey PE Traffic Engineer, representing the applicant.

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 applicant agrees to all conditions outlined in the Engineers Review letter.

The applicant attorney stated that the municipal approval is under appeal from a concerned neighbor and competitor challenging the zoning determination and ensured that the appeal is not related to traffic, stormwater or site plan items.

A motion was made by Mr. Thomas Schina and Seconded by Mr. Joseph Pillo. A roll call vote was conducted, and all were in favor of approving the application.

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 October 26th 2021, and it is expected to be virtual and future meetings will be

NEW BUSINESS

None

OLD BUSINESS

None

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 October 26, 2021
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP - 1	Bogey's	SP-7-2-21	Brooklawn	new full-service restaurant
SP - 2	Car Wash	SP-15-7-21	Gloucester Twp.	new automatic car wash
SP - 3	Lawnside Station Business Park	SP -21-3-21	Lawnside	new warehouse

STAFF REPORT MEETING OF:	RE:	Bogey's Restaurant
	Plan:	SP-7-2-21
	Municipality:	Brooklawn
	Applicant:	Donald H. & Svitlana Bogey
	Abuts County Route:	Creek Rd. Cr. 753

The applicant is seeking approval to construct a full-service restaurant, expanded boat dock, a parking lot to provide off street parking spaces and disability access for buildings and a barrier free path for public access to the Big Timber Creek.

[illegible]

EXISTING PROPERTY LINES	
SUBJECT PARCEL	
EXISTING EDGE OF PAVED LOT	
EXISTING BUILDING	
EXISTING CURB	
EXISTING CONCRETE	
PROPOSED BUILDING SETBACK	
PROPOSED CURB	
PROPOSED STRIPING	
PROPOSED SIDEWALK	
LOW HIGH WATER	

[illegible]

ME
9-20-41

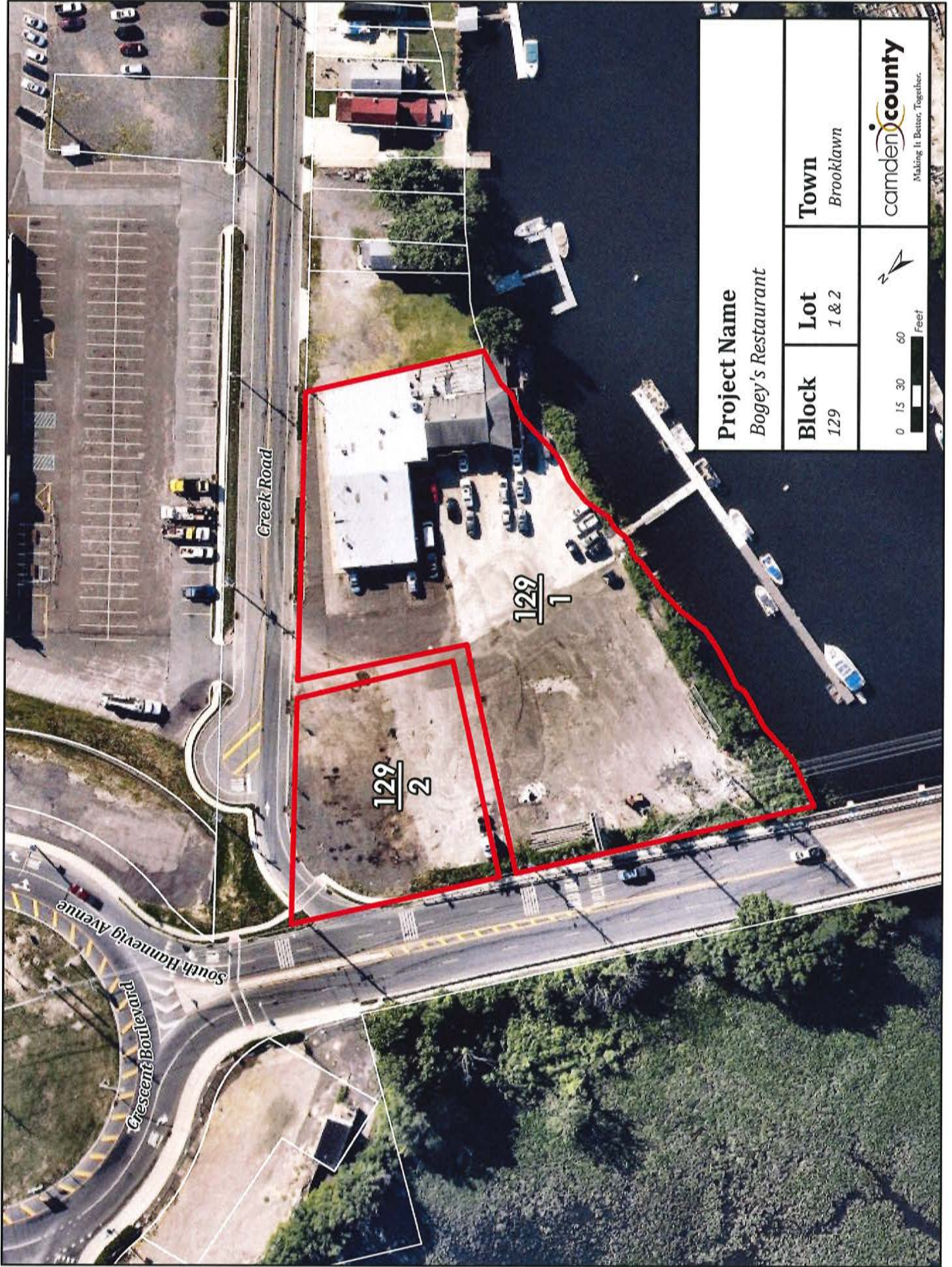


SR3 ENGINEERING
300 ESCOR AVENUE, SUITE 201
BELLMAWR NJ, 08022
PH: (908) 513-3123

BOGEY'S RESTAURANT

SITE PLAN

2



Project Name
Bogey's Restaurant

Block
129

Lot
1 & 2

Town
Brooklawn



0 15 30 60 Feet

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

**COUNTY PLAN:
SP-7-2-21**

Bogey's Restaurant

PROJECT NAME

Brooklawn

MUNICIPALITY

TYPE OF PLAN

 X

SITE PLAN

 PRELIMINARY PLAN

 OTHER

TAX MAP DATA

PLATE: 11

BLOCK: 129

LOT (s): 1 & 2

REVIEW STATUS

NAME: Donald H. and Svitlana Bogey

ADDRESS: 1779 Delsea Drive

CITY: Woodbury **STATE:** NJ **ZIP:** 08096

SITE ABUTS COUNTY HIGHWAY: Cr. 753 Creek Rd.

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

GENERAL

The applicant is seeking approval to construct a full-service restaurant, expanded boat dock, a parking lot to provide off street parking spaces and disability access for buildings and a barrier free path for public access to the Big Timber Creek.

The following documents have been reviewed:

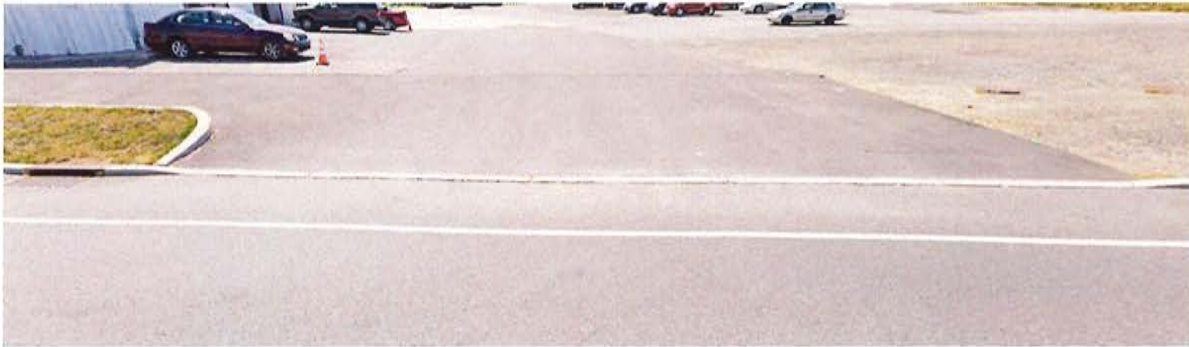
1. Site plan entitled SR3 Engineers; dated July 13, 2021
2. Stormwater Management Report prepared by SR3 Engineers; dated Nov. 21, 2018 revised July 13, 2021.
3. Traffic Impact Analysis – N/A
4. Land Title Survey prepared by Valley Land Services 8/10/2018

RIGHT OF WAY

1. The Camden County Master Plan indicates that Creek Road (CR 753) has a proposed right-of-way of 50-feet, with an existing right-of-way of 50-feet. No additional right of way is required.

SITE PLAN

1. It does not appear that the applicant is proposing any significant modifications within the County right-of-way. However, **the Site Plan set should be revised to include driveway curbing extended to Creek Road, the pavement restoration for the water utility connection, and the roadway restoration for curb installed where eastern driveway is proposed to be closed.**
2. In accordance with 3.3.1.8, new roads shall be located to provide an unobstructed line of sight. **The Site Plan, Sheet 2 should be revised to show Sight Triangles and that the area within the 360' Sight Triangle shall be free of all vegetation or obstructions 18" high or higher.**
3. **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.**
4. Site Plans Must Conform with the Following Standards:
 - 3.3 Site Plan
 - 3.3.1.10.C Width of Driveways that Intersect a County Road
(Plan Does Not Conform) - The standard states that the minimum width of a driveway for non-residential use is 24 feet and the maximum width of a driveway for non-residential use is 45 feet. **The plans show the driveway to be 51.6 feet. The plans should be revised to reduce the existing driveway to 45 feet to meet the standard.**



3.3.1.10.E Driveway and Apron Material (***Plan Does Not Conform***) – The Standard states that: “Depressed concrete curb shall be provided along a county road at a proposed driveway. The depressed curb shall extend to a distance of at least 5’ further than the width of the driveway unless corner radius curb is required or provided. The depressed curb shall extend to the points on either side of the driveway where the corner radius curb meets the curb along the county road.” **The plans show the depressed curb on the west side of the proposed stop bar ends directly at the edge of the asphalt pavement. There is no curb radius. The plan should be revised to provide a concrete curb extended to Creek Road with a conforming radius and a concrete driveway apron to meet County standards.**

3.3.1.12 Emergency Access (***Plan Does Not Conform***) - The standard states that: “Emergency access points may be required as determined by the County Engineer to provide an alternate means of access to protect the health, safety and welfare of the public, Emergency access points shall be a maximum width of 15’ and shall be designed so as not to be readily visible and usable by the general motoring public. The emergency access should be gated and signed to allow access for emergency vehicles only. Emergency access drives shall be located to allow for the safe ingress and egress of the emergency vehicles. The emergency access from the county road to the development must consist of grass concrete pavers or equivalent. Use of the emergency access to accommodate pedestrians and/or bicycles may be permitted if the installation of the appropriate signs is approved by the county engineer.” **Site does not have emergency access, a waiver is recommended due to the location of the site.**

3.3.1.15 Advertising Signs (***Plan Does Not Conform***) – The standard states: “The installation of advertising signs within the county right-of-way shall not be permitted unless permission is granted by the Camden County Development Review Committee based upon the recommendation of the Camden County Engineering Division. The applicant may be required to enter into an Indemnification agreement with the County of Camden if such agreement is recommended by Camden County Planning Board Counsel. Advertising signs shall be located: I. Outside the County Right-of-Way and II. Outside the Sight Triangle Easement and III. Ten feet behind the front face of curb or edge of pavement.” **The current plans and submission do not include any site signage, but if signs are to be proposed they will have to adhere to the county right of way standards.**

STORMWATER MANAGEMENT NJAC 7:8

5. The proposed improvements do ultimately disturb one or more acres (43,560 SF) of land, but the applicant is decreasing the impervious coverage by 0.15 acres. 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.
6. 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).
7. There are seven (7) inlets along the property frontage that have been replaced under the 2016 Camden County Creek Road project. The applicant does not need to upgrade any inlets along the property frontage to Type N Eco Grates.

DETAILS

8. All construction or reconstruction within the County right-of-way are to be at County standards, and Federal ADA standards.
9. 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. **The County curb detail should be added to Sheet 8.**
10. 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.
11. A detail should be provided for County roadway restoration for work adjacent to the curb and utility trenches. Creek Road is an asphalt road, **The plans should include pavement restoration area in front of the new curb and pavement restoration for the utility water trench. The pavement restoration should be 6" of dense grades aggregate, 8" of temporary base pavement, then 2" mill and top pave 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 Driveway Apron
 3. Standard HMA Driveway Section: Adjacent to Reinforced Concrete Sidewalk and Apron
 4. Standard Driveway Treatment: Apron and Flare (Plan View)
 5. Concrete Curb with Roadway Restoration

ADMINISTRATIVE

13. 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.
14. 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.
15. 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.
16. 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.
17. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
18. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
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.

OUTSIDE AGENCY APPROVALS

21. Applicant is responsible for all environmental permits required.

William England, PE for 10/15/21
Assistant County Engineer DATE



Cc: Applicant: Donald H. & Svitlana Bogey / NA
Applicant Attorney: Brad Wertheimer Esq, Fax: 888-304-3614
Applicant Engineer: Sam Renauro – srenauro@sr3engineers.com
Municipal Planning Board Secretary: Maria Branson - taxcollector@brooklawn-nj.com / Fax number: N/A
Municipal Review Engineer: Greg Fusco gfusco@keyengineers.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: Bogey's Restaurant

Project Address (if applicable) & Municipality: 2 Creek Road, Borough of Brooklawn, Camden County, NJ

Abuts County Road: Yes County Route No.: 753

Type of Submission (please check one):

- ☒ 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): 11

Existing Zoning: Light Industrial

Block(s): 129

Variance(s) Required: Max Lot Coverage (Lots 1&2)*

Lot(s): 1 & 2

Min. Side Yard (Lots 1 & 2)*

*Existing conditions

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/cjdpw/publicworks/planning/>. If you have any questions please call 856-566-2978.

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (please type or print legibly or your application may be delayed):

Applicant: Donald H. & Svitlana Bogey Phone: 856-296-9160 Fax: _____
Address: 1779 Delsea Drive Town & State: Woodbury, New Jersey
Email: _____ Zip.: 08096

Attorney: Brad Wertheimer, Esquire Phone: 267.687.2113 Fax: 888.304.3614
Address: 820 Wickfield Road Town & State: Wynnewood, PA
Email: _____ Zip.: 19096

Engineer: Samuel Renauro III Phone: 856-933-3323 Fax: _____
Address: 100 Essex Ave, Suite 201 Town & State: Borough of Bellmawr, NJ
Email: srenauro@sr3engineers.com Zip.: 08031

Proposed Use (please check all that apply):

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|--|---|--|
| <input type="radio"/> Single Family Detached | <input type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input checked="" type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse |
| <input type="radio"/> Apartments | <input type="radio"/> Hospitality/ Hotel Space | <input type="radio"/> Distribution Center |
| <input type="radio"/> Condominiums | <input type="radio"/> Medical Use | <input type="radio"/> Manufacturing |
| <input type="radio"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment | <input type="radio"/> Other: _____ |

Project Description & Statistics:

Short Description of Project: The proposed combined 1.79 acre lots will contain a full-service restaurant, expanded boat dock, a parking lot to provide off-street parking spaces and disability access for the buildings and a barrier free path for public access to the banks of Big Timber Creek. The proposed project will not create any variances other than those that already exist.

Increase in Impervious Coverage?: YES ☒ NO ☐ Total Increase or Decrease: 0.23 acres
Total Amount of Land Disturbed: 1.47 acres
Total Gross SF of all Buildings/ Development: 5,410 SF
Total New Residential Units: 0
Total New Jobs Created: 10-15

CAMDEN COUNTY PLANNING BOARD APPLICATION

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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 signature)

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Way Bogey Don Bogey

Signature of Applicant: Don Bogey Date: _____

Agent Completing Application: _____

Signature of Agent: _____ Date: _____

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

Page - 4

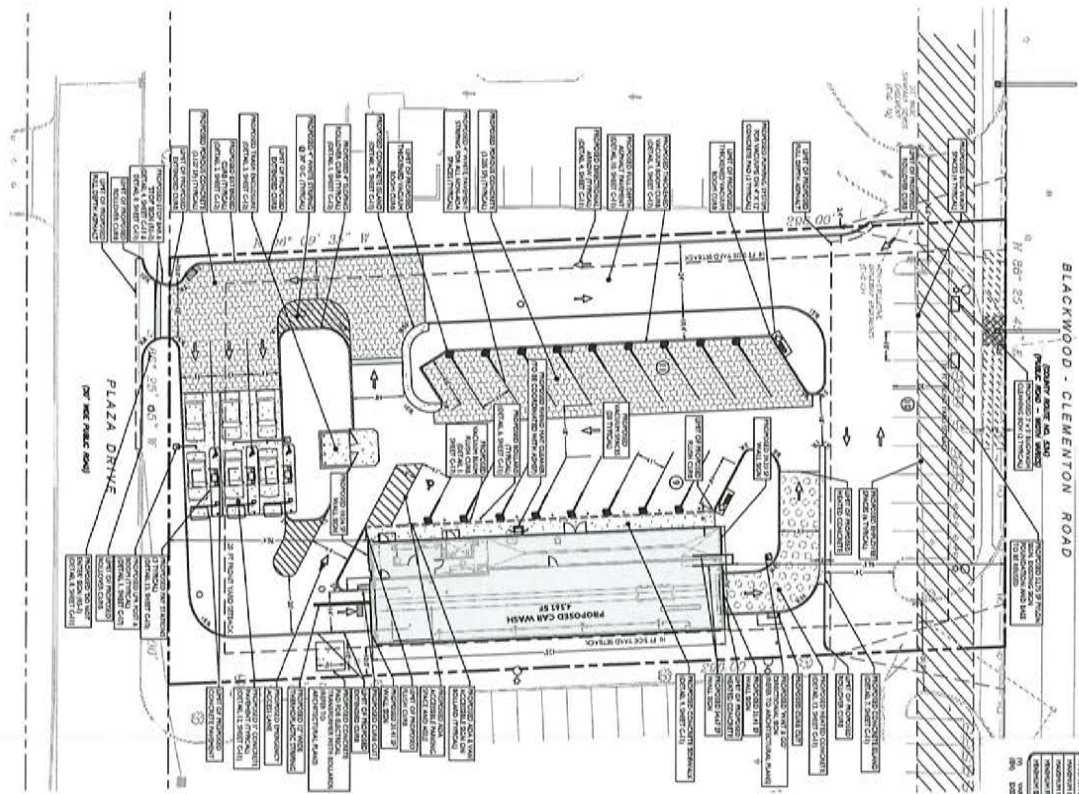


Is Company an Individual Owner? ☒ YES / NO

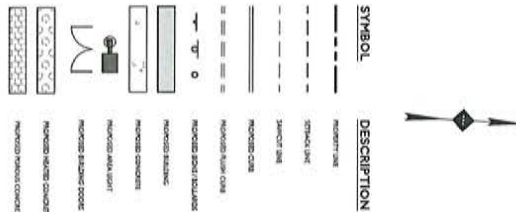
Date

STAFF REPORT MEETING OF:	RE:	Car Wash
	Plan:	SP-15-7-21
	Municipality:	Gloucester Twp.
	Applicant:	Hutton ST. 17, LLC
	Abuts County Route:	Cr. 534 Blackwood Clementon Rd.

The applicant is seeking approval to construct a 4,562 SF car wash on a developed 1-acre lot. The property frontage is located on Blackwood-Clementon Road (County Route 534). South of the site is Plaza Drive. There are three entrances/exits into and out of the site. One is located off Blackwood-Clementon Road and two are located off Plaza Drive. There is an additional one-way entrance off Blackwood-Clementon Road. The site also shares a drive aisle with the bar/grill located to the east. There is a vacant urgent care facility with paved parking. The applicant is proposing to demolish the existing building to construct the car wash facility. Site improvements related to the parking areas, drive aisles, curbing, pavement, and signage are also proposed.

[illegible]

COURSE REQUIREMENTS			PROVISIONS
COURSE NUMBER	REQUIREMENTS		YES
[C-001]	ENGLISH 101	ENGLISH 101	YES
[C-002]	ENGLISH 102	ENGLISH 102	YES
[C-003]	ENGLISH 103	ENGLISH 103	YES
[C-004]	ENGLISH 104	ENGLISH 104	YES
[C-005]	ENGLISH 105	ENGLISH 105	YES
[C-006]	ENGLISH 106	ENGLISH 106	YES
[C-007]	ENGLISH 107	ENGLISH 107	YES
[C-008]	ENGLISH 108	ENGLISH 108	YES
[C-009]	ENGLISH 109	ENGLISH 109	YES
[C-010]	ENGLISH 110	ENGLISH 110	YES
[C-011]	ENGLISH 111	ENGLISH 111	YES
[C-012]	ENGLISH 112	ENGLISH 112	YES
[C-013]	ENGLISH 113	ENGLISH 113	YES
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[C-016]	ENGLISH 116	ENGLISH 116	YES
[C-017]	ENGLISH 117	ENGLISH 117	YES
[C-018]	ENGLISH 118	ENGLISH 118	YES
[C-019]	ENGLISH 119	ENGLISH 119	YES
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[C-294]	ENGLISH 394		

[illegible][illegible][illegible]

7. THE CONTRACTUAL PARTIES HEREBY AGREE AND WARRANT THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND ACCURATE TO THE BEST OF THEIR KNOWLEDGE AND BELIEF AND NOT FALSIFIED OR MISREPRESENTED IN ANY MANNER.
8. THE CONTRACTING PARTY HEREBY AGREES TO HOLD THE OTHER PARTY HARMLESS FROM ALL DAMAGES, LOSSES AND EXPENSES WHICH MAY BE INCURRED BY SUCH OTHER PARTY AS A RESULT OF THIS TRANSACTION.
9. THE CONTRACTING PARTY HEREBY AGREES TO HOLD THE OTHER PARTY HARMLESS FROM ALL DAMAGES, LOSSES AND EXPENSES WHICH MAY BE INCURRED BY SUCH OTHER PARTY AS A RESULT OF THIS TRANSACTION.
10. THE CONTRACTING PARTY HEREBY AGREES TO HOLD THE OTHER PARTY HARMLESS FROM ALL DAMAGES, LOSSES AND EXPENSES WHICH MAY BE INCURRED BY SUCH OTHER PARTY AS A RESULT OF THIS TRANSACTION.
11. THE CONTRACTING PARTY HEREBY AGREES TO HOLD THE OTHER PARTY HARMLESS FROM ALL DAMAGES, LOSSES AND EXPENSES WHICH MAY BE INCURRED BY SUCH OTHER PARTY AS A RESULT OF THIS TRANSACTION.
12. THE CONTRACTING PARTY HEREBY AGREES TO HOLD THE OTHER PARTY HARMLESS FROM ALL DAMAGES, LOSSES AND EXPENSES WHICH MAY BE INCURRED BY SUCH OTHER PARTY AS A RESULT OF THIS TRANSACTION.

[illegible]



Project Name
Proposed Car Wash

Block
13305

Lot
4

Town
Gloucester Twp



camdencounty
Making It Better. Together.



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

**COUNTY PLAN:
SP-15-7-21**

Proposed Car Wash

PROJECT NAME

Gloucester

MUNICIPALITY

TYPE OF PLAN

x

SITE PLAN

 PRELIMINARY PLAN

 OTHER

TAX MAP DATA

PLATE:

BLOCK: 13305

LOT (s): 4

REVIEW STATUS

NAME: HUTTON ST. 17, LLC. (Ray Garganio)

ADDRESS: 736 Cherry Street

CITY: Chattanooga **STATE:** TN **ZIP:** 37402

SITE ABUTS COUNTY HIGHWAY: County Route 534

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

GENERAL

The applicant is seeking approval to construct a 4,562 SF car wash on a developed 1-acre lot. The property frontage is located on Blackwood-Clementon Road (County Route 534). South of the site is Plaza Drive. There are three entrances/exits into and out of the site. One is located off Blackwood-Clementon Road and two are located off Plaza Drive. There is an additional one-way entrance off Blackwood-Clementon Road. The site also shares a drive aisle with the bar/grill located to the east. There is a vacant urgent care facility with paved parking. The applicant is proposing to demolish the existing building to construct the car wash facility. Site improvements related to the parking areas, drive aisles, curbing, pavement, and signage are also proposed.

The following documents have been reviewed:

1. Site plan entitled "PRELIMINARY & FINAL SITE PLAN FOR MOD WASH PROPOSED CAR WASH", prepared by STONEFIELD Engineering & Design; dated 07/15/21.
2. Stormwater Management Report for "HUTTON ST. 17, LLC", prepared by STONEFIELD Engineering & Design; dated June 30, 2021.
3. Traffic Impact Analysis for "HUTTON ST. 17, LLC", prepared by STONEFIELD Engineering & Design, dated June 22, 2021.
4. **Land Title Survey has not been provided.**
5. Preliminary and Final Site Plan for "Mod Wash Proposed Car Wash", prepared by STONEFIELD Engineering & Design, dated July 15, 2021.

RIGHT OF WAY

1. The Camden County Master Plan indicates that County Rd. (CR 534) has an apparent half width proposed right-of-way of 37 feet, with an existing apparent right-of-way of 74 feet which complies with the County standard. **We recommend the half width dimension be clarified on the plans.** The applicant is required to provide additional right-of-way through a roadway easement to widen County Road from the centerline along the applicant's frontage. The following is noted:
 - a. The site plan should be revised to indicate 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.
2. The applicant is not proposing any improvements in the County right-of-way.

SITE PLAN

1. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
2. 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. The development will maintain the existing driveways which are shared with the adjacent properties.
3. In accordance with 3.3.1.8, new roads shall be located to provide an unobstructed line of sight. The Site Plan, Sheet 3 should be revised to show that the area within the 360' Sight

Triangle shall be free of all vegetation or obstructions 18" high or higher.

4. 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.
5. The site plan should include stop signs and stop bars at the eastern driveway entering into the County Road. The yield sign at the exit driveway should be revised,
6. The property currently shares driveway access with adjacent properties. Access easements should be shown and documented on the Site Plan.
7. 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.
8. Camden County currently has Blackwood-Clementon Road under design for roadway improvements in 2022. The plans should be revised to include any underground gas or potable water connections that may impact the County road and all utility connections should be completed prior to the start of the County road project.

TRAFFIC

1. Traffic count data was obtained on April 29, 2021 and May 1, 2021. The engineer compared the data to traffic counts conducted by NJDOT in 2013 and applied a 1% per year growth factor to 2021. The results confirmed the most recent counts are consistent with historical traffic conditions in the area, thus no volumes adjustments were necessary due to COVID-19 restrictions.
2. The engineer reviewed recently planned site development in the area that will influence the traffic study locations. It was found that a new Burger King, Chipotle, and Wawa are proposed in the area. The engineer included the trip generation associated with those developments are part of the no-build analysis.
3. The applicant identified the site trip generation for both the PM peak hour and Saturday peak hour, based off ITE trip generation manual Land Use code 948 – Automated Car Wash. The PM peak hour trip generation was calculated to be 78 total trips and the Saturday peak hour trip generation was calculated to be 41 total trips. It is noted this calculation is based on the number of "tunnels" and not the building size. This is acceptable for this type of use. However, it should be noted that the trip generation data is very limited (only 2 data points for PM peak and 1 data point for Saturday peak) and the actual trip generation of this site may differ significantly from the ITE data.
4. The capacity analysis/Level of Service results show very little changes in delay between the no-build and build conditions, with all movements operating at LOS D or better at the

signalized intersection of Blackwood-Clementon Road and the westerly site driveway. All other driveway movements operate at LOS C or better.

5. The engineer indicated the car wash queuing area can accommodate up to 20 vehicles on-site without conflicting with the site driveway or impacting Blackwood-Clementon Road. The report indicates a typical car wash capacity (meaning the highest number of vehicles the facility can process) is calculated as one vehicle per linear foot of tunnel, which equates to 125 vehicles for this site. Although this is the maximum number of vehicles the facility can process, the highest peak hour trip generation is estimated to be only 39 vehicles entering the site. Although the capacity of the facility appears to be capable of processing the estimated trips, it is not clear what the maximum anticipated queue is based on this information. The applicant should provide additional information on the maximum queue that can be expected based on the maximum number of vehicles that can be processed at the facility, which is approximately 3 times the ITE estimated trip generation.

STORMWATER MANAGEMENT NJAC 7:8

9. The proposed improvements will increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements require water quality improvement under NJAC 7:8. Stormwater improvements under NJAC 7:8.
10. The applicant is increasing the impervious coverage on the site by 0.043 acres and does not meet the definition of major development under the stormwater regulations. Stormwater improvements under NJAC 7:8 for water quantity are not required.
11. 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).
12. The design has met the water quantity requirement for peak rate of reduction.
13. Curb pieces should be replaced with Type N Eco Grates. The plan should include details for Type N Eco Grates for the storm inlets in the front parking lot that drain into the County right of way.
14. 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.
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.


DETAILS

16. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
17. 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.
18. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. Blackwood Clementon Road is an asphalt road, the pavement restoration should be 6" of dense grades aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement.
19. 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 Asphalt roadway
 3. Standard trench restoration

ADMINISTRATIVE

20. 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.
21. 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.
22. 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.
23. 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.

24. 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.
25. 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.
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.
29. Applicant is responsible for all environmental permits required.


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: rgarganio@hutton.build / Fax number: N/A
Applicant Attorney: imd@delducalewis.com / Fax number: N/A
Applicant Engineer: jmodestow@stonefieldeng.com / Fax number: 201-340-4472
Municipal Planning Board Secretary: Lydia Pendino: lpentino@glotwp.com / Fax number: N/A
Municipal Review Engineer: BACH Associates (Steven M. Bach), Fax number: 856-546-8612 / Email: N/A

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: Proposed Car Wash

Project Address (if applicable) & Municipality: 1310 Blackwood-Clementon Road, Gloucester Township

Abuts County Road: Blackwood-Clementon Road County Route No.: 534

Type of Submission (please check one):

- ☒ 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): _____

Block(s): 13305

Lot(s): 4

Existing Zoning: HC (Highway Commercial)

Variance(s) Required: See Site Plan

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/server/public_works/planning. If you have any questions please call 856 566 2978.

SP-15-7-01

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (please type or print legibly or your application may be delayed)

Applicant HUTTON ST 17, LLC Phone 609-668-4661 Fax _____
Address 736 Cherry Street Town & State Chattanooga, TN
Email rgarganio@hutton.build Zip 37402

Attorney Del Duca Lewis Law Firm Phone 856-427-4200 Fax _____
Address 21 East Euclid Avenue (Suite 100) Town & State Haddonfield, NJ
Email lmd@delducalewis.com Zip 08033

Engineer Stonefield Engineering & Design Phone 201-340-4468 Fax 201-340-4472
Address 92 Park Avenue Town & State Rutherford, NJ
Email jmodestow@stonefieldeng.com Zip 07070

Proposed Use (please check all that apply):

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|--|--|--|
| <input type="radio"/> Single Family Detached | <input checked="" type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse |
| <input type="radio"/> Apartments | <input type="radio"/> Hospitality/ Hotel Space | <input type="radio"/> Distribution Center |
| <input type="radio"/> Condominiums | <input type="radio"/> Medical Use | <input type="radio"/> Manufacturing |
| <input type="radio"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment | <input type="radio"/> Other _____ |

Project Description & Statistics:

Short Description of Project The project proposes to raise the existing building and site improvements for a ModWash car wash with related improvements including parking areas, a drive way, drive aisles, stormwater infrastructure, pay stations, a trash enclosure and other site improvements as shown on the accompanying site plan drawings

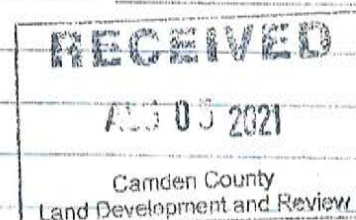
Increase in Impervious Coverage? YES NO Total Increase or Decrease 1,898 SF

Total Amount of Land Disturbed ~0.82 AC

Total Gross SF of all Buildings/ Development 4,562 SF

Total New Residential Units N/A

Total New Jobs Created _____



SP-15-7-21

CAMDEN COUNTY PLANNING BOARD APPLICATION Page 3

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 signature)

Title of Municipal Official _____

Authorized Municipal Signature _____ Date _____

Transmittal Date (if applicable) _____

Phone Number _____

Signatures Required:

Name of Applicant: Ray GARGANIO

Signature of Applicant: [Signature] Date: 6/16/21

Agent Completing Application: _____

Signature of Agent: _____ Date: _____

For County Use:

Classification of Application _____

Fees Included with Application YES / NO

County Plan Number SP-15-7-21

Stamp Date Received Below

RECEIVED

AUG 05 2021

Camden County
Land Development and Review

$$P_{\text{avg}} = 3.$$


Name of Company/Organization, HUTTON ST 17, LLC

Is the Company a Corporation? YES / NO

If yes what State is the Corporation incorporated in? DELAWARE

Is the Company a Partnership? YES / (NO)

Is Company an Individual Owner? YES / NO

Title

KAREN HUTTON 736 CHERYST, CHATTANOOGA TN President + CEO

I certify that the above information is true and correct to the best of my knowledge:

Signature of Owner & Title Chief Development Officer

6/17/21

Date _____

Signature of Owner & Title

Deane

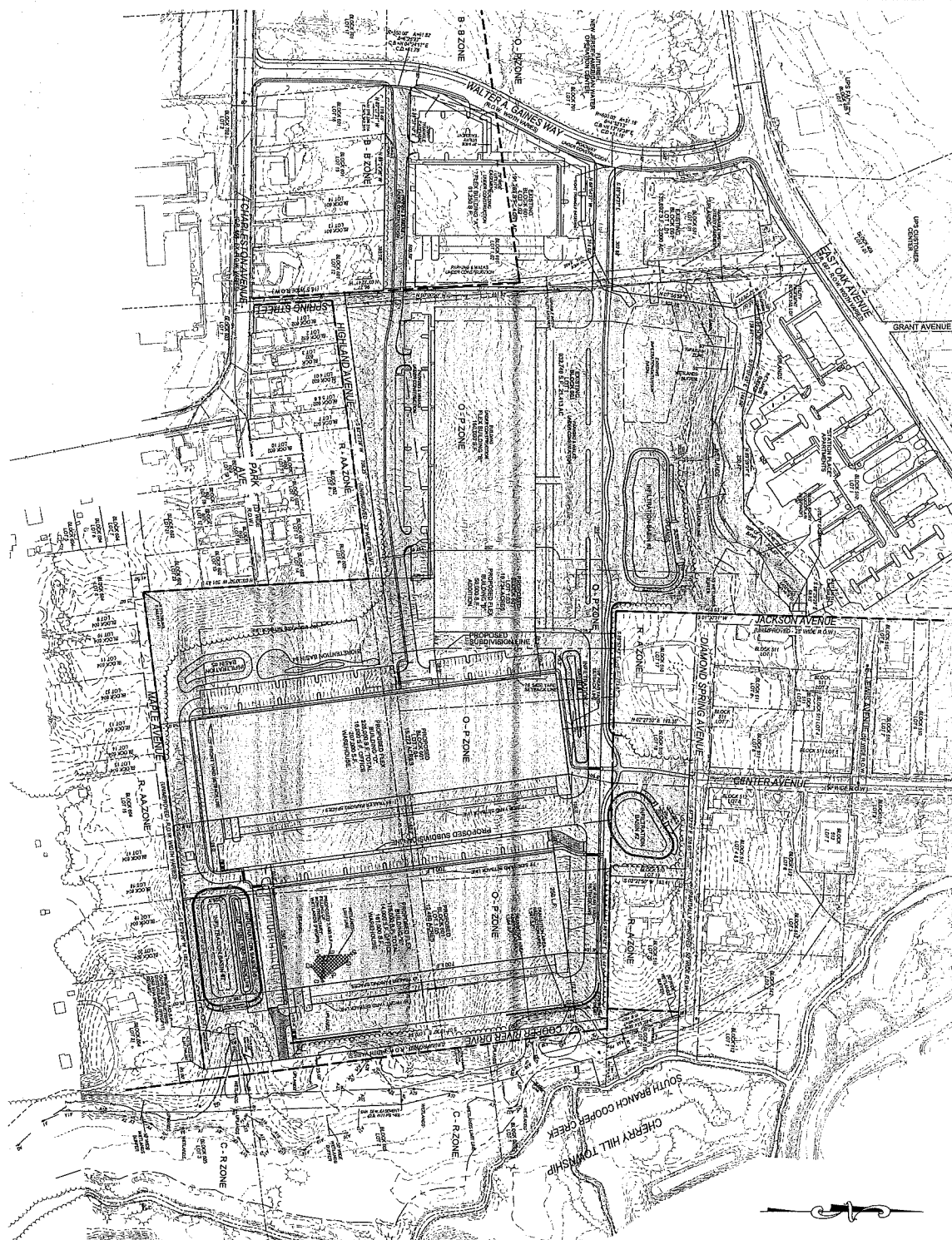
SP-15-7-21

STAFF REPORT MEETING OF:	RE:	Lawnside Station Business Park
	Plan:	SP-21-3-21
	Municipality:	Lawnside
	Applicant:	VCC Lawnside Business Park I Urban Renewal LLC
	Abuts County Route:	N/A

The applicant is seeking approval for the development of 2 new warehouses and an addition to an existing warehouse. Building B (previously approved) will be expanded by 50,000 sq. ft. of warehousing space, and Building D is proposed to be 225,000 sq. ft. and include office and warehousing and Building E is proposed to be 175,000 sq. ft. of office and warehouse space.

Development is not located on a County road but constitutes more than 1 acre of impervious coverage.

The proposal includes a minor subdivision.



SITE SAFETY NOTE: RESPONSIBILITY IS TO PERSONATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS. CONSTRUCTION CODE AND CPM 1805.32 (i) OSHA COMPETENT PERSON.



8/27/2021

8/27/21

SAUEL S. MADRIS IV

PREVITERA

KO DOWNS

OVERALL SITE PLAN

HISTORIC STATION BUSINESS PARK

MOORE & SONS

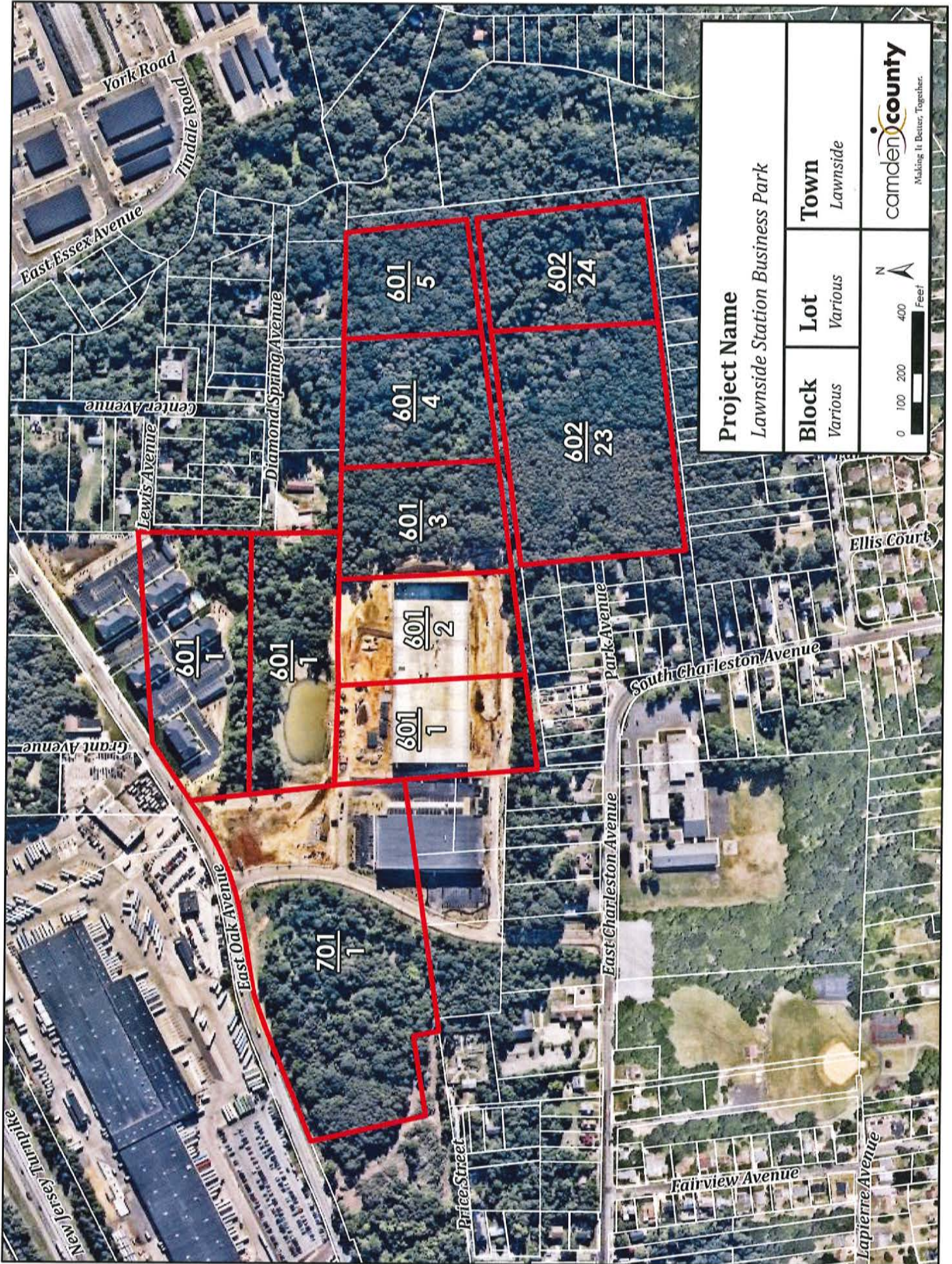
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RENOVATION & DEVELOPMENT

Taylor Wiseman & Taylor

NOTES:

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Project Name Lawnside Station Business Park				camden county Making It Better. Together.
Block Various	Lot Various	Town Lawnside		



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

**COUNTY PLAN:
SP-21-3-21**

Historic Borough of Lawnside Station
Business Park
PROJECT NAME

Lawnside
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

x

SITE PLAN

PLATE: 5,6,& 7.01

PRELIMINARY PLAN

BLOCK: 510;601;602

OTHER

LOT (s): 18 &19; 1,4&5;
23&24

NAME: VCC Lawnside Business Park1 Urban Renewal

ADDRESS: 288 W. Landis Ave. Suite 300 PO Box 1517

CITY: Vineland STATE: NJ ZIP: 08362

SITE ABUTS COUNTY HIGHWAY: N/A

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

GENERAL

The applicant is seeking approval for the development of 2 new warehouses and an addition to an existing warehouse. Building B (previously approved) will be expanded by 50,000 sq. ft. of warehousing space, and Building D is proposed to be 225,000 sq. ft. and include office and warehousing and Building E is proposed to be 175,000 sq. ft. of office and warehouse space.

Development is not located on a County road but constitutes more than 1 acre of impervious coverage.

The proposal includes a minor subdivision.

The following documents have been reviewed:

1. Site plan prepared by Taylor Wiseman and Taylor Engineering; dated 8/27/2021
2. Stormwater Management prepared by Taylor Wiseman and Taylor Engineering; dated 8/30/2021
3. Traffic Impact Analysis prepared by Langan Engineers, dated 8/27/2021
4. Land Title Survey prepared by Taylor Wiseman and Taylor Engineering; dated 8/19/2021
5. Minor Subdivision Plan prepared by Taylor Wiseman and Taylor Engineering; dated 8/27/2021

RIGHT OF WAY

The proposed site does not front on a County highway and does not impact County facilities.

SITE PLAN

1. The applicant has provided a trip generation comparison table, illustrating the net change in proposed site generated trips compared to the trip generation previously established by the approved Business Park identified in the January 30, 2019 traffic study. Based on the current ITE trip generation manual for Land Use 150 (warehousing), the currently proposed development is anticipated to generate 132 total AM peak hour trips and 142 total PM peak hour trips. The originally proposed Business Park proposed a total of 199 total AM peak hour trips and 201 total PM peak hour trips. The results of this comparison identify the currently proposed development will generate 67 less trips during the AM peak hour and 59 less trips during the PM peak hour.
2. The applicant did not provide level of service calculations, however, since the currently proposed development generates less traffic than previously approved, it would appear the LOS results would be similar or better than previously documented.
3. The mix of vehicles utilizing the currently proposed site will have a much higher concentration of heavy vehicles, specifically tractor trailers, compared to the previously approved site. This influence on delays/LOS at impacted intersections was not identified or captured in the applicant's Traffic Impact Statement.
4. Based on the roadway system, it appears the highest concentration of traffic will utilize East Oak Avenue to Essex Road which provides direct access to I-295. However, there is a high likelihood that trucks and passenger vehicles will also utilize East Oak Avenue (or East Charles Avenue) to the west to access Warwick Road and Route 30. The applicant shall indicate the trip distribution of the currently proposed land use, identify a truck routing

plan that will be implemented as part of the approval process (preferably all trucks utilizing East Oak Avenue toward Essex Road), truck trips, and percentage of trucks.

5. Based on the proposed trip generation/distribution results, the applicant shall provide peak hour site generated trips at the intersections of East Oak Avenue at Essex Road and at Warwick Road, with conclusions related to the ability of those intersections to accommodate the proposed site trips and tractor trailer access/impacts.

STORMWATER MANAGEMENT NJAC 7:8

1. 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. Stormwater management basins have 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:
 - a. The final design meets the hydraulic impact requirements of NJAC 7:8-5.4(a)2iv
 - b. The storm water system is in total conformance with the NJAC 7:8.
2. The design has met the water quantity requirement for peak rate of reduction.
3. 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 to ensure that the stormwater system can be maintained in perpetuity.
4. 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 to obtain final County approval.

DETAILS

The proposed site does not front on a County highway and does not require County improvement details.

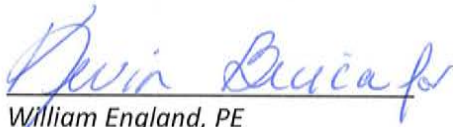
ADMINISTRATIVE

5. 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.
6. 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.

7. 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.
8. 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.
9. 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 to obtain final County approval.
10. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

OUTSIDE AGENCY APPROVALS

11. Applicant is responsible for all environmental permits required.


William England, PE
Assistant County Engineer

10/15/21
DATE



Cc: Applicant: John Krauser john.krauser@vinelandconstruction.com
Applicant Attorney: Steve Tripp ESQ stripp@wilentz.com
Applicant Engineer: Koldomasov, Vlad Koldomasov@taylorwiseman.com
Municipal Planning Board Secretary: Angela Miller /
Municipal Review Engineer: Dena Johnson Dena.Moore@rve.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: HISTORIC BOROUGH OF LAWN SIDE STATION BUSINESS PARK - BLDG. B EXTENSION, BLDG. D & E

Project Address (if applicable) & Municipality: 141 WALTER A GAINES WAY - BOROUGH OF LAWN SIDE

Abuts County Road: _____ County Route No.: _____

Type of Submission (please check one):

- ☒ 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): 5, 6 & 7.01

Existing Zoning: REDEVELOPMENT PLAN AREA 2

Block(s): 510; 601; 602

Variance(s) Required: SEE ATTACHED

Lot(s): 18 & 19; 1, 4 & 5; 23 & 24

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.

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (please type or print legibly or your application may be delayed):

Applicant: VCC LAWNSIDE BUSINESS PARK I URBAN RENEWAL, LLC
VINELAND CONSTRUCTION CO. Phone: 856-794-4706 Fax: 856-794-4721
 Address: 288 W. LANDIS AVE, SUITE 300 P.O. BOX 1517 Town & State: VINELAND, NJ
 Email: john.krauser@vinelandconstruction.com Zip.: 08362

Attorney: STEVEN J. TRIPP, ESQ. Phone: 732-855-6076 Fax: 732-726-6524
 Address: 90 WOODBRIDGE CENTER DRIVE, SUITE 900 Town & State: WOODBIDGE, NJ
 Email: stripp@wilentz.com Zip.: 07095

Engineer: VLADISLAV KOLDOMASOV Phone: 856-235-7200 Fax: 856-722-9250
 Address: 124 GAITHER DRIVE, SUITE 150 Town & State: MT. LAUREL, NJ
 Email: koldomasov@taylorwiseman.com Zip.: 08054

Proposed Use (please check all that apply):

Residential	Commercial	Industrial
<input type="radio"/> Single Family Detached	<input type="radio"/> Retail	<input type="radio"/> Maintenance/ Repair Shop
<input type="radio"/> Town Homes	<input type="radio"/> Office	<input checked="" type="radio"/> Flex Space
<input type="radio"/> Duplex	<input type="radio"/> Restaurant/ Food Establishment	<input checked="" type="radio"/> Storage/ Warehouse
<input type="radio"/> Apartments	<input type="radio"/> Hospitality/ Hotel Space	<input type="radio"/> Distribution Center
<input type="radio"/> Condominiums	<input type="radio"/> Medical Use	<input type="radio"/> Manufacturing
<input type="radio"/> Medical Care Residential	<input type="radio"/> Sports or Entertainment	<input type="radio"/> Other: _____

Project Description & Statistics:

Short Description of Project: Project includes expansion of Building 'B', construct new Building 'D' and 'E', and allow for a
minor subdivision to reconfigure the existing lot containing Building 'B', and create new lots for Building 'D' and 'E'. Building 'B'
will be expanded by 50,000 S.F. for additional warehouse space for a total floor area of 200,000 S.F.. Building 'D' will include
207,000 S.F. of warehouse space and 18,000 S.F. of office space (225,000 S.F. total). Building 'E' will include 161,000 S.F. of
warehouse space and 14,000 S.F. of office space (175,000 S.F. total).

Increase in Impervious Coverage?: ☒ YES / NO Total Increase or Decrease: 19.75 acres
 Total Amount of Land Disturbed: 30 acres
 Total Gross SF of all Buildings/ Development: Building 'B': 200,000 S.F.; Building 'D': 225,000 S.F.; Building 'E': 175,000 S.F.
 Total New Residential Units: N/A
 Total New Jobs Created: Unknown at this time

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

Subdivision Description (if applicable):

Does this application include a lot consolidation? ☒ YES ☐ NO

Will new lots be created? ☒ YES ☐ NO How Many New Lots? 3

Size of Existing Lot(s): Block 510, Lot 18 = ±1.52 ac.; Block 510, Lot 19 = ±0.105 ac.; Block 601, Lot 1 = ±21.41 ac.
Block 601, Lot 4 = ±4.83 ac.; Block 601, Lot 5 = ±3.81 ac.; Block 602, Lot 23 = ±9.72 ac.; Block 602, Lot 24 = 5.20 ac.
Vacated Portion of Highland Ave. = ±0.87 ac.

Portion to be Subdivided: Proposed Block 601, Lot 1.03 = ±19.734 ac.; Block 601, Lot 1.04 = ±15.272 ac.
Block 601, Lot 1.05 = ±12.460 ac.

Municipal (applicant/agent must bring to municipality for signature)

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: VCC LAWN SIDE BUSINESS PARK I URBAN RENEWAL, LLC AND
VINELAND CONSTRUCTION CO.

Signature of Applicant: John S. Kanner, Pres/COO Date: 9/20/21

Agent Completing Application: TAYLOR WISEMAN & TAYLOR C/O VLADISLAV KOLDOMASOV

Signature of Agent: [Signature] Date: 9/15/21

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP

Page - 4



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: VCC LAWNESIDE BUSINESS PARK I URBAN RENEWAL, LLC AND VINELAND CONSTRUCTION CO.

Is the Company a Corporation? ☒ YES / 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) / (individual/multiple) of the Company/Organization.
If applicant is a Non-Profit Organization, please list all Board Members.

Name	Address	Title
<u>The applicant is a wholly-owned subsidiary of Vinland Construction Co. The only person owning a 10% or greater interest in</u> <u>in Vineland Construction Co. is:</u>		
<u>Bernard A. Brown Trust</u>		
<u>3100 Burgundy Drive North</u>		
<u>Palm Beach Gardens, FL 33410</u>		

I certify that the above information is true and correct to the best of my knowledge:

X John S. Keenan, PRES/COO 9/20/21
Signature of Owner & Title Date

X _____
Signature of Owner & Title Date