

Department of Public Works

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

November 23rd, 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 (October 26th 2021)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:
 - A. American Foods, Paper & Poultry SP-27-7-21 **Pennsauken**
driveway modification and loading dock installation
 - B. Fast Food Restaurant with drive through SP36-6-21 **Winslow Twp.**
proposed fast food restaurant with drive through
7. Chairperson's Report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report - next meeting to be held on Dec. 21, 2021 virtually
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 Land Development Review				Review List for Meeting November 23, 2021
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP- 1	American Foods, Paper & Poultry	SP-27-7-21	Pennsauken	driveway modification and loading dock installation
SP - 2	Fast Food Restaurant with drive through	SP36-6-21	Winslow Twp.	proposed fast food restaurant with drive through

**Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
October 26th, 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, Vice Chairman Matthew Marrone, Secretary 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 September 2021 meeting by Mr. Doran 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

** Please note that the application were heard out of order and Car Wash ion Gloucester Twp. was heard first and then the board went back to Bogey's restaurant; technical difficulties prevented Bogeys to be heard first.*

A. Bogey's SP-7-2-21 Brooklawn new full-service restaurant

Brad Wertheimer Esq. and Brittany L'Esperance PE, representing the applicant.

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

Planning Board Staff recommend a waiver for item 3.3.1.12 – relief from providing emergency access

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

B. Car Wash SP-15-7-21 Gloucester Twp. new automatic car wash

Damian DelDuca Esq., John Corak PE (Traffic), representing the applicant.

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. Two are located off Blackwood-Clementon Road and one is 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 applicant provided documentation and testimony about the Right of Way and confirmed that right of way has already be provided to the County for this parcel.

The applicant mentioned that they do not have control of the driveway specifically the egress onto Blackwood Clementon Rd. and therefore could not provide the requested stop bar and stoop sign at the end of the driveway. County Planning Board staff requested that the applicant ask the adjacent property owner for permission to install these traffic control devices. The applicant agreed to ask the adjacent property owner for permission.

The applicants Traffic Engineer provided testimony about site traffic and carwash stacking.

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

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

C. Historic Lawnside Station Business Park SP -21-3-21 Lawnside new warehouse

Steve Tripp Esq., Vlad Koldomasov PE, Karl Pehnke PE (traffic) representing the applicant.

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 applicant provided testimony on how the site would be used and how the traffic will impacts County roads. The applicant explained the need for a minor subdivision.

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

A motion was made by Mr. Schina and Seconded by Mr. Doran. A roll call vote was conducted, and all were in favor or 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 November 23rd, 2021, and it is expected to be virtual.

NEW BUSINESS

None

OLD BUSINESS

None

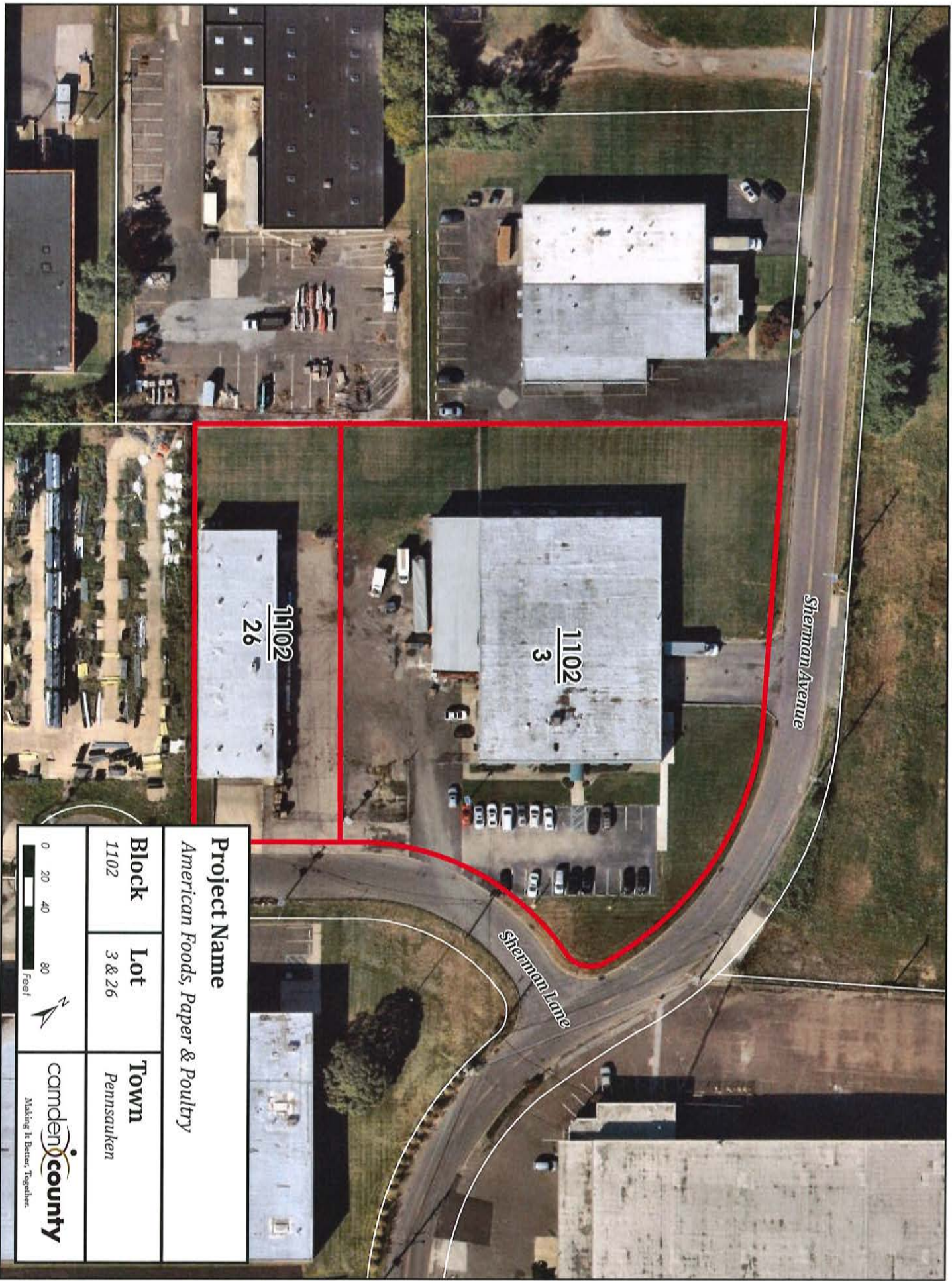
ADJOURNMENT

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

Respectfully Submitted,
Andrew Levecchia PP/AICP
County Planner

STAFF REPORT MEETING OF:	RE:	American Foods, Paper & Poultry
	Plan:	SP-27-7-21
	Municipality:	Pennsauken
	Applicant:	American Foods, Paper & Poultry
	Abuts County Route:	Sherman Ave. Cr. 760

The applicant is seeking approval to construct a 15 x 96 covered loading dock and new parking lot for up to 8 trucks with a new depressed curb and apron. The SU- 40 truck is a medium sized truck typically extending to 45 feet in length. The proposed project is within an industrial park.



Sherman Avenue

Sherman Lane

1102
3

1102
26

Project Name

American Foods, Paper & Poultry

Block

1102

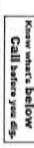
Lot

3 & 26

Town

Pennsauken



[illegible]



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

**COUNTY PLAN:
SP-27-7-21**

American Foods, Paper & Poultry
PROJECT NAME

Pennsauken Twp.
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

 X SITE PLAN
 PRELIMINARY PLAN
 OTHER

PLATE: 11
BLOCK: 1102
LOT (s): 3 & 26

NAME: American Foods, Paper & Poultry

ADDRESS: 6949 Sherman Ave.

CITY: Pennsauken **STATE:** NJ **ZIP:** 08109

SITE ABUTS COUNTY HIGHWAY: Sherman Ave. Cr. 760

COUNTY ENGINEER'S REVIEW COMMENTS

GENERAL

The applicant is seeking approval to construct a 15 x 96 covered loading dock and new parking lot for up to 8 trucks with a new depressed curb and apron. The SU- 40 truck is a medium sized truck typically extending to 45 feet in length. The proposed project is with in an industrial park.

The following documents have been reviewed:

1. Site plan prepared by Jefferis Engineering Associates, LLC. dated 05/03/21 and updated on 08/05/21.
2. Plan of Topographic Survey prepared by Pennell Land Surveying, Inc. 8/2/21
3. Stormwater Management calculations prepared by Jefferis Engineering Associates, LLC. Dated 8/5/21
4. Traffic Engineering Analysis prepared by Shropshire Associates; LLC dated August 5th, 2021.

RIGHT OF WAY

1. Additional Right of Way is not required.

SITE PLAN

1. An existing conditions and demolition plan were not included in the plan set.
2. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

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

A truck turning template should be provided to depict truck maneuvering into and out of the of the site.

3.3.1.10. E Driveway and Apron Material (Waiver Recommended)

Staff recommends a waiver from the typical 25ft of concrete driveway from depressed curb into the site requirement as the applicant proposed to build a driveway apron (to county standards) and provide a heavy-duty asphalt driveway.

Additionally, the County requests, as a condition of approval, the applicant install a depressed curb on the site of the existing driveway and provide restoration as required by County Standards.

Site plans shall be updated to include this request.

STORMWATER MANAGEMENT NJAC 7:8

1. The applicant has stated in their Stormwater Management Report that the proposed improvements do not 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 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.

2. The applicant is increasing the impervious coverage on the site and as a result the County request the installation of an inlet at the northeast corner of the lot to pick up overland flow from Sherman Ave.
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.

DETAILS

4. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
5. 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.
6. Depressed curbing shall be installed at all driveways on County roads.
7. 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.
8. The following County standard details are required for improvements in the County right-of-way:
Details:
 1. Standard 8"X9"X18" Concrete Vertical Curb
 2. Standard Depressed Concrete Curb
 3. Standard Vertical Concrete Curb Taper
 4. Standard Concrete Driveway and Concrete Apron
 5. Standard Bituminous Driveway Apron Type 1
 6. Standard Driveway Treatment: Apron and Flare (Plan View)
 7. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece
 8. Milling and Resurfacing
 9. Hot Mix Asphalt Pavement
 10. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation
 11. RCP Storm Sewer Installation
 - C. Trench Restoration in HMA Pavement

ADMINISTRATIVE

9. 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.
10. 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.

11. 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.
12. 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.
13. 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.
14. 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.
15. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
16. 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.
17. The cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
18. Underground irrigation systems shall not be located within the County right-of-way.
19. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

20. Applicant is responsible for all environmental permits required.


William England, PE
Assistant County Engineer

11/16/2021
DATE



Cc: Applicant: Tony Abdali Abdali.h07@yahoo.com
Applicant Attorney: Rachael B. Brekke - rbrekke@mcdowelllegal.com
Applicant Engineer: Teal Jefferis, PE tjefferis@jefferisengineering.com
Municipal Planning Board Secretary: Gene Padalino, gpadalino@twp.pennsauken.nj.us
Municipal Review Engineer: Douglas White PE, dwhite@tandmassociates.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:

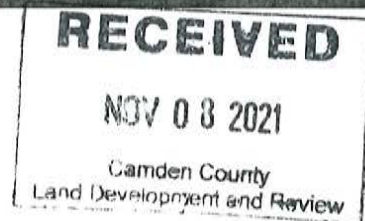
Project Name: American Foods, Paper & Poultry- Proposed Loading Docks

Project Address (if applicable) & Municipality: 6949 Sherman Avenue, Pennsauken Township, NJ

Abuts County Road: Sherman Avenue County Route No.: 760

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

Block(s): 1102

Lot(s): 3 & 26

Existing Zoning: LI-Limited Industrial

Variance(s) Required: Rear yard setback (ENC); Parking quantity;
Ingress & Egress directly from road

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-27-7-21

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: American Foods, Paper & Poultry Phone: 856-665-4000 Fax: n/a
 Address: 6949 Sherman Avenue Town & State: Pennsauken, NJ
 Email: abdali.h07@yahoo.com (Tony Abdali) Zip: 08109

Attorney: Rachael B. Brekke Phone: 856-482-5544 Fax: 856-482-5511
McDowell Law, PC
 Address: 46 West Main Street Town & State: Maple Shade, NJ
 Email: rbrekke@mcdowelllegal.com Zip: 08052

Engineer: Jefferis Engineering Associates, LLC. Phone: 856-933-2005 Fax: n/a
 Address: 801 Orchard Avenue Town & State: Runnemede, NJ
 Email: Teal Jefferis, PE (tjefferis@jefferisengineering.com) Zip: 08078

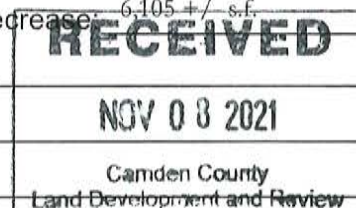
Proposed Use (please check all that apply):

- | <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 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: Applicant seeks to construct a loading dock platform with 8 berths and apron extending to Sherman Ave.
Loading apron will be accessed directly from Sherman Avenue and will be utilized by straight body trucks for outbound deliveries.
The new loading dock will be used by existing trucks that are already utilizing the site but allows separation of inbound deliveries (to
continue to occur at existing loading berths along Sherman Ave.) and outbound deliveries which will occur at new loading positions.
New curbing, concrete apron, asphalt pavement, lighting, and landscaping are proposed.

Increase in Impervious Coverage?: ☒ YES / NO Total Increase or Decrease: 6,105 +/- s.f.
 Total Amount of Land Disturbed: 0.3 acres
 Total Gross SF of all Buildings/ Development: 27,441 s.f. (exist., to remain)
 Total New Residential Units: 0
 Total New Jobs Created: None anticipated.



SP-27-7-21

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: Gene Padalino, Planning Board Coordinator Date: _____

Transmittal Date (if applicable): _____

Phone Number: 856-665-1000

Signatures Required:

Name of Applicant: American Foods, Paper & Poultry

Signature of Applicant:  Date: 10/29/21

Agent Completing Application: Teal S. Jefferis, PE c/o Jefferis Engineering Associates, LLC.

Signature of Agent:  Date: 11-1-2021

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-27-7-24

RECEIVED

Stamp Date Received Below

NOV 03 2021

Camden County
Land Development and Review

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: Gene Padalino, Planning Board Coordinator Date: 11/3/21

Transmittal Date (if applicable): _____

Phone Number: 856-665-1000

Signatures Required:

Name of Applicant: American Foods, Paper & Poultry

Signature of Applicant: [Signature] Date: 10/29/21

Agent Completing Application: Teal S. Jefferis, PE c/o Jefferis Engineering Associates, LLC.

Signature of Agent: [Signature] Date: 11-1-2021

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-27-7-21

Stamp Date Received Below
RECEIVED

NOV 03 2021

Camden County
Land Development and Review

Page - 4



Name of Company/Organization: American Foods, Paper & Poultry

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.

[illegible]

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

X. al. Abdul member
Signature of Owner & Title

10/29/21
Date

X _____
Signature of Owner & Title

Date

SP-27-7-20

STAFF REPORT MEETING OF:	RE:	Fast Food Restaurant with drive through
	Plan:	SP-36-6--21
	Municipality:	Winslow
	Applicant:	
	Abuts County Route:	Cr. 534 Blackwood Clementon Rd.

The Applicant proposed to construct a 2,518 SF fast food restaurant with a drive-through window. The site proposes to use an existing shared access with the adjacent Patient First Primary and Urgent Care and Cross Keys Medical Dental Center. There is no direct access onto Cross Keys Rd. (Cr. 689)



Berlin Cross Keys Road

501
2.03

501
2.04

501
2.05

Project Name
Proposed Fast Food with Drive Thru

Block	Lot	Town
501	2.03, 2.04, & 2.05	Winslow

0 30 60 120
Feet



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

**COUNTY PLAN:
SP-36-6-21**

Proposed Fast Food with Drive thru

PROJECT NAME

Winslow Twp.

MUNICIPALITY

TYPE OF PLAN

x

SITE PLAN

PRELIMINARY PLAN

OTHER

TAX MAP DATA

PLATE: _____

BLOCK: 501

LOT (s): 2.03, 2.04 &
2.05

REVIEW STATUS

Disapproved

NAME: Sicklerville Cross Keys LLC

ADDRESS: 4 Caufield Place, suite 102

CITY: Newtown **STATE:** PA **ZIP:** 18940

SITE ABUTS COUNTY HIGHWAY: 689 Cross Keys Rd.

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

GENERAL

The Applicant proposed to construct a 2,518 SF fast food restaurant with a drive-thru window. The site proposes to use an existing shared access with the adjacent Patient First Primary and Urgent Care and Cross Keys Medical Dental Center. There is no direct access on to Cross Keys Rd. (Cr. 689)

The following documents have been reviewed:

1. Site plan prepared by Stonefield Engineering and Design; dated 9/9/2021
2. Stormwater Management Report prepared by Stonefield Engineering and Design; dated 9/9/2021
3. Traffic Impact Analysis prepared by Stonefield Engineering and Design; dated 9/9/2021
4. Land Title Survey prepared Stonefield Engineering and Design; dated 6/18/2021.

RIGHT OF WAY

N/A

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
Plan Conforms with all applicable subsections.

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 which meets the NJAC 7:8 stormwater requirements for water quantity, water quality, and recharge.
5. The design has met the water quantity requirement for peak rate of reduction.
6. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided by the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
7. 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.
8. On plan sheets C-5 and C-8, revise "Detention Basin (B-1)" to read "Infiltration Basin (B-1)."

DETAILS

9. The following County standard details are required for improvements in the County right-of-way:
Details:

5. Standard Concrete Sidewalk

ADMINISTRATIVE

10. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and/or Subdivision Plans 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.
11. 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.
12. 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.
13. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
14. 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.
15. 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.
16. Underground irrigation systems shall not be located within the County right-of-way.
17. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

18. Applicant is responsible for all environmental permits required.



William England, PE
Assistant County Engineer



DATE



Cc: Applicant: Erika.reed@TheDreherGroup.com

Applicant Attorney: Duncan Prime, Esq. duncan@primelaw.com

Applicant Engineer: Jeffrey Martell, PE. – jmartell@stonefieldeng.com

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

Municipal Review Engineer: Christine Goins cgoins@arh-us.com and Kathryn Cornforth kcorn@arh-us.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: Preliminary and Final Major Site Plan -- Proposed Fast Food Restuarant with drive-thru

Project Address (if applicable) & Municipality: 600 Berlin Cross-Keys Road

Abuts County Road: Berlin Cross Keys Road County Route No.: 689

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): 501

Lot(s): 2.03, 2.04 & 2.05

Existing Zoning: Minor Commercial - Checklist

Variance(s) Required: See attached Zoning Relief Memo

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-36-6-2

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Sicklerville Cross Keys, LLC Phone: 609-430-3055 Fax: _____
Address: 4 Caufield Place, Suite 102 Town & State: Newtown, PA
Email: erika.reed@TheDreherGroup.com Zip.: 18940

Attorney: Duncan M. Prime, ESQ Phone: 856-273-8300 Fax: _____
Address: 1400 Horizon Wat, Suite 235 Town & State: _____
Email: _____ Zip.: _____

Engineer: Jeffrey Martell Phone: _____ Fax: _____
Address: 15 Spring Street. Town & State: Princeton, NJ
Email: martell@stonefieldeng.com Zip.: 08542

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: See attached project description memorandum.

Increase in Impervious Coverage?: ☒ YES / NO Total Increase or Decrease: 24,619 SF
Total Amount of Land Disturbed: 49,968 SF
Total Gross SF of all Buildings/ Development: 2,518 SF
Total New Residential Units: N/A
Total New Jobs Created: _____

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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): N/A

Portion to be Subdivided: N/A

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: SICKLERVILLE CROSS KEYS, LLC

Signature of Applicant: [Signature] Date: 10/20/2021

Agent Completing Application: RIKA REED

Signature of Agent: [Signature] Date: 10/20/2021

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

RECEIVED

NOV 01 2021

Camden County
Planning and Review

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Date _____