

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

December 21st, 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 (November 23, 2021)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:

- | | | |
|--|------------|-----------------|
| A. Liquor Store | SP-8-17-21 | City of Camden |
| B. Multi-Tenant Retail Building | SP-15-8-21 | Gloucester Twp. |
| C. Self-Storage | SP-31-2-21 | Somerdale |
| D. Fast Food Restaurant with drive through | SP-36-6-21 | Winslow Twp. |

7. Approval of Planning Board Meeting Dates for 2022
8. Chairperson's Report
9. Attorney's Report
10. County Engineers Report
11. County Planning Report - next meeting to be held January 25, 2022; virtually
12. New Business
13. Old Business
14. 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 December 21, 2021
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP- 1	Liquor Store	SP-8-17-21	City of Camden	New Liquor Store and parking lot
SP- 2	Multi Tenant Retail Building	SP-15-8-21	Gloucester Twp.	New Multi Tenant Retail Building
SP- 3	Self Storage	SP-31-2-21	Somerdale	New Climate Controlled Storage Facility
SP - 4	Fast Food Restaurant with drive through	SP-36-6-21	Winslow Twp.	proposed fast food restaurant with drive through

**Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
November 23, 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. Stephen Gandy and Mr. William England, Assistant County Engineer were all present.

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

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

MINUTES

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

Public Comment on non-agenda items: no comments

Review of Projects for Board Action

A. American Foods, Paper & Poultry	SP-27-7-21	Pennsauken
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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.

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

CHAIRPERSON'S REPOR - No Report

ATTORNEY'S REPORT - No Report

COUNTY ENGINEER'S REPORT- No Report

COUNTY PLANNING REPORT

The next planning board meeting is scheduled for Dec. 21, 2021, and it is expected to be virtual.

NEW BUSINESS - None

OLD BUSINESS - None

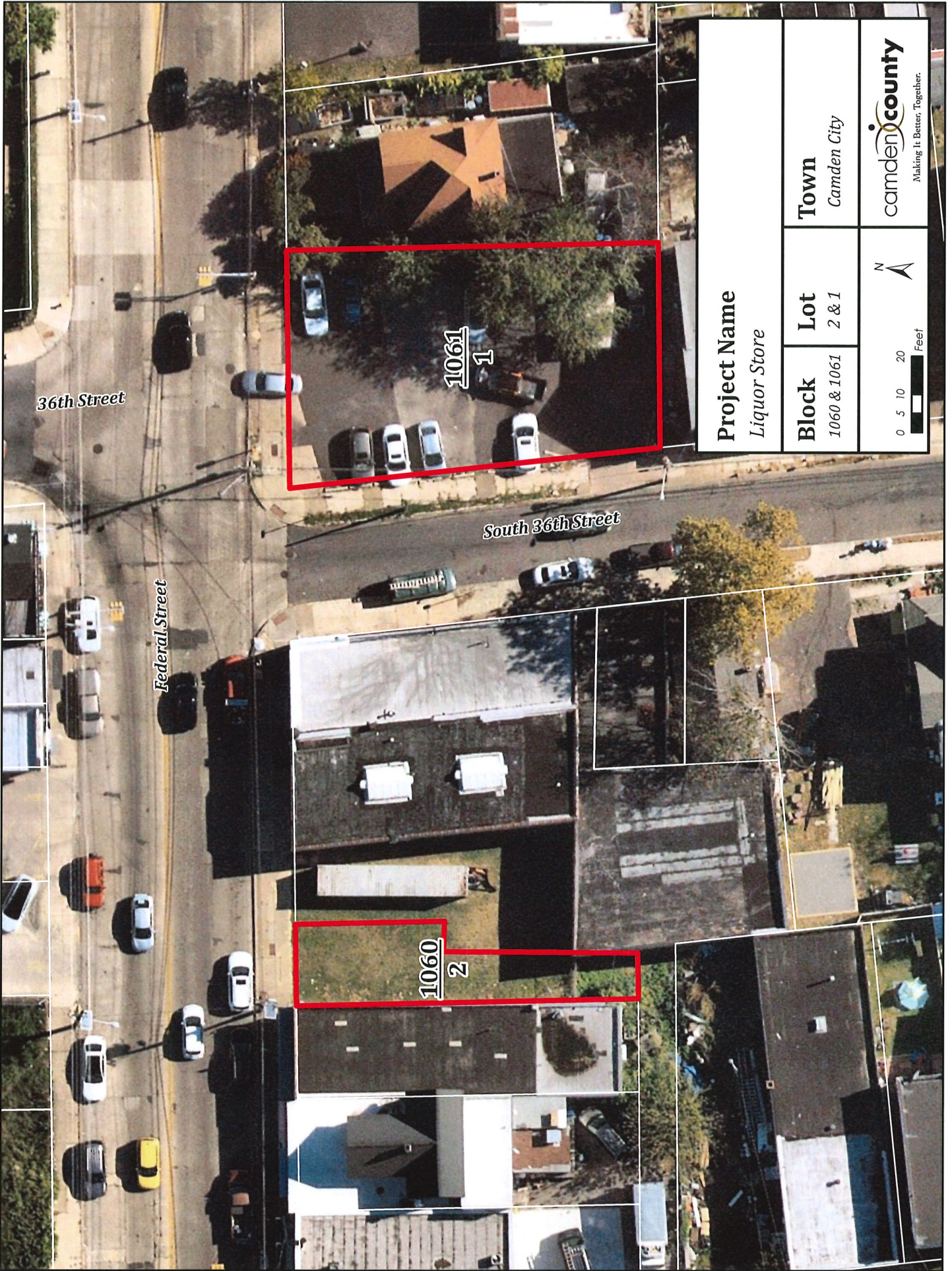
ADJOURNMENT

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

Respectfully Submitted,
Andrew Levecchia PP/AICP
County Planner

STAFF REPORT MEETING OF:	RE:	Liquor Store
	Plan:	SP-8-17-21
	Municipality:	City of Camden
	Applicant:	New Liquor Store and parking lot
	Abuts County Route:	Federal St. Cr 537 and 36th St. Cr 611

Applicant proposes to construct a 2655 sf liquor store on Block 1060 Lot 2 and a parking lot, off site, on Block 1061 Lot 1. Both properties front on Cr. 537 Federal Street. Block 1061 Lot 1 is located on the corner of two County Roadways, Cr. 537 Federal St., and Cr. 611 36th St. The parking lot on Block 1061 Lot 1 is proposed to have one-way traffic circulation where vehicles will enter the parking lot on 36th St. (611) and exit on to Federal St. (537)



Project Name
Liquor Store

Block
1060 & 1061

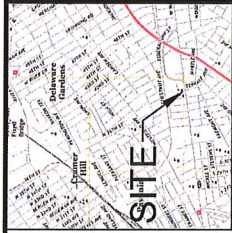
Lot
2 & 1

Town
Camden City

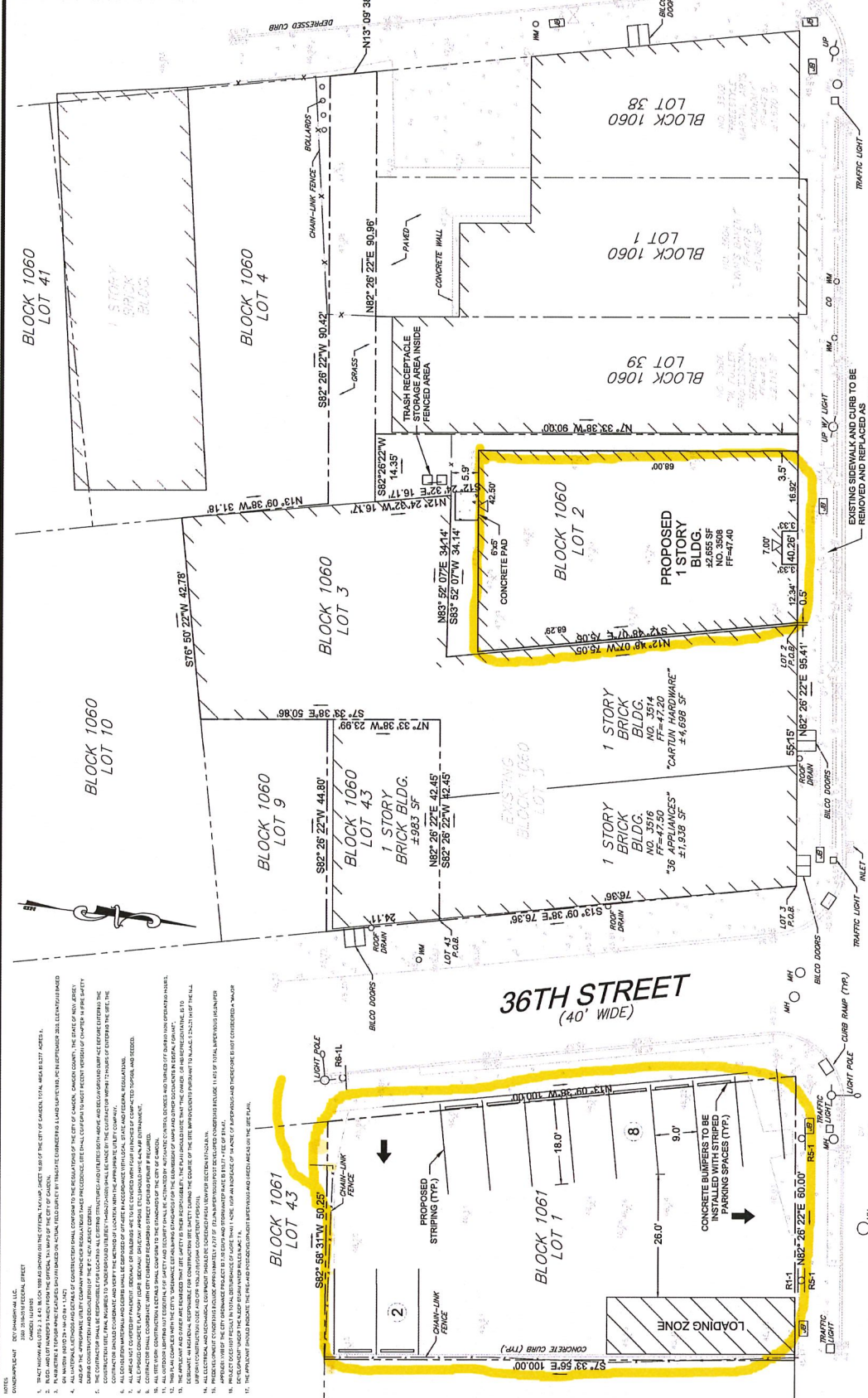
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LOCATION MAP
CAMDEN, NJ
SCALE 1"=100'



FEDERAL STREET
(COUNTY ROUTE 537) (66' WIDE)

SITE PLAN

3508, 3510-3516 FEDERAL STREET
BLOCK 1060 LOTS 2, 3, & 43
CITY OF CAMDEN
CAMDEN COUNTY, NEW JERSEY

JOSEPH A. MANCINI

TRISTATE ENGINEERING AND SURVEYING, PC
P.O. BOX 1358 BLACKWOOD, NJ 08012
OFFICE (856) 426-0809 FAX (856) 426-0804
www.tristateeng.com

TSE
TRISTATE ENGINEERING & SURVEYING, PC

DATE: 04/24/2023
BY: JAM

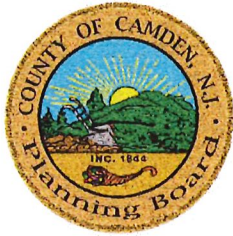
PARKING REQUIREMENTS

USE	REQUIREMENT	PROVIDED
RESIDENTIAL	1 SPACE PER UNIT	12
COMMERCIAL	1 SPACE PER 100 SF	12
TOTAL		24

ZONING REQUIREMENTS

REQUIREMENT	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 43
MINIMUM LOT AREA	10,000 SF	10,000 SF	10,000 SF
MINIMUM LOT WIDTH	20 FT	20 FT	20 FT
MINIMUM LOT DEPTH	40 FT	40 FT	40 FT
MINIMUM LOT AREA PER 1,000 SF	10.0	10.0	10.0
MINIMUM LOT DEPTH PER 1,000 SF	10.0	10.0	10.0
MINIMUM LOT AREA PER 1,000 SF	10.0	10.0	10.0
MINIMUM LOT DEPTH PER 1,000 SF	10.0	10.0	10.0

- NOTES:**
1. THE PROPOSED LOT 2 IS A NEW LOT CREATED BY THE REDEVELOPMENT OF THE EXISTING LOT 2 AND LOT 3.
 2. THE PROPOSED LOT 3 IS A NEW LOT CREATED BY THE REDEVELOPMENT OF THE EXISTING LOT 3 AND LOT 4.
 3. THE PROPOSED LOT 43 IS A NEW LOT CREATED BY THE REDEVELOPMENT OF THE EXISTING LOT 43.
 4. THE PROPOSED LOT 2, 3, AND 43 ARE ALL NEW LOTS CREATED BY THE REDEVELOPMENT OF THE EXISTING LOTS.
 5. THE PROPOSED LOT 2, 3, AND 43 ARE ALL NEW LOTS CREATED BY THE REDEVELOPMENT OF THE EXISTING LOTS.
 6. THE PROPOSED LOT 2, 3, AND 43 ARE ALL NEW LOTS CREATED BY THE REDEVELOPMENT OF THE EXISTING LOTS.
 7. THE PROPOSED LOT 2, 3, AND 43 ARE ALL NEW LOTS CREATED BY THE REDEVELOPMENT OF THE EXISTING LOTS.
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 14. THE PROPOSED LOT 2, 3, AND 43 ARE ALL NEW LOTS CREATED BY THE REDEVELOPMENT OF THE EXISTING LOTS.
 15. THE PROPOSED LOT 2, 3, AND 43 ARE ALL NEW LOTS CREATED BY THE REDEVELOPMENT OF THE EXISTING LOTS.
 16. THE PROPOSED LOT 2, 3, AND 43 ARE ALL NEW LOTS CREATED BY THE REDEVELOPMENT OF THE EXISTING LOTS.
 17. THE PROPOSED LOT 2, 3, AND 43 ARE ALL NEW LOTS CREATED BY THE REDEVELOPMENT OF THE EXISTING LOTS.
 18. THE PROPOSED LOT 2, 3, AND 43 ARE ALL NEW LOTS CREATED BY THE REDEVELOPMENT OF THE EXISTING LOTS.
 19. THE PROPOSED LOT 2, 3, AND 43 ARE ALL NEW LOTS CREATED BY THE REDEVELOPMENT OF THE EXISTING LOTS.
 20. THE PROPOSED LOT 2, 3, AND 43 ARE ALL NEW LOTS CREATED BY THE REDEVELOPMENT OF THE EXISTING LOTS.



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

**COUNTY PLAN:
SP-8-17-21**

Liquor Store
PROJECT NAME

City of Camden
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

 x SITE PLAN
 PRELIMINARY PLAN
 x Subdivision

PLATE:
BLOCK: 1060 and 1061
LOT (s): 2 and 1

NAME: Dev Ghanshyam, LLC

ADDRESS: 998 W. Landis Ave

CITY: Vineland STATE: NJ ZIP: 08360

SITE ABUTS COUNTY HIGHWAY: Federal Street Cr. 537 and 36th Street Cr. 611

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

GENERAL

Applicant proposes to construct a 2655 sf liquor store on Block 1060 Lot 2 and a parking lot, off site, on Block 1061 Lot 1. Both properties front on Cr. 537 Federal Street. Block 1061 Lot 1 is located on the corner of two County Roadways, Cr. 537 Federal St., and Cr. 611 36th St. The parking lot on Block 1061 Lot 1 is proposed to have one-way traffic circulation where vehicles will enter the parking lot on 36th St. (611) and exit on to Federal St. (537)

The following documents have been reviewed:

1. Site plan prepared by Tristate Engineering and Surveying, PC; dated 11/3/20
2. Stormwater Management Report – not submitted – calculation are required
3. Traffic Impact Analysis prepared by McMahon Transportation Engineers and Planners dated 7/15/2021.
4. Land Title Survey prepared by Tristate Engineering and Surveying, PC; dated 10/15/20
5. Minor Subdivision Plan prepared by Tristate Engineering and Surveying, PC; dated 10/15/20
6. Local Engineering Review Letter date July 1, 2021 – RVE Dena M. Johnson PE, CME.

RIGHT OF WAY

Not applicable

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. The site plan should include stop signs and stop bars at each driveway entering the County Road, this pertains to Block 1061 Lot 1.
4. Sight triangle easements shall be shown on the site plan. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans. If required, the applicant shall be submitting a deed of sight triangle easement to the County of Camden that describes the required easement area.

5. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

3.3.1.10.E Driveway and Apron Material (*Plan Does Not Conform*) - applicant shall replace both driveway aprons on Block 1061 Lot 1, that provide access to Cr. 537 and Cr. 611. Additionally, the sidewalk along Cr. 611 is broken and in a state of disrepair. The applicant will replace any broken and cracked sidewalk to City Standards (5” thick) along the property fronting Cr. 611. The applicant will provide additional spot grades as needed to replace the curb and sidewalk along County roadway frontages.

3.3.1.10.G Stop Sign and Stop Bar (*Plan Does Not Conform*) - The site plan should include stop signs and stop bars at each driveway entering the County Road, this pertains to Block 1061 Lot 1.

STORMWATER MANAGEMENT NJAC 7:8

6. 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.
7. The applicant must demonstrate to the Camden County Planning Board that they have met the following conditions outlined in the above reference municipal engineering review letter dated July 1, 2021 signed by Dena M. Johnson PE, CME – RVE:
 - a. The plans should show the location of the existing and proposed roof drains.
 - b. The applicant should indicate the pre and post development impervious and green areas on the site plan.
 - c. The applicant must provide stormwater calculations to confirm that the post-development 25-year peak flow rate does not exceed the pre-development 25-year peak flow rate for the site.

DETAILS

8. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
9. 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.
10. Depressed curbing shall be installed at all driveways on County roads.
11. Utility connections in County Roadway will require concrete slab replacement.
12. The following County standard details are required for improvements in the County right-of-way:
Details:
 1. Standard Depressed Concrete Curb
 2. Standard Concrete Sidewalk
 3. Standard Concrete Driveway and Concrete Apron
 4. Curb Face Form
 5. Concrete Road Restoration – Gas Utility

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.

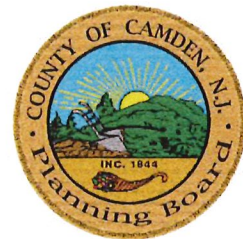
16. Camden County Planning Board Process – Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. 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. 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.
19. 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.
20. Underground irrigation systems shall not be located within the County right-of-way.
21. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

22. Applicant is responsible for all environmental permits required.


Kevin Becica, PE, CME
Assistant County Engineer

12/13/21
DATE



Cc: Applicant:

Applicant Attorney: Jeffrey Baron, Esq. - jbaron@baronbrennan.com
Applicant Engineer: Joseph Mancini PE, joe@tristatecivil.com
Municipal Planning Board Secretary: Angela Miller AnMiller@ci.camden.nj.us
Municipal Review Engineer: Dena Moore Johnson PE, 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: 3508,3510-3516 Federal Street

Project Address (if applicable) & Municipality: 3508,3510-3516 Federal St Camden City

Abuts County Road: 36th Street County Route No.: 537

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): 16.06

Existing Zoning: C-1

Block(s): 1060, 1061

Variance(s) Required: _____

Lot(s): 2, 3, 43 & 1

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Dev Ghanshyam LLC Phone: 732-331-0910 Fax: _____
Address: 998 W. Landis Av Town & State: Vineland, NJ
Email: _____ Zip: 08360

Attorney: Jeffrey M. Brennan, Esq Phone: 856-627-6000 Fax: _____
Address: 1307 White Horse Rd Ste 600 Building F Town & State: Voorhees, NJ
Email: jbrennan@baronbrennan.com Zip: 08043

Engineer: Joseph A. Mancini Phone: 856-677-8742 Fax: 856-879-2024
Address: 900 Rte 168 Unit I - 3 Town & State: Blackwood, NJ
Email: joe@tristatecivil.com Zip: 08012

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: Proposed subdivision to give 2,048 sf of area to Block 1060, Lot 2 from Block 1060, Lot 3.
On said Lot 2, a 2,655 square foot liquor store is proposed with a 10-space parking lot
across 36th Street on Block 1061, Lot 1.

Increase in Impervious Coverage?: ☒ YES ☐ NO Total Increase or Decrease: Lot 2: +2,654 sf
Total Amount of Land Disturbed: 8,988 sf
Total Gross SF of all Buildings/ Development: 10,275 sf
Total New Residential Units: 0
Total New Jobs Created: _____

CAMDEN COUNTY PLANNING BOARD APPLICATION

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): Lot 3: 9,612 sf
Lot 2: 1,412 sf

Portion to be Subdivided: Lot 3: 7,564 sf
Lot 2: 3,460 sf

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

Title of Municipal Official: _____

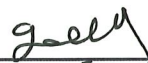
Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Dev Ghanshyam LLC

Signature of Applicant:  Date: 10-15-21

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: DEV GHANSHYAM LLC

Is the Company a Corporation? YES / NO

If yes, what State is the Corporation incorporated in? _____

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? (YES) / NO

Please list any/all individuals who are owners (full/ part) / (individual/multiple) of the Company/Organization.
If applicant is a Non-Profit Organization, please list all Board Members.

Name	Address	Title
GHANSHYAM PATEL	998 W LANDIS AVE, VINELAND NS, 08360	MEMBER

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

X Dev, member
Signature of Owner & Title

10-15-21
Date

X _____
Signature of Owner & Title

Date

STAFF REPORT MEETING OF:	RE:	Multi Tenant Retail Building
	Plan:	SP-15-8-21
	Municipality:	Gloucester Twp.
	Applicant:	Cedar Properties
	Abuts County Route:	Cr. 689 Cross Keys Rd.

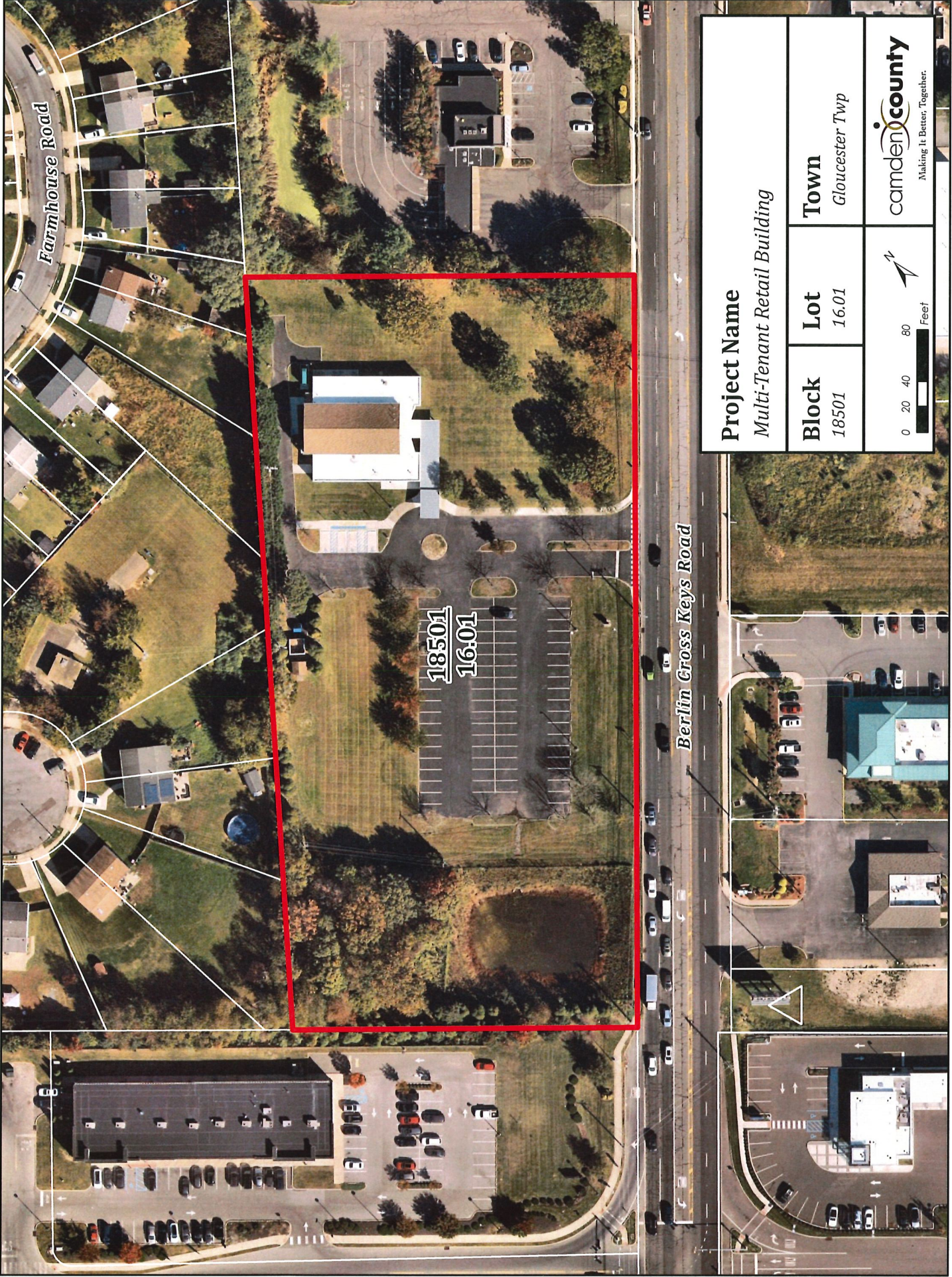
Subdivision and Site Plan

The applicant is seeking approval for the Minor Subdivision of Block 18501 Lot 16.01 to create two lots. Proposed Lot A to be 2.407 acres and proposed Lot B to be 1.57 acres.

Proposed Lot B is currently fully developed.

Both lots will be accessed by an existing full movement driveway which will be shared between proposed Lot A and B.

The applicant is seeking approval for the construction of a 11.900 sf retail building associated site improvement consistent with constructing a parking lot.



Project Name
Multi-Tenant Retail Building

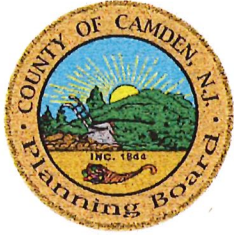
Block
18501

Lot
16.01

Town
Gloucester Twp

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

**COUNTY PLAN:
SP-15-8-21**

Multi-Tenant retail Building
PROJECT NAME

Gloucester Twp
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

 x

SITE PLAN

PLATE: 185

PRELIMINARY PLAN

BLOCK: 18501

 x

SUBDIVISION

LOT (s): 16.01

NAME: Cedar Properties, LLC

ADDRESS: 14000 Horizon Way, Suite 100

CITY: Mount Laurel STATE: NJ ZIP: 08054

SITE ABUTS COUNTY HIGHWAY: Cross Keys Rd. – Cr. 689

COUNTY ENGINEER'S REVIEW COMMENTS

GENERAL

The applicant is seeking approval for the Minor Subdivision of Block 18501 Lot 16.01 to create two lots. Proposed Lot A to be 2.407 acres and proposed Lot B to be 1.57 acres.

Proposed Lot B is currently fully developed.

Both lots will be accessed by an existing full movement driveway which will be shared between proposed Lot A and B.

The applicant is seeking Site Plan approval for the construction of a 11,900 sf retail building associated site improvement consistent with constructing a parking lot on Lot A.

The following documents have been reviewed:

1. Site plan prepared by Sciullo Engineering Services LLC; dated 9/9/2021
2. Stormwater Management Report prepared by Sciullo Engineering Services LLC; dated 5/2021
3. Traffic Impact Analysis prepared by Shropshire Associates, LLC; dated 9/15/2021.
4. Land Title Survey prepared by Vargo Associates dated 9/2/2021
5. Minor Subdivision Plan prepared by Sciullo Engineering Services LLC; dated 9/9/2021

RIGHT OF WAY

No right of way is requested.

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 application has provided a shared driveway in compliance with this requirement.
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. The site plan should include stop signs and stop bars at each driveway entering into the County Road. The Stop bar should be replaced as part of the site plan.
5. A high-visibility crosswalk shall be provided at the Medical Office Driveway. The plans should include an accessible route across the driveway. The applicants engineer should verify that the existing ramps meet slope requirements and redesign if necessary.
6. Site Plans Must Conform with the Following Standards:
 - 3.3 Site Plan
 - 3.3.1.8 Intersections, Left Turn, Stopping Sight Distance (***Plan Does Not Conform***) – **Signage should be added prohibiting Left Turn Out from the site.**
 - 3.3.1.10.D Corner Radii / Curb Return Radii / Driveway Aprons (***Plan Does Not Conform***) - **The plan shall show the curb radii for the driveway exit onto the County Roadway.**
 - 3.3.1.10.G Stop Sign and Stop Bar (***Plan Does Not Conform***) - The existing stop sign at the Medical Office Driveway shall be replaced. The proposed R1-1 (STOP) sign shall be of size 36" X 36" to comply with MUTCD Section 2B.03.06.

Traffic Report

9. The Applicant is proposing a 11,900 SF retail building along the southbound traffic side of Berlin – Cross Keys Road (CR 689), just north of The Shoppes at Cross Keys Driveway, located in

Gloucester Township, Camden County, New Jersey. Access to the site will be accommodated through the existing Medical Office Driveway located along the north side of Berlin-Cross Keys Road (CR 689), which provides full-movement access with stop-control at the minor approach. On-site parking will be supplied through an at-grade parking lot located at the east side of the building.

10. Traffic counts were performed during March of 2021. These volumes potentially underrepresent typical traffic conditions due to impacts of the Coronavirus Pandemic. In order to better represent typical "existing" traffic conditions, the Engineer has compared the 2021 data to historical 2017 ATR data along Berlin-Cross Keys Road (CR 689). The 2021 volumes were adjusted based on the larger 2017 volumes however, the methodology behind this adjustment is unclear. The Engineer shall clarify how the existing 2021 traffic volumes were "adjusted".
11. It appears that existing traffic volumes at the Medical Office Driveway do not capture any trips associated with the existing medical office building on site. Per the Site Plans, this existing building and land use are slated to remain. Regardless of the proposed site being constructed, the medical office building could become occupied at any given point in time and generate trips at the site driveway. A trip generation shall be provided for full occupancy of the existing medical office building. All trips associated with the medical office building shall be added to the no-build volumes and treated as an adjacent approved development. The level of service analysis shall be revised as necessary.
12. The Engineer has utilized the ITE Trip Generation Manual, 10th Edition land use category Shopping Center (L.U. 820) to calculate the trip generation of the proposed site. This ITE land use definition may not best describe the proposed site. The Engineer shall reference the ITE Trip Generation Manual, 11th Edition and utilize the land use category Strip Retail Plaza (<40k) (L.U. 822) to calculate the trip generation for the proposed site. Fitted curve formulas shall be used where applicable.
13. The Traffic Report makes note of a Chipotle Restaurant (page 3). The Engineer shall clarify whether a Chipotle Restaurant is being proposed as part of this project, as well as the building size and location. The ITE land use Fast Casual Restaurant (L.U. 930) appears to best describe this particular type of land use.
14. The Engineer has utilized pass-by-trip reduction rates of 0% during the AM peak hour, 34% during the PM peak hour, and 26% during the Saturday peak hour. These reduction rates appear appropriate for the ITE land use Shopping Center (L.U. 820) however, as previously discussed, the Shopping Center (L.U. 820) land use may not best describe the proposed site. As such, the pass-by-trip reduction rates shall be revised in accordance with the land uses used to represent the proposed site.
15. The Engineer has estimated that the proposed site will generate approximately 11 new vehicle trips during the AM peak hour, 74 new vehicle trips during the PM peak hour, and 85 new trips during the Saturday peak hour. The Engineer shall revise the analysis to utilize the ITE Trip Generation Manual 11th Edition rates, as discussed in prior comments.
16. The Engineer has developed a trip distribution based on the location of primary arterial roadways, major signalized intersections and existing traffic patterns. The proposed trip distribution appears appropriate considering the site's location and driveway configurations.

17. The Engineer has identified that all approaches at the intersections between the Medical Office Driveway and Berlin-Cross Keys Road (CR 689), as well as the intersection between the Patient First Driveway and Berlin-Cross Keys Road (CR 689), will continue to operate at no-build levels of service during the build condition, except for the Berlin-Cross Keys Road (CR 689) northbound left-turn approach which will degrade from LOS B to LOS C during the PM peak hour and from LOS C to LOS D during the Saturday peak hour.
18. It is noted that the Medical Office Driveway eastbound approach will operate at LOS F with 91.2 seconds, 7,002.2 seconds, and 18,450.1 seconds of vehicle delay during the AM, PM, and Saturday peak hours respectively. While this excessive delay does not directly impact traffic along Berlin-Cross Keys Road (CR 689), it does raise a concern for driver safety. Drivers at the eastbound approach may become impatient and force egress movements which would have otherwise been unsafe.

STORMWATER MANAGEMENT NJAC 7:8

19. The applicant must demonstrate that Camden County highway meets the stormwater quantity peak rate of runoff conditions and that the existing 15" RCP 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.
20. 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).
21. The design has met the water quantity requirement for peak rate of reduction.
22. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 has been provided as part of the Stormwater Management Report. The Maintenance Plan shall be broken out as a separate document for recording.
23. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.
24. The stormwater design is to include the permeability tests of the soils under the infiltration system in accordance with the NJDEP BMP manual appendix E.
25. For flows going to County pipe:
 - a. The storm pipe calculations should determine if the pipe will have adequate capacity after the improvements are made, if the pipe will flow under head pressure, or if the pipe system will flood the inlet grates in the County Road.

DETAILS

26. All construction or reconstruction within the County right-of-way is to be at County standards.

27. 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.

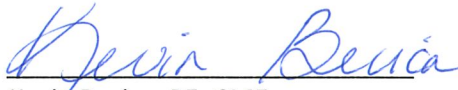
ADMINISTRATIVE

28. 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.
29. 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.
30. 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.
31. 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.
32. 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.
33. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
34. 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.
35. 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.
36. Underground irrigation systems shall not be located within the County right-of-way.

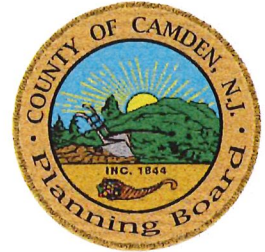
37. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

38. Applicant is responsible for all environmental permits required.


Kevin Becica, PE, CME
County Engineer

12/13/21
DATE



Cc: Applicant: dsilvestri@ic-re.com

Applicant Attorney: Damien DelDuca, ESQ. dod@delducalewis.com

Applicant Engineer: Jason Sciuillo, PE jsciullo@sciulloengineering.com

Municipal Planning Board Secretary: Lechner, Ken klechner@glotwp.com

Municipal Review Engineer: Steven Bach PE sbach@bachdesigngroup.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: Cross Keys

Project Address (if applicable) & Municipality: 601 Cross Keys Road, Gloucester Twp, NJ

Abuts County Road: Route 689-Cross Keys 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): 185

Existing Zoning: Highway Commercial

Block(s): 18501

Variance(s) Required: Minimum side yard parking setback –

Lot(s): 16.01

10 feet required; 0 feet proposed for lot 16.01

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: Cedar Properties, LLC Phone: 856-439-9200 Fax: 856-439-0404
Address: 14000 Horizon Way, Suite 100 Town & State: Mount Laurel, NJ
Email: dsilvestri@ic-re.com Zip.: 08054

Attorney: Damien O. Del Duca Phone: 856-427-4200 Fax: 856-427-4241
Address: 21 E. Euclid Avenue, Suite 100 Town & State: Haddonfield, NJ
Email: dod@delducalewis.com Zip.: 08033

Engineer: Jason T. Sciallo, P.E., P.P. Phone: 609-300-5171 Fax: _____
Address: 17 S. Gordon's Alley, Suite 3 Town & State: Atlantic City, NJ
Email: jsciallo@scialloengineering.com Zip.: 08402

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: Subdivision of the overall parcel into 2 lots, proposed lot 16.01 and proposed lot 16.02. Costruct an 11,900 sf multi tenant retail building and associate s site and stormwater improvements on proposed lot 16.02. The existing medical office will remain on proposed lot 16.01.

Increase in Impervious Coverage?: ☒ YES/ NO Total Increase or Decrease: 47%-Lot 16.02
55.8%-Lot 16.01
Total Amount of Land Disturbed: 1.69 acres
Total Gross SF of all Buildings/ Development: _____
Total New Residential Units: N/A
Total New Jobs Created: TBS

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? 1

Size of Existing Lot(s): 3.986 +/- acres

Portion to be Subdivided: proposed lot 16.01 will be 1.57 acres

proposed lot 16.02 will be 2.407 acres

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: Cedar Properties, LLC

Signature of Applicant:  Date: 9/21/21

Damien O. Del Duca, Esquire/Attorney for Applicant

Agent Completing Application: Damien O. Del Duca, Esquire/Attorney for Applicant

Signature of Agent:  Date: 9/21/21

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: Cedar Properties, LLC (see attached disclosure)

Is the Company a Corporation? YES / NO

If yes, what State is the Corporation incorporated in? _____

Is the Company a Partnership? YES / NO (LLC)

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>John P. Silvestri</u>	<u>4000 Horizon Way Suite 100</u>	<u>Managing Member</u>

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

X

Signature of Owner & Title

authorized agent

Date

9/21/21

X

Signature of Owner & Title

Date

OWNERSHIP DISCLOSURE STATEMENT

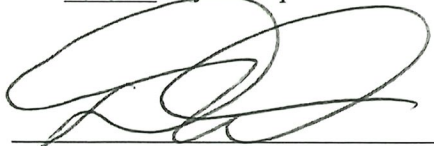
Cedar Properties, LLC
14000 Horizon Way, Suite 100
Mount Laurel, NJ 08054

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

NAME		ADDRESS
	John P. Silvestri	14000 Horizon Way, Suite 100 Mount Laurel, NJ 08054

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

Sworn and subscribed before me
this 16 day of September 2021.



Notary Public
Attorney at Law



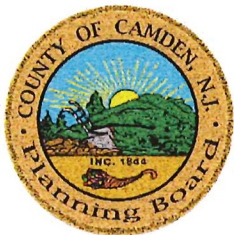
Name: John P. Silvestri
Title: Member

STAFF REPORT MEETING OF:	RE:	Self Storage
	Plan:	SP-31-2-21
	Municipality:	Somerdale
	Applicant:	Kennedy Management and Consulting Group
	Abuts County Route:	Cr. 544 Evesham Ave.

The applicant is seeking approval to construct a four (4) story, 100,000+ sf, climate controlled self-storage facility. Access is proposed as two full movement driveways from both Evesham Rd. (Cr. 544) and CooperTowne Boulevard.



Project Name Proposed Self Storage			Town Somerdale	
Block 1	Lot 17		camden ^{county} Making It Better. Together.	



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

**COUNTY PLAN:
SP-31-2-21**

Proposed Self Storage
PROJECT NAME

Somerdale
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

 x SITE PLAN
 PRELIMINARY PLAN
 OTHER

PLATE:
BLOCK: 1
LOT (s): 17

NAME: Kennedy Management & Consulting Group

ADDRESS: PO BOX 130

CITY: Somerdale **STATE:** NJ **ZIP:** 08083

SITE ABUTS COUNTY HIGHWAY: Evesham Rd. Cr. 544

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

GENERAL

The applicant is seeking approval to construct a four (4) story, 100,000+ sf, climate controlled self-storage facility. Access is proposed as, two full movement driveways from both Evesham Rd. (Cr. 544) and CooperTowne Boulevard.

The following documents have been reviewed:

1. Site plan prepared by Stonefield Engineering; dated 09/16/2021 and revised 10/27/2021
2. Stormwater Management Report prepared by Stonefield Engineering; dated 10/12/2021
3. Traffic Impact Analysis prepared by Stonefield Engineering; dated 9/16/2021
4. Land Title Survey prepared by Stonefield Engineering dated 05/25/2021

RIGHT OF WAY

Is not required as part of this application

SITE PLAN

1. The Site Plan, Sheet 4 should be revised to show that the area within the 385' Sight Triangle shall be free of obstructions 18" high or higher (bench and litter receptacles).
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:

3.2 Control of Access to County Roads and Access Design Standards

3.2.1.1. B Alternate Access

Access to a County Rd. Is limited when subdivision also abuts a municipal road and access to the municipal road can be reasonably provided.

Waiver Recommended if the applicant changes the proposed full movement driveway to a right in right out driveway using Design Detail 12 Standard Left Turn in and Left Turn out Prohibited.

The site has access to a municipal road that has a signal-controlled intersection with County Rt. 544 that provides a safe left turning movement. The County recommends limiting the driveway along Evesham Rd. Cr. 544 to a right in right out only driveway with proper signage prohibiting left turns.

3.3 Site Plan

3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design

3.3.1.10 Access Geometry and Driveway Intersection Design

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

(Plan Does Not Conform)

The grade of a driveway approach to a county road generally, shall be no greater than 7% for a minimum distance of 25' from the edge of pavement of the intersecting county road.

The maximum difference between the slope of the driveway apron and the cross slope of the county road shall not be more than 8%.

The proposed driveway shall be revised to meet these requirements.

3.3.1.10.D Corner Radii / Curb Return Radii / Driveway Aprons
(***Plan Does Not Conform***)

The minimum corner radii where a new two-lane driveway intersects a county road shall be 15'. Larger corner radii may be required to ensure that vehicles turning into and out of the new driveway do not cross the centerline for the new driveway or cross the centerline of the county road or encroach on an adjacent traffic lane.

The proposed driveway apron and flare shall be revised to a curb return to meet these requirements. Truck turn exhibits shall be provided for all turns into and out of the site driveway from the county road.

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

Driveways at a county road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of pavement of the county road including a 4' width of sidewalk.

The plans do not indicate the proposed driveway material from the back of sidewalk to the right-of-way line/limit of proposed pervious pavers. The plans shall be revised to indicate proposed reinforced concrete in this area.

3.3.1.10.F Americans with Disabilities Act (ADA) Requirements
(***Plan Does Not Conform***)

Where curb returns are provided or required at the intersection of a new road or street and a county road, depressed curb must be provided to meet the "Americans with Disabilities Act" design requirements whether or not sidewalks are provided."

Per the comments under subsection 3.3.1.10.D above, the proposed driveway apron and flare shall be revised to a curb return. Accordingly, depressed curb and ADA-compliant curb ramps must be provided.

STORMWATER MANAGEMENT NJAC 7:8

4. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided that does meet the NJAC 7:8 Stormwater requirements for water quantity and water quality. The applicant's engineer should provide additional documentation that:
 - a. The final design meets the hydraulic impact requirements of NJAC 7:8-5.4
 - b. The storm water system is in total conformance with the NJAC 7:8.
5. The applicant must demonstrate that the stormwater basin retaining wall is not located within the clear zone and provide clear zone calculation based on the speed of the roadway and closest lane of travel.
6. Our office **does not** concur that the applicant is not required to meet the recharge requirements under NJAC 7:8 since the proposed development does NOT meet the definition of "Urban Redevelopment Area" as defined on page 10 of 47 of NJAC 7:8 as "previously developed portions of areas delineated on the State Plan Policy Map as the Metropolitan Area (PA1)." **The proposed site was not previously developed.**

7. The design has met the water quantity requirement for peak rate of reduction.
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 in order to obtain final County approval.

DETAILS

10. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
11. 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.
12. 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.
13. The following County standard details are required for improvements in the County right-of-way:
Details:
6 Standard Concrete Driveway
30 and/or 31. Asphalt and/or Concrete Road Restoration: Gas Utility

ADMINISTRATIVE

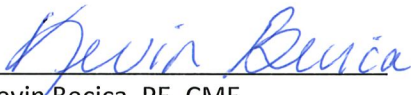
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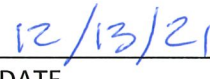
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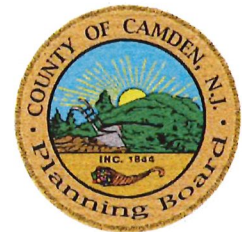
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OUTSIDE AGENCY APPROVALS

24. Applicant is responsible for all environmental permits required.


Kevin Becica, PE, CME
County Engineer


DATE



Cc: Applicant:

Applicant Attorney: Erin Simone, Esq - esimone@maleygivens.com

Applicant Engineer: Josh Kline PE, jkline@stonefieldeng.com

Municipal Planning Board Secretary: Debbie Reino dreino@somerdale-nj.com

Municipal Review Engineer: Greg Fusco gfusco@keyengineers.com , R. Scott Smith, P.L.S., P.P. rsmith@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:

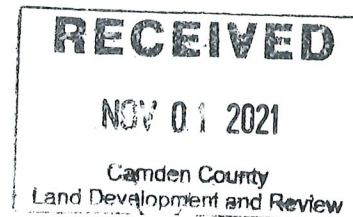
Project Name: Kennedy Management & Consulting Group

Project Address (if applicable) & Municipality: Evesham Avenue, Somerdale, New Jersey

Abuts County Road: Evesham Ave County Route No.: 544

Type of Submission (please check one):

- ☒ New Site Plan
☐ New Minor Subdivision
☐ New Major Subdivision
☐ Request for Letter of No Impact or Waiver Review
☐ 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): _____

Existing Zoning: Redevelopment Plan - See Ordinance 2021:12

Block(s): 1

Variance(s) Required: None

Lot(s): 17

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-31-2-21

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Kennedy Management & Consulting Group Phone: 609-471-6655 Fax: _____

Address: P.O. Box 130 Town & State: Somerdale, New Jersey

Email: _____ Zip.: 08083

Attorney: Erin E. Simone, Esq. Phone: 856-854-1515 Fax: 856-858-2944

Address: 1150 Haddon Avenue, Suite 210 Town & State: Collingswood, New Jersey

Email: esimone@maleygivens.com Zip.: 08108

Engineer: Joshua H. Kline, P.E. Phone: 201-340-4468 Fax: 201-340-4472

Address: 92 Park Avenue Town & State: Rutherford, New Jersey

Email: jkline@stonefieldeng.com Zip.: 07070

Proposed Use (please check all that apply):

Residential

- ☐ Single Family Detached
- ☐ Town Homes
- ☐ Duplex
- ☐ Apartments
- ☐ Condominiums
- ☐ Medical Care Residential

Commercial

- ☐ Retail
- ☐ Office
- ☐ Restaurant/ Food Establishment
- ☐ Hospitality/ Hotel Space
- ☐ Medical Use
- ☐ Sports or Entertainment

Industrial

- ☐ Maintenance/ Repair Shop
- ☐ Flex Space
- ☒ Storage/ Warehouse
- ☐ Distribution Center
- ☐ Manufacturing
- ☐ Other: _____

Project Description & Statistics:

Short Description of Project: The Applicant, Kennedy Management & Consulting, LLC is proposing a self-storage project at Cooper Towne Boulevard and Evesham Road (County Route 544), to be constructed on property known as Block 1, Lot 17 on the official tax map of the Borough of Somerdale, New Jersey. The Applicant proposes construction of a four (4) story, approximately 112,387 s.f., self-storage facility with on-site parking, consisting of 18 parking spaces and 4 loading along with with signage as permitted in the Redevelopment Plan, as amended by Ordinance 2021:12.

The Property is located in the Cooper Towne Center REdevelopment Area and the proposed self-storage use is a permitted use under the Plan. The Application does not require any variances.

Increase in Impervious Coverage?: ☒ YES / NO Total Increase or Decrease: from 0% to 44.1% of lot area

Total Amount of Land Disturbed: 1.53 acres

Total Gross SF of all Buildings/ Development: 112,387 sq. feet

Total New Residential Units: N/A

Total New Jobs Created: _____

SP-31-2-21

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: MAYOR

Authorized Municipal Signature: Mayor J. Ponzanotto Date: 10/28/2021

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Kennedy Management & Consulting Group

Signature of Applicant: _____ Date: _____

Agent Completing Application: Erin E. Simone, Esq. of Maley Givens, P.C.

Signature of Agent: Erin E. Simone Date: 10/28/21

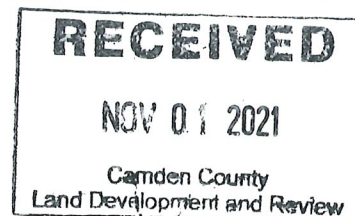
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-31-2-21

Stamp Date Received Below



Page - 4



Date

SP-31-2-21

STAFF REPORT MEETING OF:	RE:	Fast Food Restaurant with drive through
	Plan:	SP-36-6--21
	Municipality:	Winslow
	Applicant:	Sicklerville Cross Keys, LLC
	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)



Project Name

Proposed Fast Food with Drive Thru

Block

501

Lot

2.03, 2.04,
& 2.05

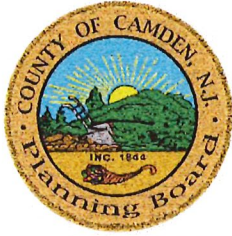
Town

Winslow

camdencounty
Making It Better. Together.



0 30 60 120 Feet



**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:

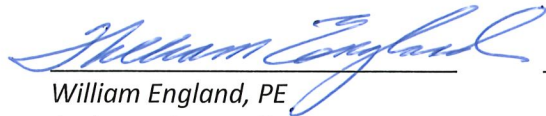
5. Standard Concrete Sidewalk

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.

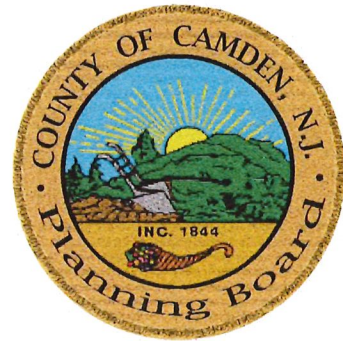
OUTSIDE AGENCY APPROVALS

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: jmartell@stonefieldeng.com Zip.: 08542

Proposed Use (please check all that apply):

Residential

- ☐ Single Family Detached
- ☐ Town Homes
- ☐ Duplex
- ☐ Apartments
- ☐ Condominiums
- ☐ Medical Care Residential

Commercial

- ☐ Retail
- ☐ Office
- ☒ Restaurant/ Food Establishment
- ☐ Hospitality/ Hotel Space
- ☐ Medical Use
- ☐ Sports or Entertainment

Industrial

- ☐ Maintenance/ Repair Shop
- ☐ Flex Space
- ☐ Storage/ Warehouse
- ☐ Distribution Center
- ☐ Manufacturing
- ☐ 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: _____

SP-30-6-21

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): 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

SP-36-6-21

Page - 4



Name of Company/Organization: Sicklerville Cross Keys, LLC.

N/A

If yes, what State is the Corporation incorporated in? _____

Is Company an Individual Owner? YES / (NO)

Name	Address	Title
------	---------	-------

ARCTRUST 1401 Broadstreet, Clifton, NJ 07013

NOV 01 2021

Camden County
Land Development Authority

X 
Signature of Owner & Title
EAVITT INC DUNDEE WA 905

6/24/40

Date _____

X _____
Signature of Owner & Title

Date _____

**PLEASE TAKE NOTICE 2021 MEETING SCHEDULE OF THE
CAMDEN COUNTY PLANNING BOARD.**

All meetings will convene at 6:00 PM and will be held virtually until further notice. Access is available at

<https://www.camdencounty.com/service/public-works/planning/planning-board-meetings/>. Future in person meeting will be conducted in the large conference room at the Charles J. DePalma Public Works Complex, 2311 Egg Harbor Road, Lindenwold, NJ, 08021.

Tuesday, January 25

Tuesday, February 22

Tuesday, March 22

Tuesday, April 26

Tuesday, May 24

Tuesday, June 28

Tuesday, July 26

Tuesday, August 23

Tuesday, September 27

Tuesday, October 25

Tuesday, November 22

Tuesday, December 20