Department of Public Works

Louis Cappelli, Jr.
Commissioner Director

Almar Dyer
Commissioner

John Wolick
Director

camden county

Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD
CHARLES J. DEPALMA COMPLEX
2311 EGG HARBOR ROAD
LINDENWOLD, NJ 08021

February 22, 2022

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 (January 25, 2022)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:

A. PSE&G Echelon Substation	SP-12-9-21	Cherry Hill	new sub station
B. Voorhees Storage, LLC	SP-34-3-21	Voorhees	new storage facility
C. 308 Haddonfield Rd.	SP-34-1-22	Voorhees	new deli

7. Chairperson's Report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report - next meeting to be held March 22, 2022; 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
County Public Works Complex, Lindenwold
6:00 PM
January 25th, 2022

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

Meeting opened with the Flag Salute and pledge of allegiance

Secretary Schina, Mr. Pillo, Mr. Doran, Mr. Stephen Gandy and Mr. 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 December 2021 meeting by Mr. Pillo and seconded by Mr. Doran. All present voted in favor of the motion.

Public Comment on non-agenda items: no comments

Review of Projects for Board Action

A. My Angelo's Pizza SP-6-1-21 Berlin, Twp

Peter Milligan, Esq. Colin Camp, EIT, Justin Hoagland, PE and Sal Cusumano were all present.

The applicant is proposing a mixed-use two-story building. Construction will include a pizza shop (2,286+/- square feet), commercial tenant space (906+/- square feet) and stairwell on the first floor. Two (2) - 2-bedroom apartments and one (1) – I-bedroom apartment are proposed on the second floor. Based on information the architect provided the Township Engineer, the gross floor area for each use is as follows:

- Restaurant space = 2,135sf
- Tenant Space = 790 sf (without stair tower, 906 with stairwell)
- Total Apartment Space =2,588 sf

The location of the proposed construction is located on a corner lot with Cr. 561 and Grant Ave. (local road). No driveway access is proposed on Cr. 561.

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

B. Wawa SP-34-11-19 Voorhees Twp.

Tim Prime, Esq, Matt Sharo, PE and James Angeloni were all present.

The County Planning Board application for "Wawa – Route 73 and Kresson Road" on behalf of Voorhees Route 73 Development Group, LLC ("The Applicant") has been reviewed. The Applicant is proposing Bulk and Use Variances as part of a Major Site Plan of Lots 9 & 16 within the Township of Voorhees and Block 36, Lot 11 in Evesham Township. The existing lots encompass 4.16 acres including 3.48 acres within Voorhees Township and 0.68 acres in Evesham Township. The applicant is proposing to develop a 5,051 SF Wawa Food Market with fueling station. The property is defined as commercial retail and the application requires a Use Variance to permit the proposed land use within Commercial Zone C-1 of Evesham Township and the Major Business (MB) & Rural Residential (RR) Zones of Voorhees Township.

The lot fronts Route 73 in Evesham Twp, Burlington County, to the east with primary access via a right-in/right-out driveway. The remainder of the lot is bounded by existing properties to the north, south and west. The development includes secondary site access along Kresson Road (CR 671), which will include the demolition of an existing 1-story dwelling. The project will include roadway widening at the site access points

A motion was made by Mr. Pillo 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 February 22, 2022, and it is expected to be virtual.

NEW BUSINESS –.

OLD BUSINESS - None

ADJOURNMENT

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

Respectfully Submitted,
Andrew Levecchia PP/AICP
County Planner

CAMDEN COUNTY PLANNING BOARD Land Development Review	Review List for Meeting February 22, 2022

Applications for Approval

	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP- 1	PSE&G Echelon Substation	SP-12-9-21	Cherry Hill	new sub station
SP- 2	Voorhees Storage, LLC	SP-34-3-21	Voorhees	new storage facility
SP- 3	308 Haddonfield Rd.	SP-34-1-22	Voorhees	new deli

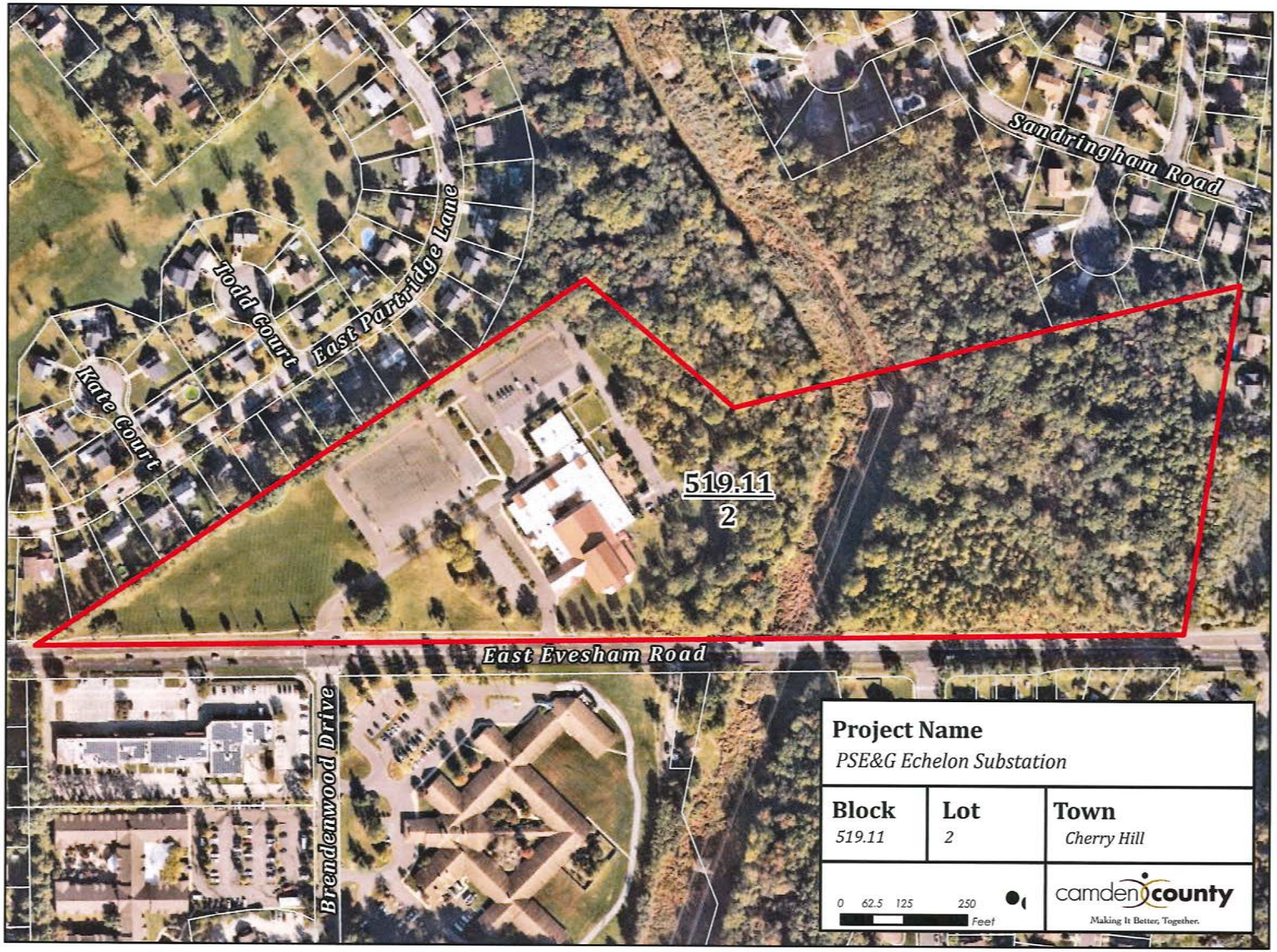
STAFF REPORT MEETING OF:	RE:	PSE&G Echelon Substation
	Plan:	SP-12-9-21
	Municipality:	Cherry Hill
	Applicant:	**PSE&G**
	Abuts County Route:	Evesham Rd. Cr. 544

The Applicant is seeking approval to subdivide an 11-acre portion of Block 519.11 Lot 2 to construct a new unoccupied substation and expand their current network in Cherry Hill Township. Specific construction includes a control house, lighting mast monopoles, an A – Frame and security fencing.

Access to the substation will include two full movement gated driveways. After construction the site will be visited about once a week and is not expected to generate any significant traffic impacting Evesham Rd. Cr 544.

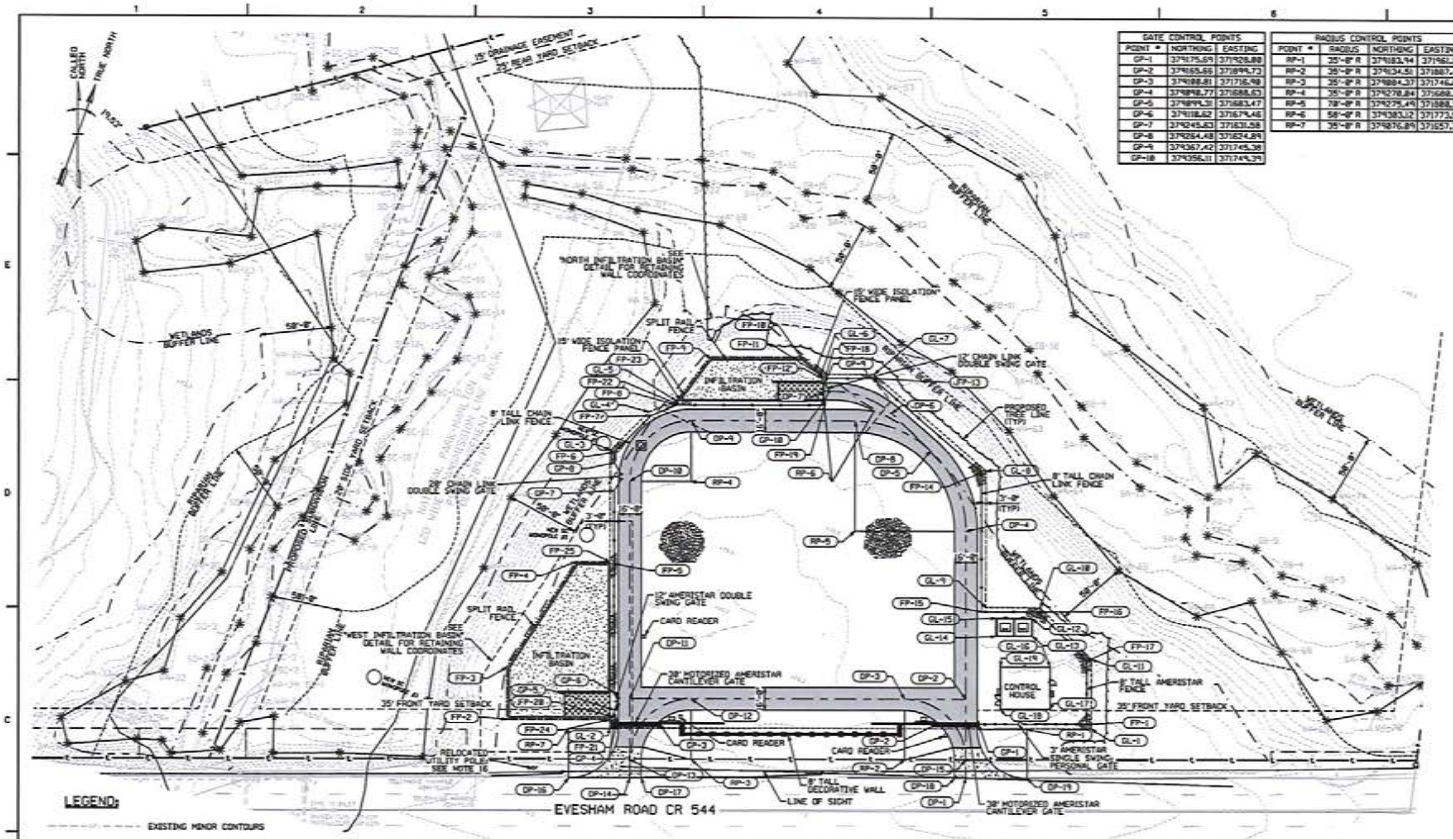
The existing lot is a vacant portion of the property owned by Congregation M'Kor Shalom.

The applicant proposed to construct guiderail within the County Right of Way.



Project Name
PSE&G Echelon Substation

Block	Lot	Town
519.11	*2*	*Cherry Hill*



GATE CONTROL POINTS		
POINT #	NORTHING	EASTING
GP-1	379675.69	371926.88
GP-2	379655.66	371899.73
GP-3	379888.81	371716.98
GP-4	379898.77	371688.63
GP-5	379899.31	371683.47
GP-6	379918.62	371679.46
GP-7	379245.63	371631.58
GP-8	379264.48	371624.89
GP-9	379367.42	371745.38
GP-10	379356.11	371749.39

RADIUS CONTROL POINTS			
POINT #	RADIUS	NORTHING	EASTING
RP-1	35'-0" R	379183.94	371961.15
RP-2	35'-0" R	379134.51	371887.43
RP-3	35'-0" R	379884.37	371746.86
RP-4	35'-0" R	379278.84	371698.21
RP-5	78'-0" R	379275.49	371888.38
RP-6	58'-0" R	379383.12	371773.58
RP-7	35'-0" R	379876.89	371657.75

DRIVEWAY CONTROL POINTS		
POINT #	NORTHING	EASTING
DP-1	379136.55	371732.34
DP-2	379189.41	371753.59
DP-3	379175.84	371873.86
DP-4	379381.58	371873.81
DP-5	379347.48	371833.23
DP-6	379362.74	371796.76
DP-7	379361.43	371746.44
DP-8	379349.81	371774.23
DP-9	379318.57	371685.84
DP-10	379255.67	371639.69
DP-11	379118.52	371691.16
DP-12	379124.98	371726.69
DP-13	379178.88	371785.53
DP-14	379857.52	371784.16
DP-15	379148.88	371727.98
DP-16	379843.88	371676.23
DP-17	379868.28	371717.58
DP-18	379133.86	371724.88
DP-19	379151.73	371731.64

RETAINING WALL CONTROL POINTS		
POINT #	NORTHING	EASTING
RW-1	379868.17	371615.18
RW-2	379878.24	371615.74
RW-3	379892.67	371682.57
RW-4	379893.81	371683.21
RW-5	379897.61	371676.53
RW-6	379897.58	371642.78
RW-7	379898.52	371642.37
RW-8	379918.22	371675.35
RW-9	379195.28	371645.15
RW-10	379192.54	371645.88
RW-11	379185.74	371623.82
RW-12	379187.98	371624.67
RW-13	379182.48	371684.38
RW-14	379182.35	371683.34
RW-15	379354.84	371748.78
RW-16	379355.78	371748.45
RW-17	379322.35	371654.28
RW-18	379328.74	371652.65
RW-19	379353.78	371664.63
RW-20	379356.54	371663.82
RW-21	379378.22	371724.98
RW-22	379377.15	371724.65
RW-23	379371.24	371742.54
RW-24	379367.81	371744.43
RW-25	379367.78	371742.16
RW-26	379378.52	371742.15
RW-27	379356.88	371738.17
RW-28	379355.85	371738.58

FENCE CONTROL POINTS		
POINT #	NORTHING	EASTING
FP-1	379281.89	371499.63
FP-2	379868.45	371615.32
FP-3	379183.85	371683.85
FP-4	379148.28	371623.76
FP-5	379197.87	371648.88
FP-6	379271.37	371622.44
FP-7	379384.49	371636.38
FP-8	379287.66	371652.93
FP-9	379356.15	371664.23
FP-10	379377.84	371724.98
FP-11	379378.41	371742.55
FP-12	379389.75	371742.96
FP-13	379381.43	371775.98
FP-14	379344.63	371878.21
FP-15	379251.76	371983.15
FP-16	379265.13	371948.85
FP-17	379243.58	371984.54
FP-18	379378.25	371744.37
FP-19	379350.34	371758.72
FP-20	379894.34	371685.23
FP-21	379898.18	371686.73
FP-22	379318.25	371654.59
FP-23	379321.55	371653.42
FP-24	379891.92	371682.98
FP-25	379197.48	371845.47

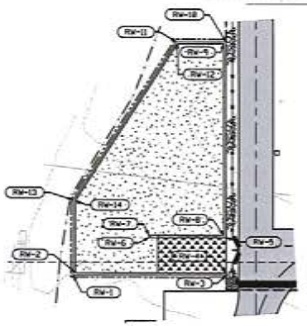
GRAVEL LIMITS		
POINT #	NORTHING	EASTING
GL-1	379895.23	371883.46
GL-2	379886.24	371884.58
GL-3	379271.87	371619.37
GL-4	379389.38	371635.82
GL-5	379328.24	371691.36
GL-6	379372.14	371748.74
GL-7	379384.63	371775.95
GL-8	379345.81	371872.87
GL-9	379255.59	371984.57
GL-10	379253.38	371941.84
GL-11	379245.65	371987.81
GL-12	379254.38	371938.34
GL-13	379247.85	371942.73
GL-14	379238.52	371938.78
GL-15	379258.77	371914.35
GL-16	379238.98	371881.72
GL-17	379282.71	371871.39
GL-18	379191.88	371938.77
GL-19	379214.27	371928.74

NOTES:

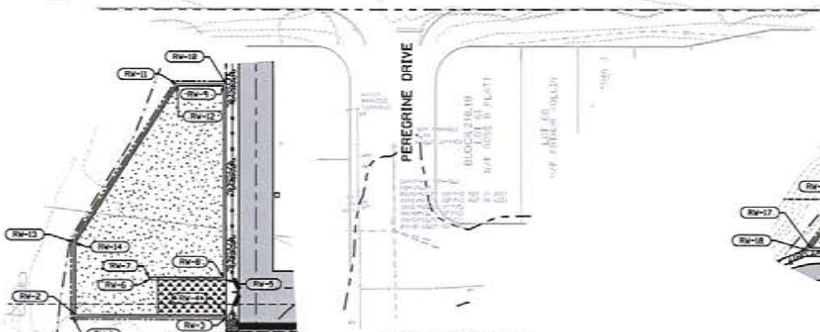
1. BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY FRALINGER ENGINEERING, PA, BRIDGETON, NJ 08302. DATED 6-17-2026.
2. HORIZONTAL DATUM = NAD-83 (2011).
3. CONTRACTOR SHALL ESTABLISH NEW BENCHMARKS FOR HORIZONTAL AND VERTICAL CONTROL NECESSARY FOR CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC INFORMATION PRIOR TO COMMENCEMENT OF CONSTRUCTION. SHOULD THE FIELD CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND RECEIVE WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH WORK.
5. ALL DIMENSIONS ARE IN FEET/FT) UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LAYOUT AND ELEVATION CONTROL FOR THE PROJECT.
7. DEMOLISH AND REMOVE CURBING AND OTHER EXISTING SITE FEATURES NECESSARY TO CONSTRUCT NEW FEATURES.
8. THE CONTRACTOR SHALL REPAIR ANY CURB, SIDEWALK, OR LANDSCAPING DAMAGED DURING CONSTRUCTION.
9. CONTRACTOR SHALL RESTORE ANY DAMAGES INCURRED TO SURROUNDING PUBLIC OR PRIVATE PROPERTY AS A RESULT OF CONSTRUCTION.
10. ANY STRIPING OR SIGNAGE ALTERED OR DAMAGED DURING CONSTRUCTION WILL BE RETURNED TO THE ORIGINAL CONDITION PER TOWNSHIP OF CHERRY HILL STANDARD REQUIREMENTS.
11. SUBSTATION CRUSHED STONE SHALL EXTEND A MINIMUM 3 FEET BEYOND PERIMETER FENCE.
12. CONSTRUCT NEW CONCRETE CURB PER CAMDEN COUNTY STANDARD REQUIREMENTS ALONG EVESHAM ROAD.
13. CONSTRUCT NEW GUIDE RAIL, INCLUDING NUMBER OF POSTS, TYPE OF POST, POST SPACING, FLARE RATE, AND MATERIALS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION AND THE NJDOT QUALIFIED PRODUCTS LIST.
14. CLIPPED VIEWS OF BOTH INFILTRATION BASINS SHOWN ON THIS DRAWING PROVIDE THE RETAINING WALL CONTROL POINTS' LOCATIONS COORDINATES.
15. PROPOSED GUIDE RAIL DESIGNED IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF TRANSPORTATION GUIDELINES. SEE GUIDE RAIL DETAIL ON DWG.#764784-A.

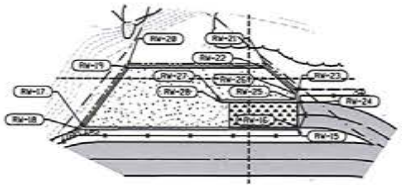
LEGEND:

- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPERTY LINE
- CONTROL POINT
- SUBSTATION CRUSHED STONE
- REINFORCED CONCRETE APRON
- TYPICAL SUBSTATION ACCESS ROAD PAVEMENT
- 2' WIDE SYNERTECH DRIVEWAY APRON DETAIL
- 8' HIGH CHAIN LINK FENCE
- SETBACK LINE
- PROPOSED TREE LINE
- WETLANDS BUFFER LINE
- WETLANDS DELINEATION
- FHA LIMITS
- ISOLATION FENCE PANEL
- INFILTRATION BASIN SAND
- GRASSED AREA
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- 8' HIGH DECORATIVE WALL
- SPLIT RAIL FENCE
- 8' HIGH AMERISTAR FENCE



WEST INFILTRATION BASIN
NOT TO SCALE





NORTH INFILTRATION BASIN
NOT TO SCALE

REFERENCE DRAWINGS:

1. RENDERAL PLAN
2. GRADING & DRAINAGE PLAN
3. STORM SEWER PROFILES
4. UTILITY PLAN
5. SOIL EROSION & SEDIMENT CONTROL PLAN
6. SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS SH 1
7. SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS SH 2
8. SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS SH 3
9. CIVIL NOTES & DETAILS SH 1
10. CIVIL NOTES & DETAILS SH 2
11. CIVIL NOTES & DETAILS SH 3
12. CIVIL NOTES & DETAILS SH 4

DWG.#764773-A
DWG.#764775-A
DWG.#764776-A
DWG.#764777-A
DWG.#764778-A
DWG.#764779-A
DWG.#764780-A
DWG.#764781-A
DWG.#764782-A
DWG.#764783-A
DWG.#764784-A
DWG.#764785-A

WARNING: STATION CONTAINS KNOWN UNDERGROUND UTILITIES THAT EXIST WITHIN THE WORK AREA AND MAY ONLY BE SHOWN ON OTHER DISCIPLINE OR DIVISION DRAWINGS. ADDITIONAL UNKNOWN UTILITIES MAY ALSO BE PRESENT. CONTRACTOR TO FOLLOW PSEG'S EXCAVATION PROCEDURE FOR ALL UNDERGROUND WORK.

0 20' 40' 80'
SCALE IN FEET

GENERAL NOTES
USE RIGHTS OF LATEST REVISION ONLY.
DO NOT SCALE - USE DIMENSIONS ONLY.
FOR A LIST OF REFERENCE DRAWINGS SEE DRAWING NO. INDEX DRAWING . . . . . .
THIS DRAWING SUPERSEDES NONE.
THIS DRAWING IS SHEET NO 1 OF 1 SHEETS.

DANIEL J. BLAKE
07/16/2021 3:07 PM
PROFESSIONAL ENGINEER
LIC. NO. 24GE05021688
LIC. NO. 24GA28966488

NO	DATE	DESCRIPTION	DWN	CKD	ENG	APD

REVISION

ECHELON SUBSTATION
230/13KV SUBSTATION
CIVIL SITE PLAN

YARD — CIVIL

PSEG
PUBLIC SERVICE ELECTRIC AND GAS COMPANY
ELECTRIC DELIVERY COMPANY-ASSET RELIABILITY, NEWARK, N.J.

DRAWN — A.PEREZ — CHECKED — G.BERG — SCALE — 1"=20'
DATE — 3-23-21 — ENGINEER
WESCO ENGINEERING — APPROVED

764774 A — -0Per

9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 | 0 — CONT. — MECH. — ELEC. — CIVIL

J. GRAF

	CAMDEN COUNTY PLANNING BOARD **COUNTY ENGINEER'S REVIEW** **OF SUBDIVISIONS AND** **SITE DEVELOPMENT PLANS**	**COUNTY PLAN:** **SP-12-9-21**

PSE&G Echelon Substation **PROJECT NAME**	Cherry Hill Twp. **MUNICIPALITY**

TYPE OF PLAN		**TAX MAP DATA**		**REVIEW STATUS**
x	SITE PLAN	PLATE:	309	
	PRELIMINARY PLAN	BLOCK:	519.11	
x	Subdivision	LOT (s):	2	

NAME: **PSE&G Company**

ADDRESS: **4000 Hadley Rd.**

CITY: **South Plainfield** **STATE:** **NJ** **ZIP:** 07080

SITE ABUTS COUNTY HIGHWAY: Evesham Rd. Cr. 544

COUNTY ENGINEER'S REVIEW COMMENTS

GENERAL

The Applicant is seeking approval to subdivide an 11-acre portion of Block 519.11 Lot 2 to construct a new unoccupied substation and expand their current network in Cherry Hill Township. Specific construction includes a control house, lighting mast monopoles, an A – Frame and security fencing.

Access to the substation will include two full movement gated driveways. After construction the site will be visited about once a week and is not expected to generate any significant traffic impacting Evesham Rd. Cr 544.

The existing lot is a vacant portion of the property owned by Congregation M'Kor Shalom.

The applicant proposed to construct guiderail within the County Right of Way.

The following documents have been reviewed:

1. Site plan prepared by Burns McDonnell Engineering; dated 7/27/2021

2. Stormwater Management Report prepared by prepared by Burns McDonnell Engineering; dated 7/9/2021

3. Traffic Impact Analysis prepared by Van Cleef dated April 16, 2021

4. Guiderail Construction Plan prepared by Van Cleef dated 7/9/2021

5. Minor Subdivision Plan prepared by Burns McDonnell Engineering; dated 7/27/2021.

RIGHT OF WAY

Right of way is not required.

SITE PLAN

1. If the applicant proposes significant changes within the County right-of-way, the Site Plan set should be revised to include plan sheets for Improvements within the County right-of-way including but not limited to grading plans, roadway profiles and cross sections.

2. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.

3. 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 applicant has proposed two access points from County Rt 544. Based on the layout of the substation, a single access point may not be feasible.

4. In accordance with 3.3.1.8, new roads shall be located to provide an unobstructed line of sight. The Site Plan should be revised to show that the area within the 360' Sight Triangle shall be free of all vegetation or obstructions 18" high or higher. Removal of all vegetation 18" high or higher shall be noted on the plans.

5. 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.

6. The site plan should include stop signs and stop bars at each driveway entering into the County Road.

7. Sight triangle easements shall be in accordance with AASHTO standards and be shown on plans.

8. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

3.3.1.10.B Profile of a Driveway Approach to a County Road (***Plan Does Not Conform***) – **Plans do not show grading of the proposed driveways.**

3.3.1.10.C Width of Driveways that Intersect a County Road (***Plan Does Not Conform***) – **The minimum required width of a driveway is 24 feet. The site has two proposed driveways with no dimensions shown.**

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***) - **A stop sign and stop bar shall be provided at each new driveway approach to a county road.**

3.3.1.17 Maintenance of Traffic Control Devices (***Plan Does Not Conform***) – **The standard states: The County of Camden is not responsible for maintaining traffic control signs, traffic striping, or pavement markings outside the county right-of way or on a driveway or street approach to the county roadway that is not under Camden County jurisdiction." The plans will need to be revised to include a note on the maintenance of the traffic control devices.**

9. The guiderail construction plan calls for the installation of vertical curb with 2-inch reveal. The curb reveal shall be revised to 4-inches in accordance with the NJDOT Roadway Design Manual Section 8.3.1B.1.

10. Existing County curbing is being undermined by erosion within the County ROW in an area west of the Cooper River Culvert. The plans shall be revised to address the erosion issue and repair the section of undermined curb and any associated damage to the existing cartway.

STORMWATER MANAGEMENT NJAC 7:8

11. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.

12. 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.

13. 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.

14. The plan should include details for Type N Eco Grates for the storm inlets in the County Road.

15. The stormwater design to include the permeability tests of the soils under the infiltration system in accordance with the NJDEP BMP manual appendix E.

16. The County Road currently experiences flooding conditions during storm events, the applicant will be required to analyze the capacity of the gutter line and existing storm drain system along the property frontage. The applicant must demonstrate that the existing County gutter line and 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

17. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.

18. 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.

19. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. The pavement restoration should be 6" of dense grades aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement.

20. The following County standard details are required for improvements in the County right-of-way:
    Details:
    1. Standard Vertical Concrete Curb Taper
    2. Standard Concrete Driveway and Concrete Apron
    3. Standard Pavement Marking Legend
    4. Standard Left Turn Out Prohibited
    5. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece
    6. Hot Mix Asphalt Pavement
    7. Typical Roadway Restoration for Curb Installation

ADMINISTRATIVE

21. 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.

22. 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.

23. 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.

24. 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.

25. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant to ensure that the stormwater system can be maintained in perpetuity.

26. 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.

27. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

28. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.

29. 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.

30. 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.

31. Underground irrigation systems shall not be located within the County right-of-way.

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

OUTSIDE AGENCY APPROVALS

33. Applicant is responsible for all environmental permits required.

William England, PE
Assistant County Engineer

2/15/2022
DATE

Cc: Applicant: Holmes, Timothy Timothy.Holmes@pseg.com
Applicant Attorney: Benjamin Nadell, Esq. – bnadell@connellfoley.com
Applicant Engineer: Michael Blake, PE – mblake@burnsmcd.com
Municipal Planning Board Secretary: Cosmas Diamantis CDiamantis@chnj.gov
Municipal Review Engineer: Stacey Arcari sarcari@erinj.com

CAMDEN COUNTY PLANNING BOARD APPLICATION

camden county

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: PSE&G Echelon Substation

Project Address (if applicable) & Municipality: 850 Evesham Avenue, Township of Cherry Hill

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

Type of Submission (please check one):

RECEIVED
AUG 1 3 2021
Camden County
Land Development and Review

- (X) New Site Plan
- (X) 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): 309

Block(s): 519.11

Lot(s): 2

Existing Zoning: IN - Institutional Zone

Variance(s) Required: Fence Height and Material

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-12-9-21

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Public Service Electric & Gas Company c/o Timothy Holmes Phone: 732-684-2510 Fax: _____

Address: 4000 Hadley Road Town & State: South Plainfield, NJ

Email: timothy.holmes@pseg.com Zip.: 07080

Attorney: Benjamin Nadell, Connell Foley LLP Phone: 201-631-7809 Fax: 201-521-0100

Address: 185 Hudson Street, Suite 2510 Town & State: Jersey City, NJ

Email: bnadell@connellfoley.com Zip.: 07311

Engineer: Michael Blake, PE c/o Burns & McDonnell Phone: 816-601-3523 Fax: _____

Address: 9400 Ward parkway Town & State: Kansas City, MO

Email: mblake@burnsmcd.com Zip.: 64114

Proposed Use (please check all that apply):

Residential	Commercial	Industrial
◯ Single Family Detached	◯ Retail	◯ Maintenance/ Repair Shop
◯ Town Homes	◯ Office	◯ Flex Space
◯ Duplex	◯ Restaurant/ Food Establishment	◯ Storage/ Warehouse
◯ Apartments	◯ Hospitality/ Hotel Space	◯ Distribution Center
◯ Condominiums	◯ Medical Use	◯ Manufacturing
◯ Medical Care Residential	◯ Sports or Entertainment	ⓧ **Other**: Public Utility Electrical Substation

Project Description & Statistics:

Short Description of Project: _____

The portion of the property that PSE&G proposes to construct on is in the process of being purchased. The current property is improved with an existing synagogue, commonly known as Congregation M'Kor Shalom, along with associated site improvements including surface parking, ingress and egress driveways, landscaping and lighting. PSE&G is seeking to subdivide an approximately eleven (11) acre portion of the property to permit the development of the new electrical substation. PSE&G proposes to construct a new 69/13kV Substation and expand the 69kV network in the Township of Cherry Hill. The new Echelon Substation will include the installation of a four (4) breaker 230kV air insulated switchgear (AIS) ring bus Class H substation. Specific equipment includes a new control house, two (2) 230/13kV transformers, four (4) breakers, 13kV shelter isle switchgear and associated lightning masts, monopoles, an A-Frame and security fencing.

Increase in Impervious Coverage?: (YES) / NO Total (Increase) or Decrease: 0.472 acres

Total Amount of Land Disturbed: 3.97 acres

Total Gross SF of all Buildings/ Development: The Station footprint will be 134,600 sf with the control builing encompassing 1,050 sf.

Total New Residential Units: N/A

Total New Jobs Created: N/A

SP-12-9-21

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? 1

Size of Existing Lot(s): 919,527 SF / 21.109 AC

Portion to be Subdivided: Approximately 462,610 SF / 10.482 AC

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

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Timothy Holmes, PSE&G Licensing Project Manager

Signature of Applicant: _____ Date: 7/30/2021

Agent Completing Application: Timothy Holmes, PSE&G Licensing Project Manager

Signature of Agent: _____ Date: 7/30/2021

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-12-9-21

Stamp Date Received Below

RECEIVED
AUG 19 2021
Camden County
Land Development and Review

CAMDEN COUNTY PLANNING BOARD APPLICATION

AFFIDAVIT OF OWNERSHIP

camden county

Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Congregation M'Kor Shalom

Is the Company a Corporation? YES / NO

If yes, what State is the Corporation incorporated in? New Jersey

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

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

Name	Address	Title

RECEIVED
AUG 19 2021
Camden County
Land Development and Review

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

X _____ 8-3-2021

Signature of Owner & Title ***Date***

Drew A. Molotsky, President

X _____

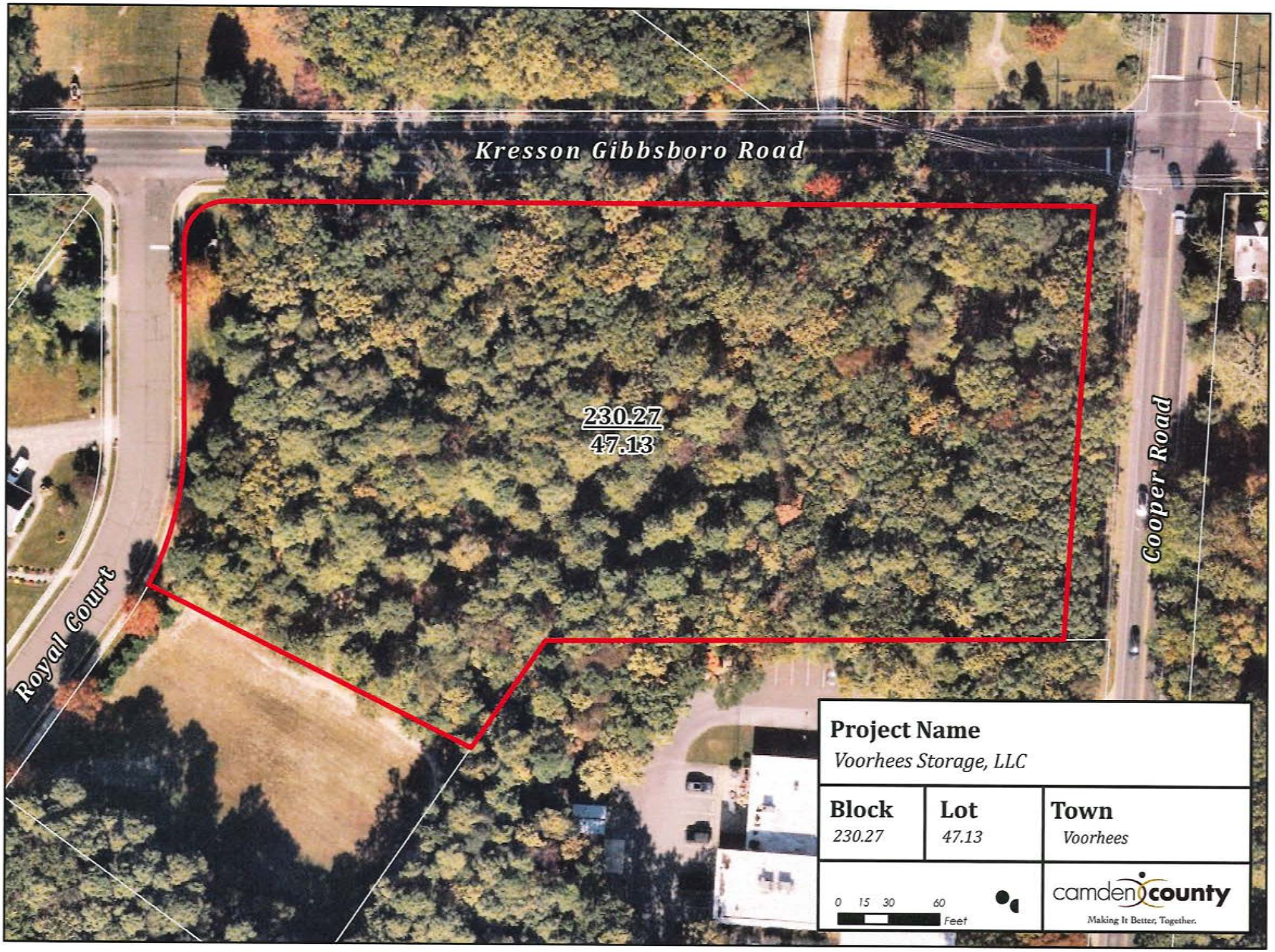
Signature of Owner & Title ***Date***

SP-12-9-21

STAFF REPORT MEETING OF:	RE:	Voorhees Storage, LLC
	Plan:	SP-34-3-21
	Municipality:	Voorhees
	Applicant:	Voorhees Storage, LLC
	Abuts County Route:	Cooper Rd. Cr. 675 and Kresson-Gibbsboro Rd. Cr.685

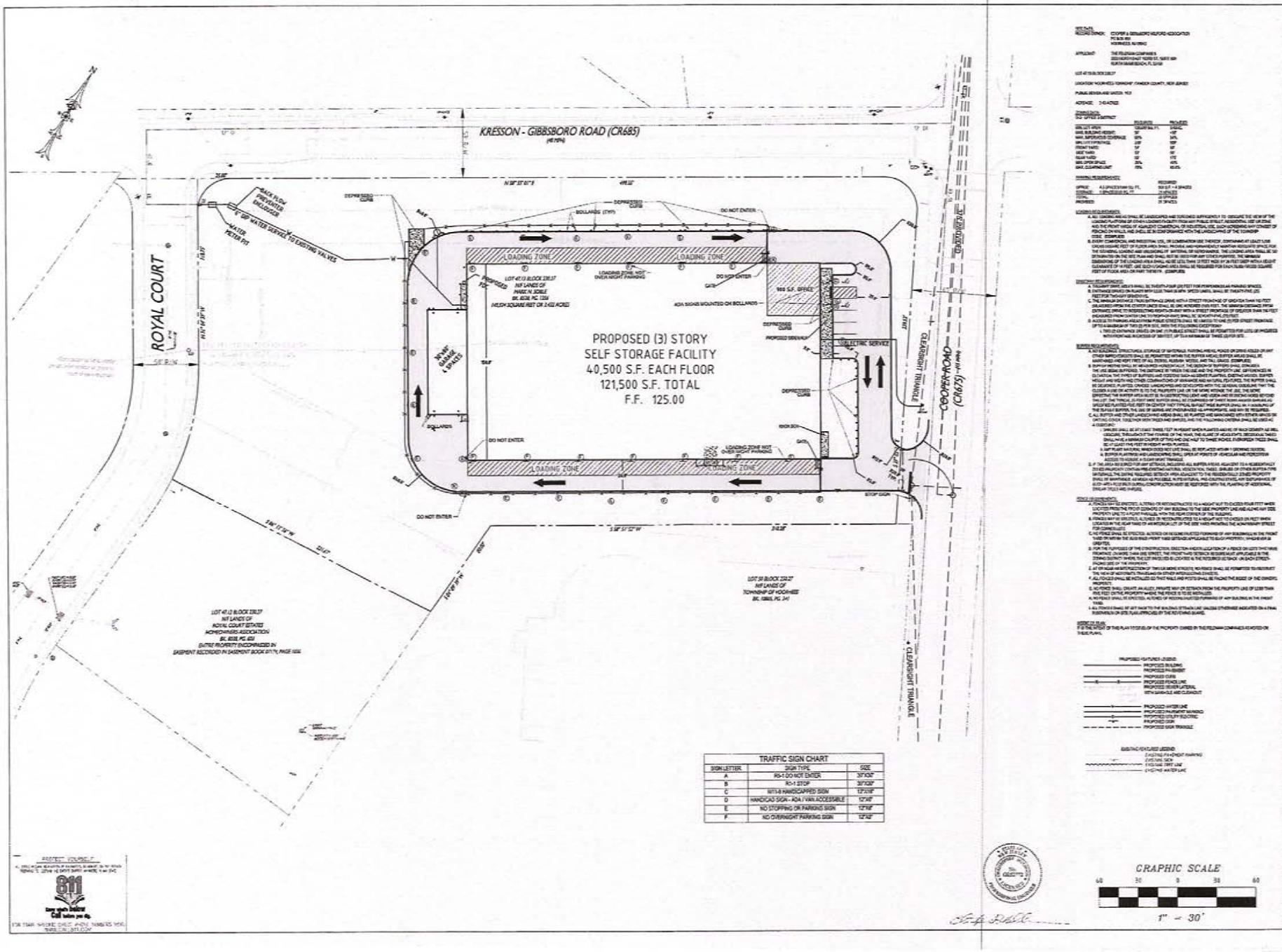
The applicant is proposing to construct a 3 story self-storage building with office space on the subject tract. The building footprint measures 150' x 270' and the building floor area will comprise 121,500 square feet. An attached, 30' x 80' garage is proposed at the southerly end of the building. Full movement driveways are proposed on both its Kresson-Gibbsboro and Cooper Road frontages.

County Planning Board staff has discussed the need for two full access driveways with the applicant and recommends one full access driveway only. The full access driveway proposed on Cooper Rd. Cr. 675 will remain and the proposed driveway on Kresson- Gibbsboro Rd. Cr. 685 will be eliminated. The applicant has expressed the need for emergency access to the site. County staff recommends that an emergency access drive be located on Kresson-Gibbsboro Rd. at a point furthest away from the centerline of the signalized intersection with Cooper Rd. and be accessible by emergency vehicles only using a breakaway chain or lock box to gate the driveway.



Project Name
Voorhees Storage, LLC

Block	Lot	Town
230.27	*47.13*	*Voorhees*



TRAFFIC SIGN CHART		
SIGN LETTER	SIGN TYPE	SIZE
A	R5-1 DO NOT ENTER	30"X30"
B	R1-1 STOP	30"X30"
C	W11-8 HANDICAPPED SIGN	12"X18"
D	HANDICAP SIGN - ADA / VAN ACCESSIBLE	12"X18"
E	NO STOPPING OR PARKING SIGN	12"X18"
F	NO OVERNIGHT PARKING SIGN	12"X12"

BOGIA ENGINEERING INC.
1340 PENN AVE WYOMISSING, PA 19610
PHONE: 610-678-3071 - FAX: 610-678-3517
WWW.BOGIAENG.COM

PRELIMINARY/FINAL PLAN
VOORHEES STORAGE, LLC, 428 COOPER RD, VOORHEES 08043
SITE PLAN

VOORHEES STORAGE, LLC
3323 NE 163RD ST STE 506
N MIAMI BEACH, FL 33160

VOORHEES TOWNSHIP
CAMDEN COUNTY
NEW JERSEY

PIN:	BLK 230.27, LOT 47.13
CHECKED BY:	DH
DRAWN BY:	FR
DATE:	07-08-21
SCALE:	1:30
DRAWING:	C-104
PROJECT:	2021-506
SHEET:	5 OF 21

	CAMDEN COUNTY PLANNING BOARD **COUNTY ENGINEER'S REVIEW** **OF SUBDIVISIONS AND** **SITE DEVELOPMENT PLANS**	**COUNTY PLAN:** **SP-34-3-21**

Voorhees Storage LLC **PROJECT NAME**	Voorhees Twp. **MUNICIPALITY**

TYPE OF PLAN		**TAX MAP DATA**		**REVIEW STATUS**
x	SITE PLAN	PLATE:	29.05	
	PRELIMINARY PLAN	BLOCK:	230.27	
	OTHER	LOT (s):	47.13	

NAME: Voorhees Storage LLC

ADDRESS: 3323 Northeast 163rd Street, Suite 506

CITY: North Miami Beach **STATE:** Florida **ZIP:** 33160

SITE ABUTS COUNTY HIGHWAY: Cooper Rd. Cr. 675 and Kresson-Gibbsboro Rd. Cr. 685

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

GENERAL

The applicant is proposing to construct a 3 story self-storage building with office space on the subject tract. The building footprint measures 150' x 270' and the building floor area will comprise 121,500 square feet. An attached, 30' x 80' garage is proposed at the southerly end of the building. Full movement driveways are proposed on both its Kresson-Gibbsboro and Cooper Road frontages.

County Planning Board staff has discussed the need for two full access driveways with the applicant and recommends one full access driveway only. The full access driveway proposed on Cooper Rd. Cr. 675 will remain and the proposed driveway on Kresson- Gibbsboro Rd. Cr. 685 will be eliminated. The applicant has expressed the need for emergency access to the site. County staff recommends that an emergency access drive be located on Kresson-Gibbsboro Rd. at a point furthest away from the centerline of the signalized intersection with Cooper Rd. and be accessible by emergency vehicles only using a breakaway chain or lock box to gate the driveway.

The following documents have been reviewed:

1. Site plan prepared by Bogia Engineering Inc.; dated 07/08/2021

2. Stormwater Management Report prepared by Bogia Engineering Inc.; dated 08/2021.

3. ALTA / NSPS Land Title Survey of Lot 47.13, Block 230.27, Cooper Road & Gibbsboro Road, Township of Voorhees, Camden County, New Jersey, prepared by Stonefield Engineering & Design, revised through May 12, 2021.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Kresson-Gibbsboro Rd. (CR 685) has a proposed right-of-way of 66 feet, with an existing right-of-way of 50 feet. Based on the site plans, it appears a previous right-of-way dedication of approximately 5 feet has been made along the applicant's frontage. The applicant is required to provide additional right-of-way through a roadway easement widening the right of way of Kresson- Gibbsboro Rd. by approximately 3 feet as needed to extend 33 feet from the centerline along the applicant's frontage.

   The following is noted:

   a. The site plan should be revised to indicate the roadway easement dedicated to Camden County.
   b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
   c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

TRAFFIC

1. Based on the proposed land use, the site is not expected generate a significant amount of traffic or have a significant impact on adjacent roadways.

SITE PLAN

1. The site plan shall be revised to include a stop bar along the driveway approaching Cooper Road (CR 675) in accordance with 3.3.1.10G.

2. The site plan shall be revised to include a DO NOT ENTER (R5-1) sign along the proposed emergency driveway approach to Kresson-Gibbsboro Road (CR 685) and an AUTHORIZED VEHICLES ONLY (R5-11) sign along the entrance to the emergency driveway.

3. The vehicle circulation plan shall be revised to reflect fire truck movements via the relocated emergency access along Kresson-Gibbsboro Road (CR 685).

4. County trench restoration details are provided in the site plans but the Drainage and Utility plan does not appear to indicate any drainage or utility connections within County right-of-way. The applicant should confirm whether any trench excavation is anticipated within county pavement

apart from the pavement restoration necessary for curb construction and the site plans should be revised as needed.

STORMWATER MANAGEMENT NJAC 7:8

1. The applicant is ultimately disturbing one or more acres (43,560 SF) of land and increasing impervious surface by one-quarter acre (10,890 SF) or more. Stormwater management facilities have been provided that do not appear to meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge. Further information should be provided regarding the following items:

    a. The Stormwater Management Report states that all runoff for the 2-yr storm is infiltrated. However, the provided hydrographs show a discharge for the 2-yr storm for the totals to POI-1 & POI-2 (Hydrographs 37 & 39). The stormwater report should be revised as needed.

    b. The provided release rates for POI-1 all exceed the allowable rates for each storm. The report states that the increase is "balanced by the off-site road area captured and treated in the BMPs". The stormwater management report should be revised to indicate how this is balance is achieved or provide adequate information to indicate that no erosion is anticipated downstream from the project along Cooper Road.

    c. The water quality justification within the BMP design summaries is adequate for the water quality requirements.

2. A Stormwater 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.

3. In accordance with NJAC 7:8-5.8(d), the Stormwater Maintenance Plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

4. Drainage maps for the existing condition drainage areas should be provided.

5. The POI locations could not be found in the plan set. The POI locations should be added to the Drainage and Utility Plan (Sheet 7 of 19) and/or equivalent diagrams in the Stormwater Management Report.

6. The invert out elevation for OS-3 is 119.50 on the plan and 120.44 in the hydrographs. The site plans and/or the Stormwater Management Report should be revised for consistency.

7. The weir wall length for OS-4 is 4 feet on the plan and 6 feet in the hydrographs. The site plans and/or the Stormwater Management Report should be revised for consistency.

8. The hydrograph pond design for BMP 1 does not have a stage step at the top of soil (elevation 123.00). This may produce inaccurate results. The Stormwater Management Report should be revised as needed.

9. The outlet structures for BMPs 2, 3 & 4 contain sharp-crested weirs. However, in the hydrograph pond designs, the weirs are modeled as broad-crested. Consider modeling these weirs as rectangular.

10. The top of soil elevation for BMP 5 is listed as 121.09 on the plan and 123.09 in the hydrographs. The site plans and/or the Stormwater Management Report should be revised for consistency.

11. Emergency spillways and overland flow routes for BMPs 1, 6, 7, and 8 should be provided in case of a failure in the outlet pipe network and detailed on the plans.

12. The hydrograph pond design for BMP 7 lists a 2.5-inch orifice that is not shown on the basin outlet structure detail. The site plans and/or the Stormwater Management Report should be revised for consistency.

DETAILS

13. Depressed curbing shall be installed at all driveways on County roads.

14. A detail should be provided for County roadway trench restoration for work adjacent to the curb. The pavement restoration should include 6" of dense graded aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement.

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

    Details:
    - 3. Standard Depressed Concrete Curb
    - 4. Standard Vertical Concrete Curb Taper
    - 7. Standard Bituminous Driveway Apron Type 1
    - 18. Roadway Widening Roadway Restoration
      - A. Typical Roadway Restoration for Curb Installation

ADMINISTRATIVE

16. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.

17. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.

18. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division http://www.camdencounty.com/service/public-works/permits/, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.

19. Camden County Planning Board Process – Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.

20. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

21. 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.

22. 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.

23. Underground irrigation systems shall not be located within the County right-of-way.

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

OUTSIDE AGENCY APPROVALS

25. Applicant is responsible for all environmental permits required.

William England 2/14/2022

William England, PE *DATE*
Assistant County Engineer

Cc: Applicant: mitch@thefeldmancompanies.com
Applicant Attorney: tyler@primelaw.com
Applicant Engineer: cmuldoon@bogiaeng.com
Municipal Planning Board Secretary: wflite@voorheesnj.com
Municipal Review Engineer: rdarji@erinj.com

CAMDEN COUNTY PLANNING BOARD APPLICATION

camden county

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: Voorhees Storage LLC

Project Address (if applicable) & Municipality: Cooper Road & Kresson-Gibbsboro Road, Voorhees Township

Abuts County Road: Cooper Road / Kresson-Gibbsboro Road County Route No.: 675 / 685

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): 29.05

Block(s): 230.27

Lot(s): 47.13

Existing Zoning: O-3 (Office 3 District)

Variance(s) Required: None

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: Voorhees Storage LLC Phone: (786) 751-3368 Fax: _____

Address: 3323 Northeast 163rd Street, Suite 506 Town & State: North Miami Beach, FL

Email: Mitch@TheFeldmanCompanies.com Zip.: 33160

Attorney: Tyler T. Prime, Esquire for Prime & Tuvel, LLC Phone: (856) 273-8300 Fax: (856) 273-8383

Address: 14000 Horizon Way, Suite 325 Town & State: Mount Laurel, NJ

Email: tyler@primelaw.com Zip.: 08054

Engineer: Christopher Muldoon, PE for Bogia Enginee Phone: (484) 872-8886 Fax: _____

Address: 667 Exton Commons Town & State: Exton, PA

Email: Cmuldoon@bogiaeng.com Zip.: 19341

Proposed Use (please check all that apply):

Residential	Commercial	Industrial
◯ Single Family Detached	◯ Retail	◯ Maintenance/ Repair Shop
◯ Town Homes	◯ Office	◯ Flex Space
◯ Duplex	◯ Restaurant/ Food Establishment	✓ Storage/ Warehouse
◯ Apartments	◯ Hospitality/ Hotel Space	◯ Distribution Center
◯ Condominiums	◯ Medical Use	◯ Manufacturing
◯ Medical Care Residential	◯ Sports or Entertainment	◯ **Other**: _____

Project Description & Statistics:

Short Description of Project: Applicant proposes a self-storage facility. The existing site is undeveloped with wood cover conditions. Existing woods masses were maintained to the greatest extent possible by siting the development as close to the intersection as feasible. Stormwater is managed through a series of 8 BMP's on site providing water quality and infiltration.

Increase in Impervious Coverage? (YES) / NO Total Increase or Decrease: 1.7 acres

Total Amount of Land Disturbed: 2.5 acres

Total Gross SF of all Buildings/ Development: 123,900 SF

Total New Residential Units: N/A

Total New Jobs Created: 100

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

*N/A Does this application include a lot consolidation? YES / NO

Will new lots be created? YES / NO How Many New Lots? _____

Size of Existing Lot(s): _____

Portion to be Subdivided: _____

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

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Voorhees Storage LLC

Signature of Applicant: _____ Date: 8/20/2021

Agent Completing Application: Tyler T. Prime, Esquire - Attorney for Applicant

Signature of Agent: _____ Date: 9-13-21

For County Use:	***Stamp Date Received Below***
Classification of Application: _____	
Fees Included with Application: YES / NO	
County Plan Number: _____	

CAMDEN COUNTY PLANNING BOARD APPLICATION

AFFIDAVIT OF OWNERSHIP

camden county

Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Voorhees Storage LLC

Is the Company a Corporation? (YES) / NO

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

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
Mitchell Feldman	3323 Northeast 163rd Street, Suite 506, North Miami Beach, FL 33160	Managing Member

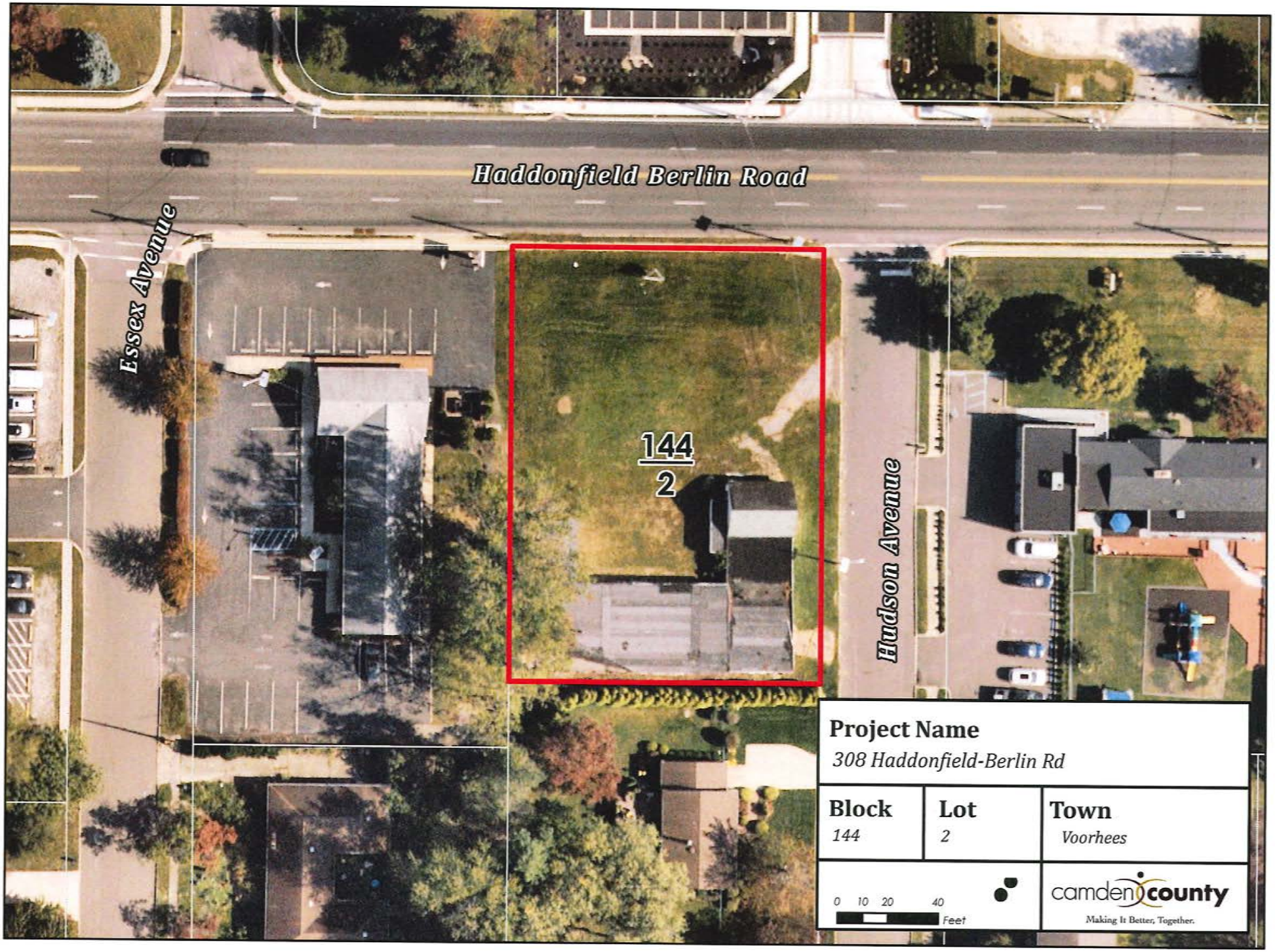
I certify that the above information is true and correct to the best of my knowledge:

X _____ 8/20/2021
Signature of Owner & Title ***Date***

X _____ _____
Signature of Owner & Title ***Date***

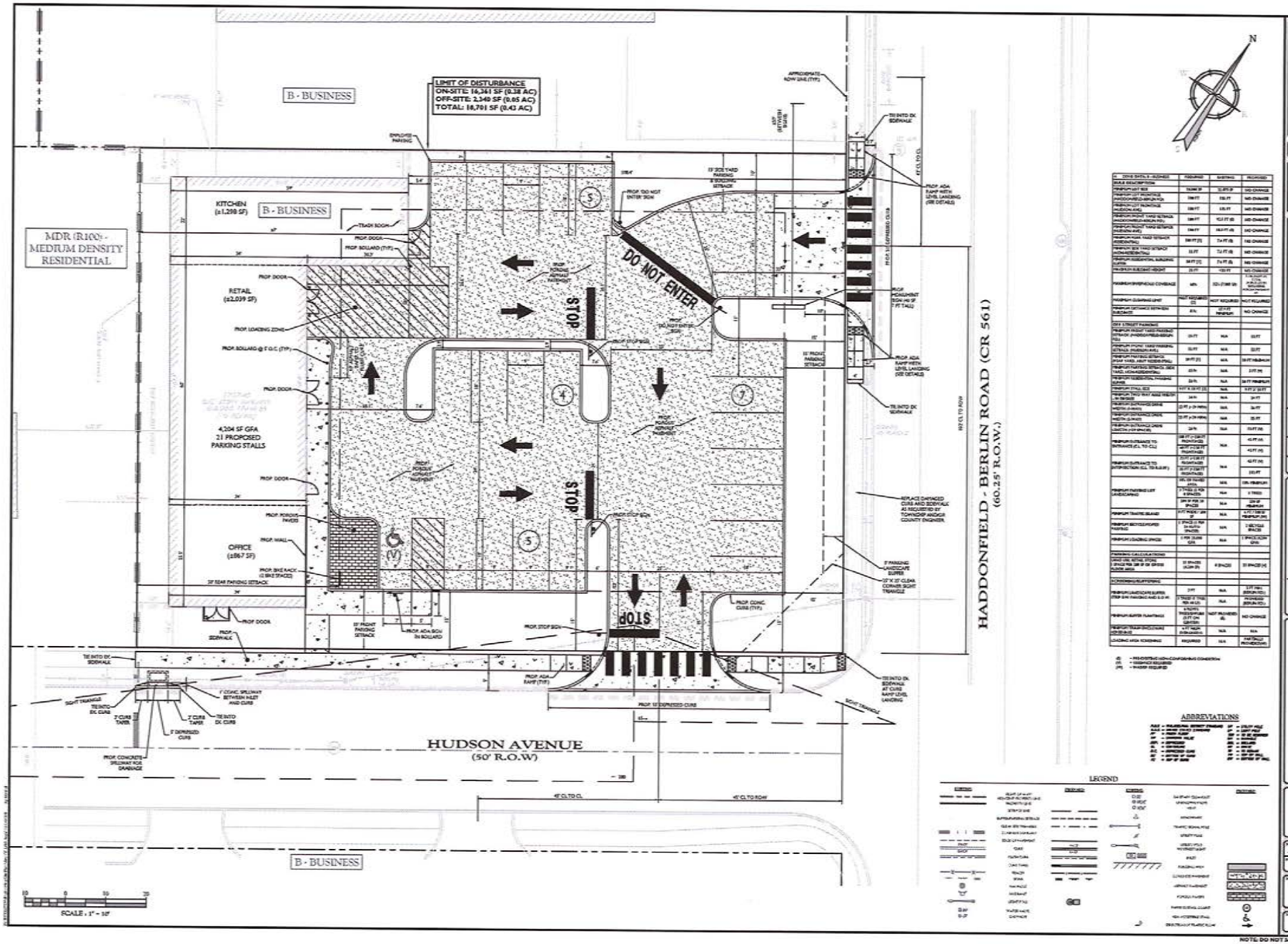
STAFF REPORT MEETING OF:	RE:	308 Haddonfield Rd.
	Plan:	SP-34-1-22
	Municipality:	Voorhees
	Applicant:	Alfred Furia
	Abuts County Route:	Haddonfield Rd. Cr. 561

The Applicant is proposing to partially demolition the existing building an renovate the remainder into an Italian Deli with prepared foods. The property resides on the corner of Haddonfield Berlin Rd. Cr. 561 and Hudson Ave. (local street). The existing condition is that the property has two full access driveways one on Haddonfield Berlin Rd. Cr 561 and one on Hudson Ave. The development proposal is to limit the driveway on Cr. 561 to one-way ingress only, allowing left turns into the site. Egress will be from a full access driveway on Hudson Ave. which is a public street that connects to Cr. 561. Driveway modifications in the County right of way along CR 561 include a new driveway apron and depressed curb and curb returns, striped crosswalk, handicapped ramps and curb returns.



Project Name
308 Haddonfield-Berlin Rd

Block	Lot	Town
144	*2*	*Voorhees*


B - BUSINESS
LIMIT OF DISTURBANCE
ON-SITE: 16,361 SF (0.38 AC)
OFF-SITE: 2,340 SF (0.05 AC)
TOTAL: 18,701 SF (0.43 AC)
MDR (R100) - MEDIUM DENSITY RESIDENTIAL
KITCHEN (±1,298 SF)
RETAIL (±2,039 SF)
4,204 SF GFA
21 PROPOSED PARKING STALLS
OFFICE (±867 SF)
DO NOT ENTER
STOP
HADDONFIELD - BERLIN ROAD (CR 561)
(60.25' R.O.W.)
HUDSON AVENUE
(50' R.O.W)
SCALE : 1" = 10'
N
LEGEND
ABBREVIATIONS
Colliers
Engineering & Design
www.colliersengineering.com
Doing Business as MASER
811
Call before you dig
Rhett N. Chiliberti
PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
308 HADDONFIELD-BERLIN ROAD
BLOCK 144, LOT 2
VOORHEES TOWNSHIP
CAMDEN COUNTY
NEW JERSEY
PHILADELPHIA
DIMENSION PLAN
3 of 11
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

	CAMDEN COUNTY PLANNING BOARD **COUNTY ENGINEER'S REVIEW** **OF SUBDIVISIONS AND** **SITE DEVELOPMENT PLANS**	**COUNTY PLAN:** **SP-34-1-22**

308 Haddonfield Berlin Rd. **PROJECT NAME**	Voorhees Twp **MUNICIPALITY**

TYPE OF PLAN		**TAX MAP DATA**		**REVIEW STATUS**
x	SITE PLAN	PLATE:	10	
	PRELIMINARY PLAN	BLOCK:	144	
	OTHER	LOT (s):	2	

NAME: Alfred Furia

ADDRESS: 14 Aintree Walk

CITY: Sewell **STATE:** NJ **ZIP:** 08080

SITE ABUTS COUNTY HIGHWAY: Haddonfield Berlin Rd. Cr. 561

COUNTY ENGINEER'S REVIEW COMMENTS

GENERAL

The Applicant is proposing to partially demolition the existing building an renovate the remainder into an Italian Deli with prepared foods. The property resides on the corner of Haddonfield Berlin Rd. Cr. 561 and Hudson Ave. (local street). The existing condition is that the property has two full access driveways one on Haddonfield Berlin Rd. Cr 561 and one on Hudson Ave. The development proposal is to limit the driveway on Cr. 561 to one-way ingress only, allowing left turns into the site. Egress will be from a full access driveway on Hudson Ave. which is a public street that connects to Cr. 561. Driveway modifications in the County right of way along CR 561 include a new driveway apron and depressed curb and curb returns, striped crosswalk, handicapped ramps and curb returns.

The following documents have been reviewed:

1. Site plan prepared by Colliers Engineering and Design; dated 6/15/2021 and revised 11/17/21

2. Stormwater Management Report prepared by Colliers Engineering and Design; dated 6/15/2021 and revised Nov. 21

3. Land Title Survey prepared by Clancy and Associates; dated 3/25/21

RIGHT OF WAY

1. The Camden County Master Plan indicates that County Rd. (CR 561) has a proposed right-of-way of 66 feet, with an existing right-of-way of 60.25 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen County Road 561 an additional +/- 3ft. from the centerline along the applicant's frontage. The following is noted:
    a. The site plan should be revised to indicate the roadway easement dedicated to Camden County.
    b. The site plan should clearly delineate the right-of-way centerline and half-width provided in the existing condition. A proposed right-of-way half-width of 33 feet is required.
    c. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
    d. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

2. A right-of-way dedication is required at the intersection of CR 561 and Hudson Ave in order to provide a radial property corner. The new right-of-way line should provide a consistent 10 width from the curb PC to PT measured from the face of existing curb.
    a. The site plan should be revised to indicate the roadway dedicated to Camden County.
    b. The metes and bounds description of the roadway dedication prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
    c. A copy of receipt of County filing of the dedication must be provided to the County Planning Department prior to issuance of final approval.

TRAFFIC

Traffic report was not requested.

SITE PLAN

1. Sight triangle dimensions are required on site plans at all existing and proposed road or

street intersections with a county road and at driveways. Sight triangles should be drawn in accordance with AASHTO standards. If determined necessary, by the County Engineer, the applicant shall be required to submit a deed of sight triangle easement to the County of Camden.

2. The Applicant should clarify what the asterisks represent for the TDC/BC grades for the depressed curb grades along the EOP of CR 561. The gutter grade for the proposed depressed shall match the existing running slope of the existing roadway.

3. The plans should also clearly show the existing TC/BC grades of the existing curb line at other points of the frontage (overlapping text on the plans where shots were taken makes it illegible); in order to identify the consistent running slope of the road gutter across the frontage, not just at the depressed curb.

4. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

3.3.1.2 Alternate Access (***Plan Does Not Conform***) The site is a corner lot with frontage along a municipal street. While no access should be provided on CR 541, the Applicant is proposing to expand an existing curb cut on CR 561 for ingress only access driveway for the development.

Waiver Recommended.

3.3.1.9 Spacing of New Driveways (***Plan Does Not Conform***) The beginning the of the depressed curb is in line with the side property line, whereas, a 10-foot separation is required. The limit of the proposed depressed curb is consistent with the pre-existing condition. The edge of the driveway is 10 feet from the side property line at the ROW line.

Waiver Recommended.

3.3.1.10. D Corner Radii / Curb Return Radii / Driveway Aprons
(*Plan Appears to Conform*) While it appears a minimum 15' curb radius is provided at the site driveway; it is not clearly delineated on the site plan. The site plan should be revised the delineate the curb radius provided at the driveway curb returns.

3.3.1.10. E Driveway and Apron Material (***Plan Does Not Conform***) County concrete curb and apron construction details shall be provided to verify conformity. While the plans appear to depict pavement repair as part of the LOD, it should be clearly identified on the Site Plan and construction detail for the curb. The pavement shall be sawcut for the repair strip that shall be a minimum of 2 feet wide.

3.3.1.10. F Americans with Disabilities Act (ADA) Requirements (***Plan Does Not Conform***) The curb ramp at Hudson Ave and CR 561 must be redesigned to incorporate the proposed sidewalk connection from Hudson Ave. Provide a detail with grades and gutter grades to ensure proper drainage. As previously noted, the ROW line should be adjusted to provide for a conventional ramp and grass strip.

3.3.1.13 Temporary Construction Access (***Plan Does Not Conform***) The Applicant is proposing a temp construction access in the location of the future driveway ingress. Construction vehicles should egress on Hudson Avenue. A stabilized construction access driveway should be provided for same.

STORMWATER MANAGEMENT NJAC 7:8

5. 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. This has also been confirmed by the local reviewing engineer.

6. The Applicant should confirm the purpose of the trench drain and A-Inlet located within the apron of the ingress drives driveway at CR 561. If the trench drain and inlet are proposed simply to eliminate runoff from a portion of the concrete apron being directed to the County Road only, same should be eliminated. The presence of the drainage structures within the wheel path of vehicles as well as their required maintenance are more of a detriment then the negligible amount of runoff added to the County system

DETAILS

7. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.

8. A County curb detail is needed. All curbing constructed within the County right-of-way shall be 9" wide at the base x 18" deep gray concrete with a 1" batter in the 8" wide top. The curb/depressed curb detail should also identify the 2-foot-wide pavement repair strip.

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. This includes the curb ramp at Hudson Ave and CR 561 where the new sidewalk will be introduced.

10. 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 Concrete Sidewalk
4. Standard Concrete Driveway and Concrete Apron
5. Hot Mix Asphalt Pavement

NOTE: Construction Details Should Differentiate between County Improvements or those to be used for the on-site or municipal improvements.

ADMINISTRATIVE

11. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.

12. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.

13. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division http://www.camdencounty.com/service/public-works/permits/, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.

14. Camden County Planning Board Process – Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.

15. 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.

16. 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.

17. Underground irrigation systems shall not be located within the County right-of-way.

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

OUTSIDE AGENCY APPROVALS

19. Applicant is responsible for all environmental permits required.

20. Applicant is responsible for obtaining all Pinelands Commission permits and approvals.

William England 2/15/2022

William England, PE *DATE*
Assistant County Engineer

Cc: Applicant: Alfred Furia – alfuria@me.com
Applicant Attorney: Michael Coluzzi, Esq – mcoluzzi@hovatterlaw.com
Applicant Engineer: Rhett Chiliberti PE rhett.chiliberti@colliersengineering.com
Municipal Planning Board Secretary: Fax numbers and/or email addresses
Municipal Review Engineer: Rakesh Darji PE rdarji@erinj.com

SP-34-1-22

CAMDEN COUNTY PLANNING BOARD APPLICATION

camden county

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: 308 Haddonfield-Berlin Road

Project Address (if applicable) & Municipality: 308 Haddonfield-Berlin Road, Voorhees Township

Abuts County Road: Haddonfield - Berlin Road County Route No.: 561

Type of Submission (please check one):

(x) New Site Plan
( ) New Minor Subdivision
( ) New Major Subdivision
( ) Request for Letter of No Impact or Waiver Review
( ) Revision to Prior Site Plan
Original Site Plan Application No.: _____ Date Originally Approved: _____
( ) Resubmission of Major Subdivision
Original Major Subdivision Application No.: _____ Date Originally Approved: _____

Tax Map Data:

Plate(s): 10
Block(s): 144
Lot(s): 2

Existing Zoning: B-Business
Variance(s) Required: Impervious
Parking Setback on northern Property Line

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: Alfred Furia Phone: 267-640-4441 Fax: _____

Address: 14 Aintree Walk Town & State: Sewell, NJ

Email: alfuria@me.com Zip.: 08080

Attorney: Michael Coluzzi Phone: 609-905-1155 Fax: _____

Address: 810 Asbury Avenue, Unit #2, Suite 202 Town & State: Ocean Ciyt, NJ

Email: mcoluzzi@hovatterlaw.com Zip.: 08226

Engineer: Rhett Chiliberti Phone: 445-444-7313 Fax: _____

Address: 2 Penn Center, 1500 JFK Blvd., Suite 222 Town & State: Philadelphia, PA

Email: rhett.chiliberti@colliersengineering.com Zip.: 19102

Proposed Use (please check all that apply):

Residential	Commercial	Industrial
◯ Single Family Detached	◯ Retail	◯ Maintenance/ Repair Shop
◯ Town Homes	◯ Office	◯ Flex Space
◯ Duplex	(X) Restaurant/ Food Establishment	◯ Storage/ Warehouse
◯ Apartments	◯ Hospitality/ Hotel Space	◯ Distribution Center
◯ Condominiums	◯ Medical Use	◯ Manufacturing
◯ Medical Care Residential	◯ Sports or Entertainment	(X) **Other**: Takeout only

Project Description & Statistics:

Short Description of Project: Partial demolition of existing building with 2 existing curb curbs and a renovation of remainder for an Italian Deli that has prepared foods. One loading space and 21 parking spaces provided.

Increase in Impervious Coverage?: (YES) / NO Total Increase or Decrease: 45.1% Increase

Total Amount of Land Disturbed: 18,701 SF

Total Gross SF of all Buildings/ Development: 4,204 SF Renovation

Total New Residential Units: N/A

Total New Jobs Created: 10

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? N/A

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: Voorhees Township Planning Board Secretary

Authorized Municipal Signature: Wendy M. Ogle Date: 1/11/22

Transmittal Date (if applicable):

Phone Number: 856-429-2427

Signatures Required:

Name of Applicant: Alfred Furia

Signature of Applicant: 1-6-22 Date:

Agent Completing Application:

Signature of Agent: Date:

For County Use:	*Stamp Date Received Below*
Classification of Application:	
Fees Included with Application: YES / NO	
County Plan Number:	

CAMDEN COUNTY PLANNING BOARD APPLICATION

AFFIDAVIT OF OWNERSHIP

camden county

Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: MARKET 561

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
Al Furia	14 Aintree Walk, Sewell NJ 08080	Owner

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

X _____ 1-6-22.
Signature of Owner & Title ***Date***

X _____ _____
Signature of Owner & Title ***Date***