

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

March 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 (February 22, 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. Victory East | M-12-1-22/ SP-12-1-22 | Cherry Hill | new warehouse development |
| C. 159 Lake View Drive | SP-13-2-21 | Gibbsboro | conversion of existing building to mixed use |
| D. Boomerang 52, LLC | SP -36-5-21 | Winslow | new warehouse development |
| E. 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 April 26, 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
February 22, 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

Vice Chair Mr. Matthew Marrone, Secretary Mr. Thomas Schina, Mr. Joseph Pillo, Mr. Stephen Gandy and Mr. William England, Assistant County Engineer were all present.

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

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

MINUTES

A motion was made to approve the minutes of January 2022 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

Both the PSEG and 308 Haddonfield Rd application were removed from the agenda by the request of the applicant.

A. Voorhees Storage, LLC SP-34-3-21 Voorhees New Storage facility

Tyler Prime Esq., and Donald A. Hass RLA were present representing the applicant

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.

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

CHAIRPERSON'S REPORT - No Report

ATTORNEY'S REPORT - No Report

COUNTY ENGINEER'S REPORT- No Report

COUNTY PLANNING REPORT

The next planning board meeting is scheduled for March 22, 2022, and it is expected to be virtual.

NEW BUSINESS —.

OLD BUSINESS -

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 March 22, 2022
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP- 1	PSE&G Echelon Substation	SP-12-9-21	Cherry Hill	new sub station
SP- 2	Victory East	M-12-1-22/ SP-12-1-22	Cherry Hill	new ware house development
SP- 3	159 Lake View Drive	SP-13-2-21	Gibbsboro	conversion of existing building to mixed use
SP - 4	Boomerang 52, LLC	SP -36-5-21	Winslow	new ware house development
SP- 5	308 Haddonfield Rd.	SP-34-1-22	Voorhees	new deli

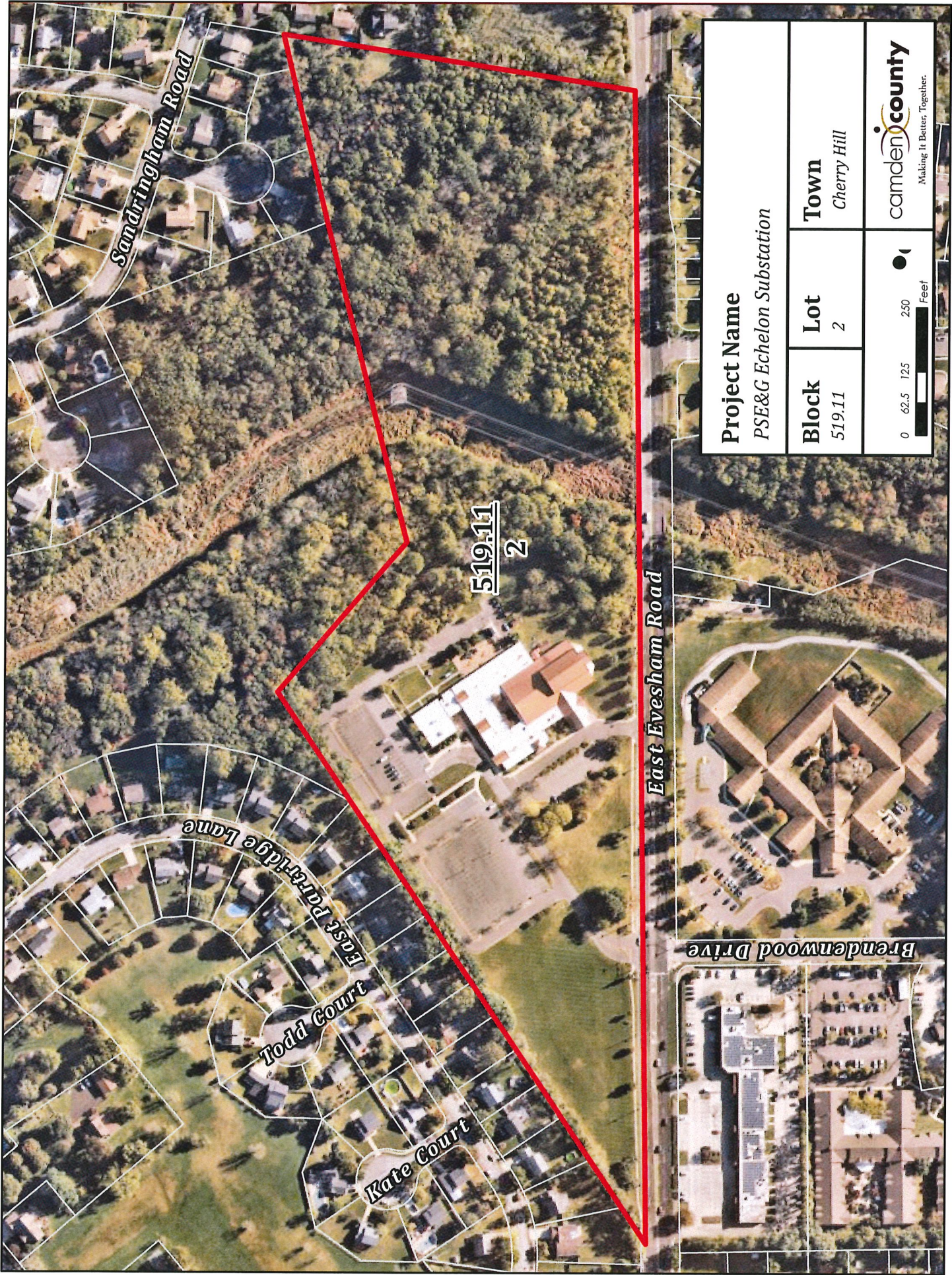
STAFF REPORT MEETING OF:	RE:	PSE&G Echelon Substation
	Plan:	SP-12-9-21
	Municipality:	Cherry Hill
	Applicant:	PSE&G
	Abuts County Route:	Evesham Rd. Cr. 544

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.

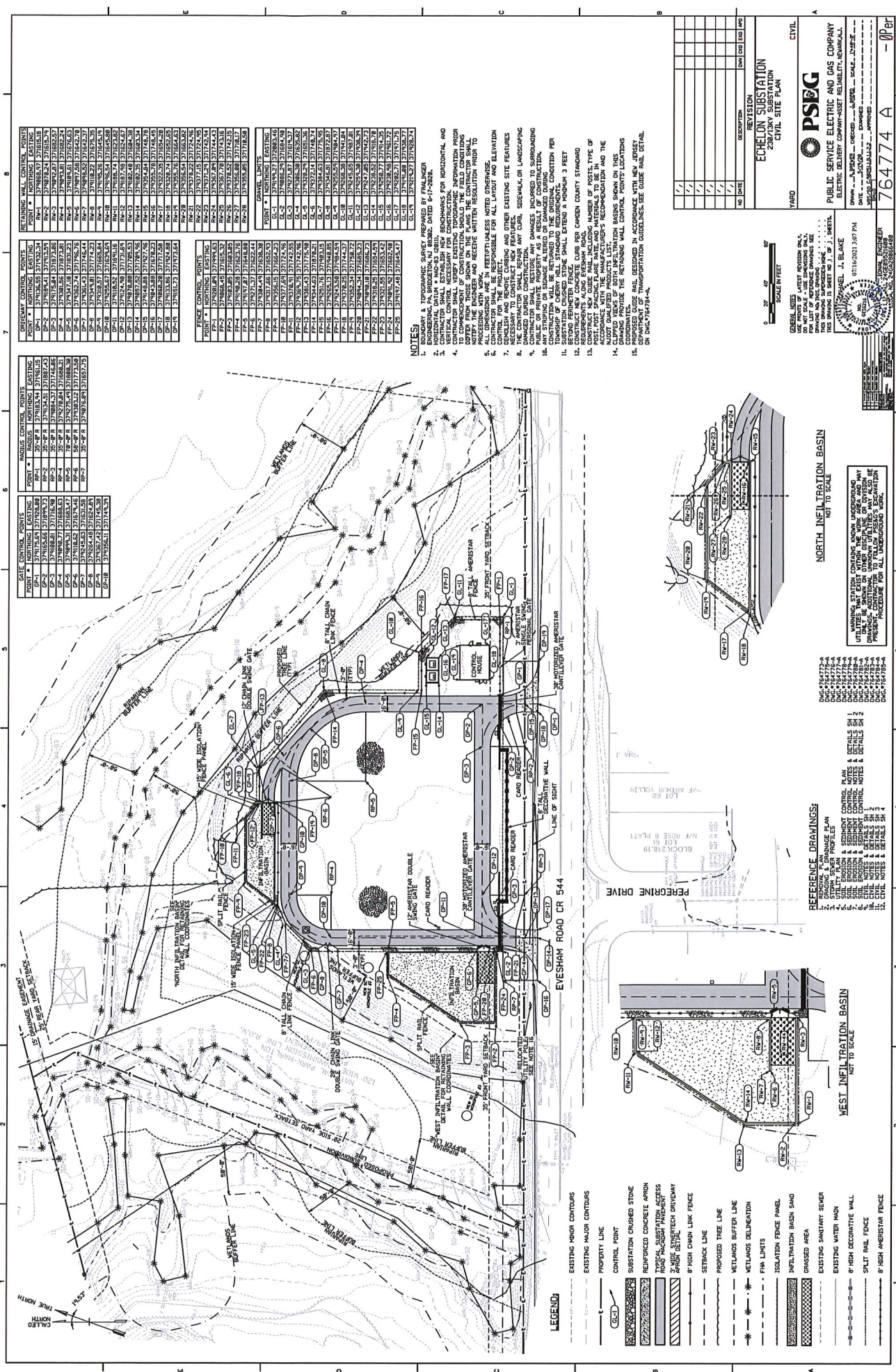
Access to the substation will include two full movement gated driveways. After construction the site will be visited about once a week and is not expected to generate any significant traffic impacting Evesham Rd. Cr 544.

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			Town Cherry Hill	
Block 519.11	Lot 2		camdencounty Making It Better, Together.	
0	62.5	125	250	Feet

[illegible][illegible]

SA-19
















SA-17

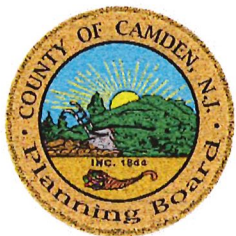
SA-18

SA-19, SA-18, SA-17, UTILITY DEPARTMENT, BUREAU OF PUBLIC WORKS, PRESENT RECORD

[illegible]

WEST INFILTRATION BASIN
NOT TO SCALE

	4' HIGH ANTI-SLIP DRIVEWAY
	4' HIGH CHAIN LINK FENCE
	SETBACK LINE
	PROPOSED TREE LINE
	NETLANDS BUFFER LINE
	NETLANDS DELINEATION
	PHA LIMITS
	ISOLATION FENCE PANEL
	INFILTRATION BASIN SAND
	GRASED AREA
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	4' HIGH DECORATIVE WALL
	SPLIT RAIL FENCE
	4' HIGH ANTI-SLIP FENCE



**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:

- 3.3.1.10.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.

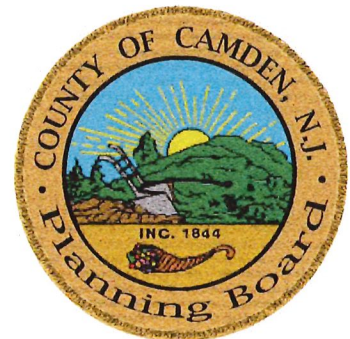
25. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant to ensure that the stormwater system can be maintained in perpetuity.
26. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall 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


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



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

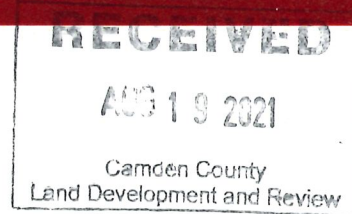
Type of Submission (please check one):

- ☒ 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): 309

Existing Zoning: IN - Institutional Zone

Block(s): 519.11

Variance(s) Required: Fence Height and Material

Lot(s): 2

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

SP-12-9-21

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Public Service Electric & Gas Company

Applicant: 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

Michael Blake, PE

Engineer: 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

- ☐ 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:** 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 building 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 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): 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

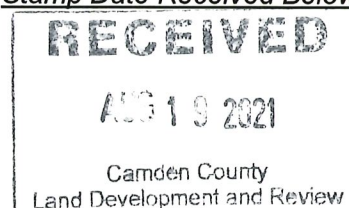
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-12-9-21

Stamp Date Received Below



Page - 4



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**

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 
Signature of Owner & Title
Drew A. Molotsky, President

8-3-2021

Date

X _____
Signature of Owner & Title

Date

SP-12-9-20

STAFF REPORT MEETING OF:	RE:	Victory East
	Plan:	M-12-1-22/ SP-12-1-22
	Municipality:	Cherry Hill
	Applicant:	NFI Real Estate, LLC
	Abuts County Route:	Woodcrest Rd. Cr 667

In 2018 this board approved a development application for Victory West, consisting of 6 apartment buildings with 370 multifamily units and stormwater and roadway infrastructure to be shared by both Victory West and Victory East developments.

There are two actions being requested by the applicant. The first is a subdivision and second is site plan approval.

This applicant, Victory East, is proposing to subdivide the existing property Block 431.18 Lot 8 into two lots. The first lot occupied by Victory West project has an area of 18.79 acres and the other proposed lot (Victory East) has an area of 15.14 acres.

The applicant proposes a site plan to construct a 162,150 sq. ft. warehouse, which includes an 8,000 sq. ft office. The site will include 37 loading docks, 36 trailer stalls and 82 vehicle parking spaces.

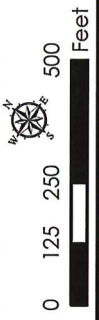


Project Name
Victory Redevelopment

Block
431.18

Lot
8

Town
Cherry Hill



camden county
Making It Better, Together.



1. ONLY COPIES FROM THE ORIGINAL OF THIS PLAN BEARING THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED VALID COPIES.

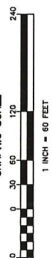
- ## CERTIFICATION OF APPROVALS

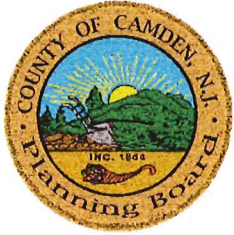
REDEVELOPMENT PLAN

REDEVELOPMENT PLAN



1





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

**COUNTY PLAN:
M-12-1-22
SP-12-1-22**

Victory East
PROJECT NAME

Cherry Hill Twp.
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X SITE PLAN

PLATE: 220

 PRELIMINARY PLAN

BLOCK: 431.18

X SUBDIVISION

LOT (s): 8

NAME: NFI Real Estate LLC.

ADDRESS: Triad 1828 Centre 2 Cooper St.

CITY: Camden **STATE:** NJ **ZIP:** 08102

SITE ABUTS COUNTY HIGHWAY: Woodcrest Rd. CR 667

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

GENERAL

In 2018 this board approved a development application for Victory West, consisting of 6 apartment buildings with 370 multifamily units and stormwater and roadway infrastructure to be shared by both Victory West and Victory East developments.

There are two actions being requested by the applicant. The first is a subdivision and second is site plan approval.

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The applicant proposes a site plan to construct a 162,150 sq. ft. warehouse, which includes a 8,000 sq. ft office. The site will include 37 loading docks, 36 trailer stalls and 82 vehicle parking spaces.

The following documents have been reviewed:

1. Site plan prepared by Marathon Engineering and Environmental Services; dated 01/13/2022
2. Stormwater Management report prepared by Marathon Engineering and Environmental Services; dated January 11, 2022
3. Traffic Impact Analysis prepared by Langan Engineers, dated July 30, 2021.
4. Land Title Survey prepared by Marathon Engineering and Environmental Services dated 07/29/2021
5. Minor Subdivision Plan prepared by Marathon Engineering and Environmental Services dated 01/19/2022

RIGHT OF WAY

Not required (ROW was obtained as part of previous development applications)

TRAFFIC

1. The traffic engineer should be prepared to discuss the results of the Traffic Study with the Board members. The original layout provided an interconnection between the East and West sites, which allowed access from both areas to the traffic signal. That is not the case under this proposed application. The traffic engineer should discuss the impacts of this removal of the interconnection.
2. The traffic engineer should discuss the interaction of the stop-controlled intersection with Woodcrest Road as a result of the additional traffic entering and exiting the site. This should include queuing in the roadway, delays, available gaps, the longer length of time that it takes for a large truck to start from a stop and be able to pull out into traffic, etc. In general, the traffic engineer should discuss what impact will be seen on the use of the stop-controlled driveway, in conjunction with the existing location between two (2) traffic signals in close proximity.
3. The traffic engineer should discuss queuing of vehicular and truck traffic on the site and how that will affect access to the various on-site parking areas. For example, if there is a truck queue on the site, will inbound vehicles be able to turn left into the proposed passenger vehicle parking area and/or the truck loading dock area.

4. No roadway improvements are proposed. The traffic engineer should discuss how the through traffic will navigate the area. The access point is within the transitional striping of the left turn lane on Woodcrest Road at Burnt Mill Road. The proximity to the traffic signal and the multiple lanes creates a concern for trucks turning left in this area. The applicant's engineer should discuss any conversations with the County about the impacts to this area. It is recommended that a left turn prohibition for trucks be considered at this location.
5. There is a right-in/right-out driveway on a slight offset across from the driveway on Woodcrest Road. The traffic engineer should discuss the impacts to this driveway.
6. From the previous application for the Victory West site, it was anticipated that Victory West will generate 157 trips (36 in, 121 out) during the AM peak hour and 180 trips (113 in, 67 out) during the PM peak hour. It is important to note that this trip generation takes into account 5% of the total trips using public transit.
7. Based on the recently submitted traffic study, it is anticipated that the Warehouse will generate 48 trips (31 in, 48 out) during the AM peak hour and 47 trips (11 in and 36 out) during the PM peak hour. Based on the report, truck traffic generally comprises between 13 and 25 percent of the warehouse traffic generation during street peak hours.
 - a. While we understand that there is no proposed user at this point, the traffic engineer should discuss the potential traffic on the site, based upon current trends of some warehouse facilities. For example, the applicant should discuss the use, trips, parking, and site operations with smaller delivery vehicles such as personal vehicles, vans and box trucks which some warehouse facilities are now utilizing for daily local deliveries.
 - b. While we understand that there is no proposed use at this point, the traffic engineer should discuss any seasonal fluctuation, which may result in increased number of employees and/or trips that may be associated with different warehouse facilities during various times of the year.
 - c. The traffic engineer should provide further information such as:
 - i. the types of employees entering/exiting the site during the street peak hours (i.e. office workers, warehouse floor workers, etc)
 - ii. the types and times of shifts generally worked
 - iii. the peak hours of truck traffic, as it does not appear to occur during street peak hours
 - iv. distribution of truck traffic over the course of the day (and evening, if extended hours)
8. In comparison, based on ITE Trip Generation 10th Edition for a Manufacturing Use, it is estimated that the former Victory Refrigeration site generated 144 trips (111 in, 33 out) during the AM peak hour and 156 trips (48 in, 108 out) during the PM peak hour. The applicant should discuss how the proposed site traffic compares to the former Victory site.

SITE PLAN

1. The applicant's legal representative should discuss the subdivision and need for cross access easements between the proposed Block 431.18 Lot 8.02 and existing Block 431.18 Lot 7.01.
2. 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.
3. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
4. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.
5. The site plan should include stop signs and stop bars at each driveway entering the County Road.
6. 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.
7. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

3.3.1

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

The applicant is proposing to use an existing aged and damaged driveway as their main access for the development. This driveway is part of Block 431.18 Lot 7.01. The applicant shall replace the existing cracked and aged depressed curb with a new depressed curb and restore the roadway pavement from the roadway centerline to the curb for the distance of the depressed curb along the driveway frontage of property 7.01.

There is an existing turning island in the driveway that prohibit left turn egress by trucks. The applicant shall review the location and provide a new mountable curbed island that meets County Standards for "Left Turn out Prohibited Detail".

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

The site plan shall show the pavement markings at the driveway on Block 431.18 Lot 7 and the applicant shall replace existing faded pavement markings with a long-life thermoplastic material.

3.3.1.10.H Left Turn Storage Lanes (***Plan Conforms/Plan Does Not Conform***)

There is currently a center turning lane along CR. 667 that will become obsolete as a result of the propose construction. The applicant is required to convert the lane and update the striping into a left turn lane only, providing dedicated access into the driveway on Block 431.18 Lot 7.01

3.3.1.16 Pavement Markings (***Plan Does Not Conform***)

The applicant shall refer to this section of the County Standards for policies and procedure outlining the updating of line striping within the County ROW.

STORMWATER MANAGEMENT NJAC 7:8

8. The stormwater management basin at the rear of the site has been recently constructed. A portion of the site will drain to this basin, as previously proposed under the previous application. A proposed bioretention basin is proposed in the center of the front parking lot, to provide an additional level of stormwater treatment before it is released to the groundwater and receiving water bodies.
9. The previously application proposed that Victory West and Victory East development projects would share the Stormwater Management facilities. Under the proposed application, the sites share stormwater management facilities and are graded to work in connection with each other, but the site uses are different, and the subdivision implies that one site can be sold independently of the other site. The applicant should discuss how the stormwater facilities will be maintained, in perpetuity. The Operations and Maintenance Manual for Stormwater Management Facilities should specifically layout the responsibility of the stormwater facilities by lot, so that, in the future, there is no question.
10. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
11. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.
12. The applicant will confirm that the existing inlet condition and type meets the County Standard for Type N Eco Grates for the storm inlets in the County road and if different update the site plans to meet the County Standard.

DETAILS

13. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
14. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic.
15. The handicap ramps in the Camden county right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011.
16. The difference of elevation between the existing centerline of the County Highway and the new gutter line is to be as near to a 2.22% grade as possible.
17. Depressed curbing shall be installed at all driveways on County roads.
18. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches.
19. The following County standard details are required for improvements in the County right-of-way:
Details:
 1. Standard Depressed Concrete Curb
 2. Standard Pavement Marking Legend
 3. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece
 4. Standard Left Turn Out Prohibited
 5. Milling and Resurfacing
 6. Asphalt Road Restoration: Gas Utility

ADMINISTRATIVE

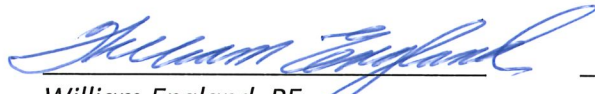
20. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
21. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
22. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public->

works/permits/, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.

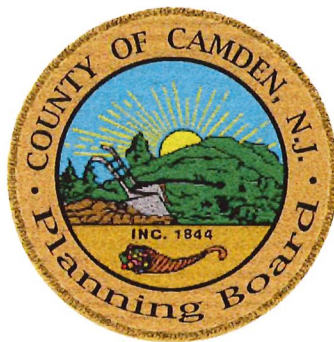
23. Camden County Planning Board Process – Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
24. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
25. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.
26. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
27. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.
28. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
29. Underground irrigation systems shall not be located within the County right-of-way.
30. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

31. Applicant is responsible for all environmental permits required.


William England, PE
Assistant County Engineer

3/11/2022
DATE



Cc: Applicant: Brian Werrell brian.werrell@nfiindustries.com
Applicant Attorney: Damien DelDuca Esq., dod@delducalewis.com and Laura D'Allesandro Esq., imd@delducalewis.com ;
Applicant Engineer: Jesse Dougherty PE, jesse.dougherty@marathonconsultants.com
Municipal Planning Board Secretary: Cosmas Diamantis CDiamantis@chnj.gov
Municipal Review Engineer: Staci Arcari, PE sarcari@erinj.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: Victory East

Project Address (if applicable) & Municipality: 110 Woodcrest Drive, Cherry Hill, NJ

Abuts County Road: Woodcrest Drive County Route No.: 667

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): 220

Block(s): 431.18

Lot(s): 8

Existing Zoning: Victory Refrigeration Redevelopment Area

Variance(s) Required: yes. Maximum number of
Parking Spaces

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-12-1-22
H-12-1-22

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: NFI Real Estate LLC Phone: 856-634-3777 Fax: _____

Address: Triad 1828 Centre 2 Cooper St Town & State: Camden, New Jersey

Email: brian.werrell@nfiindustries.com Zip.: 08102

Damien O. Del Duca, Esquire

Attorney: Del Duca Lewis, LLC Phone: 856-427-4200 Fax: 856-427-4241

Address: 21 E. Euclid Ave, Suite 100 Town & State: Haddonfield, New Jersey

Email: dod@delducalewis.com and kjb@delducalewis.com Zip.: 08033

Engineer: Jesse D. Dougherty, PE Phone: 856-241-9705 Fax: 856-241-9709

Address: 2 Killdeer Court, Suite 302 Town & State: Swedesboro, New Jersey

Email: jesse.dougherty@marathonconsultants.com Zip.: 08024

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: Minor subdivision approval to subdivide the existing lot into two lots. Proposed lot 8.01 will be approximately 18.76 acres and will contain Victory at Woodcrest Station multi-family development. Proposed lot 8.02 will be approximately 15.17 acres and will contain a 162,150 sf warehouse and distribution facility comprised of 154,150 sf warehouse space and 8,000 sf office space.

**CAMDEN COUNTY
ENGINEERING DEPARTMENT**

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: _____

Total Amount of Land Disturbed: 11.01 acres **FEB 17 2022**

Total Gross SF of all Buildings/ Development: 162,150 sf

Total New Residential Units: N/A

Total New Jobs Created: TBS

SP-12-1-22
11-12-1-22

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? 2

Size of Existing Lot(s): 33.93 acres

Portion to be Subdivided: Proposed lot 8.01-18.76 acres and proposed lot 8.02-15.17 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: NFI Real Estate LLC

Signature of Applicant:  Date: 2/14/22

Agent Completing Application: Damien O. Del Duca

Signature of Agent:  Date: 2/14/22

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

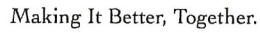
County Plan Number: SP-12-1-22

M-12-1-22

Stamp Date Received Below
ENGINEERING DEPARTMENT

FEB 17 2022

Page - 4



SP-12-1-22
M-12-1-22

OWNERSHIP DISCLOSURE STATEMENT

NAME OF CORPORATION, PARTNERSHIP, LLC, OR LLP: NFI Real Estate, LLC

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 corporation (LLC) or limited liability partnership (LLP):

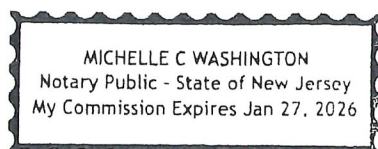
	NAME	ADDRESS
1	SIDNEY R. BROWN	1515 BURNT MILL ROAD CHERRY HILL, NJ 08003
2	JEFFREY S. BROWN	(same as listed above)
3	IRWIN J. BROWN	(same as listed above)
4		
5		
6		
7		
8		
9		
10		

*If a corporation or a partnership owns 10% or more of the stock of a corporation, or 10% or greater interest in a partnership, that corporation or partnership shall list the names and addresses of its stockholders holding 10% or more of its stock or of 10% or greater interest in the partnership, and this requirement shall be followed until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10% ownership criterion established have been listed.

SWORN & SUBSCRIBED to before me this

14th Day of January, 2022 (year)

Michelle C Washington (Notary)



[Signature] 1/14/2022
SIGNATURE (OFFICER/PARTNER) DATE

Chief Development Officer
TITLE

CAMDEN COUNTY
ENGINEERING DEPARTMENT



FEB 17 2022

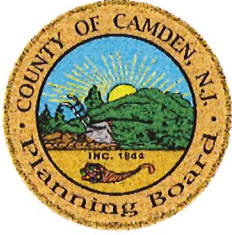
SP-12-1-22
M-12-1-22

STAFF REPORT MEETING OF:	RE:	159 Lake View Drive
	Plan:	SP-13-2-21
	Municipality:	Gibbsboro
	Applicant:	B and M Management Group
	Abuts County Route:	Haddon Ave. (South Lake View Drive) Cr. 561

The applicant is seeking approval for the redevelopment of a former automotive repair shop into a professional office and apartment above. The existing building will be used and transformed into the proposed uses. The application consists of driveway modifications and a significant amount of landscaping. Camden County is not waiving formal site plan review and the plans will need to be updated to include the following comments listed below.



Project Name <i>159 Lake View Drive</i>			Town <i>Gibbsboro</i>	 camden county Making It Better, Together.
Block <i>18.05</i>	Lot <i>26.01</i>			
 0 10 20 40 Feet				



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

COUNTY PLAN:
SP-13-2-21

B and M Management
Group, LLC
PROJECT NAME

Gibbsboro
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

<u> </u> x	SITE PLAN
<u> </u>	PRELIMINARY PLAN
<u> </u>	OTHER

PLATE: 6
BLOCK: 18.05
LOT (s): 26.01

NAME: B and M Management Group LLC

ADDRESS: 5113 Williamstown Rd.

CITY: Sicklerville STATE: NJ ZIP: 08081

SITE ABUTS COUNTY HIGHWAY: South Lake View Dr. Cr. 561

COUNTY ENGINEER'S REVIEW COMMENTS

GENERAL

The applicant is seeking approval for the redevelopment of a former automotive repair shop into a professional office and apartment above. The existing building will be used and transformed into the proposed uses. The application consists of driveway modifications and a significant amount of landscaping. Camden County is not waiving formal site plan review and the plans will need to be updated to include the following comments listed below.

The following documents have been reviewed:

1. Site plan entitled 159 Lakeview Dr. Gibbsboro, NJ prepared by David Brand Architecture (undated) Site Plans must be dated. A Site Plan signed by a Licensed Professional Engineer may also be required based on the nature of the improvements that area proposed.
2. Land Title Survey Lots 26 and 26.01 prepared by Morgan Engineering, dated 2/8/22.

RIGHT OF WAY

1. The Camden County Master Plan indicates that County Rd. (CR 561) has a proposed right-of-way of 66 - 74 feet, with an existing right-of-way of 60 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen County Road from the centerline along the applicant's frontage. The following is noted:
 - a. The site plan should be revised to depict the existing right-of-way width provided for CR 561 across the project frontage. A minimum right-of-way half width of 33 feet is required.
 - b. The site plan should be revised to provide a roadway easement dedicated to Camden County for the area between the existing ROW line and the limit of the 33-foot desired right-of-way half width.
 - 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.

TRAFFIC

Traffic report was not requested.

SITE PLAN

1. A site plan shall be provided to depict more clearly the existing and proposed frontage improvements.
2. Depressed curb exists across the lot frontage. The curbing shall be replaced to limit the depression to the width needed for the access driveway and County Curb will be installed along property frontage with a grass strip between the County Curb and depicted bike path. (see sample driveway configuration below)
3. A Grading Plan shall be provided to depict the proposed grading associated with the curbing modifications along the frontage as well as installation of grass strip and landscape areas on either side of asphalt sidewalk (to remain). The asphalt sidewalk may need to be reconstructed to adjust its elevation to coordinate with the new curb height.
4. It is unclear if the access driveway and parking lot is to be repaved. This should be clarified on the Site Plan.
5. The Plan provided depicts a proposed "Street Lamp" within the bike path located across the front of the lot. If site lighting is desired, same shall be located further into the front yard outside of the bike path. If the intent is to provide a municipal public unmetered street slight, same shall be clarified and the light located in the grass strip.

6. Sight triangle dimensions are required on the site plan for the proposed driveway access. The area within the sight triangle shall be free of all vegetation or obstructions 18" high or higher.

Sample concrete depressed curb & asphalt apron/sidewalk combination to be provided:



7. Site Plans Must Conform with the Following Standards:

- 3.3 Site Plan
- 3.3.1.3 Backing Out or Maneuvering of Vehicles Not Permitted (*Plan Conforms*)
- 3.3.1.5 Loading (*Plan Conforms*)
- 3.3.1.6 Parking (*Plan Conforms*)
- 3.3.1.9 Spacing of New Driveways (*Plan Conforms*)
- 3.3.1.10 Access Geometry and Driveway Intersection Design (*Plan Conforms*)
- 3.3.1.10.A Angle of Intersection (*Plan Conforms*)
- 3.3.1.10.B Profile of a Driveway Approach to a County Road (*Plan APPEARS TO Conform*) A Grading Plan should be provided to verify conformance.
- 3.3.1.10.C Width of Driveways that Intersect a County Road (***Plan Does Not Conform***) A 20-foot-wide driveway is proposed. The width of the driveway should be increased to 24 feet.
- 3.3.1.10.D Corner Radii / Curb Return Radii / Driveway Aprons (***Plan Does Not Conform***) The use of curb returns does not appear warranted.

Waiver Recommended.

- 3.3.1.10.E Driveway and Apron Material (*Plan Does Not Conform*) An asphalt apron is recommended consistent with similar treatments existing along this segment of highway (sample above is neighboring property). A waiver from providing a concrete apron and sidewalk combination is recommended.

Waiver Recommended.

- 3.3.1.10.G Stop Sign and Stop Bar (*Plan Does Not Conform*) A stop bar and stop sign does not appear warranted for this type of driveway configuration associated with the proposed low volume use.

Waiver Recommended.

STORMWATER MANAGEMENT NJAC 7:8

8. 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.
9. Based on the nature of the improvements, it appears the volume and peak rate of runoff directed to the County Road will be reduced as a result of the development. The existing pavement located between the front line of the existing building and the existing roadway curbing is to be removed and replaced with vegetative cover except for a 20-foot-wide portion to remain for use as the access driveway.

DETAILS

10. All construction or reconstruction within the County right-of-way is to be at County standards.
11. A County curb detail is needed. All curbing constructed within the County right-of-way shall be 9" wide at the base x 18" deep gray concrete with a 1" batter in the 8" wide top. The replacement curb shall require a 2-foot-wide asphalt roadway repair strip.
12. The following County standard details are required for improvements in the County right-of-way:
Details:
1. Standard 8"X9"X18" Concrete Vertical Curb
2. Standard Depressed Concrete Curb
3. Standard Bituminous Driveway Apron Type 1
4. Standard HMA Driveway Section: Adjacent to Reinforced Concrete Sidewalk and Apron
5. Standard Driveway Treatment: Apron and Flare (Plan View)
6. Typical Roadway Restoration for Curb Installation

ADMINISTRATIVE

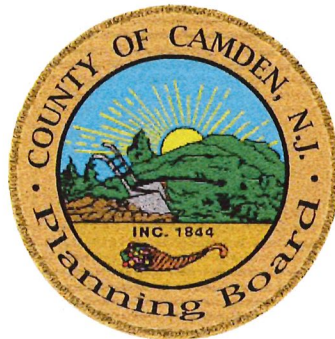
13. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.

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. 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.
18. 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.
19. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
20. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
21. Applicant is responsible for obtaining NJDOT approvals for the proposed striping on the County highway. Two (2) copies of the NJDOT approved drawing shall be sent to the County Engineer's office before permits to work in the County right-of-way shall be issued.
22. 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.
23. 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.
24. Underground irrigation systems shall not be located within the County right-of-way.
25. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

26. Applicant is responsible for all environmental permits required.
27. Applicant is responsible for obtaining all Pinelands Commission permits and approvals.

William England 3/14/2022
 William England, PE DATE
 Assistant County Engineer



Cc: Applicant: steve@northerreo.com
Applicant Attorney: Chris Norman Esq. cnorman@prlawoffice.com
Applicant Engineer: David Brand Architect davidbrandarchitecture@gmail.com
Municipal Planning Board Secretary:
Municipal Review Engineer: Greg Fusco PE, gusco@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: 159 S Lakeview Dr.

Project Address (if applicable) & Municipality: Gibbsboro NJ 08026

Abuts County Road: South Lakeview Dr. County Route No.: CR561

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): 6

Existing Zoning: C-2

Block(s): 18.05

Variance(s) Required: Yes - Approved

Lot(s): 26.01

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: B&M Management Group LLC Phone: 856-278-1950 Fax: _____
Address: 513 Williamstown rd Town & State: Sicklerville NJ
Email: steve@northernreo.com Zip.: 08081
Attorney: Platt/Chris Norman Phone: 856-784-8500 ext 16 Fax: _____
Address: _____ Town & State: _____
Email: _____ Zip.: _____
Engineer: David Brand Phone: 267-532-6073 Fax: _____
Address: 3 Suffolk Ct. Town & State: Cherry Hill NJ
Email: davidbrandarchitecture@gmail.com Zip.: 08034

Proposed Use (please check all that apply):

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|--|--|--|
| <input type="radio"/> Single Family Detached | <input type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input checked="" 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 checked="" type="radio"/> Other: <u>attached single apartment</u> |

Project Description & Statistics:

Short Description of Project: To rehab the old Apple Auto into office space for our own company use. The office will be used for
Real Estate. When completed it will bring visual impact to Lakeview Drive in much better way than it is
currently. The plans for the building align and approved by the Historic society, keeping that vinage look.

Increase in Impervious Coverage?: YES ☐ NO ☒ Total Increase or Decrease: _____

Total Amount of Land Disturbed: none

Total Gross SF of all Buildings/ Development: 2,494 sq ft

Total New Residential Units: 1

Total New Jobs Created: 1-3

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): 32,234.40 _____

Portion to be Subdivided: None _____

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

Title of Municipal Official: BOROUGH CLERK / PLANNING BOARD SECRETARY

Authorized Municipal Signature: McTuxel Date: _____

Transmittal Date (if applicable): _____

Phone Number: 856-783-6655 x105

Signatures Required:

Name of Applicant: B&M Management Group LLC

Signature of Applicant: _____ Date: _____

Agent Completing Application: Steve Haas

Signature of Agent: _____ Date: _____

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____




Stamp Date Received Below

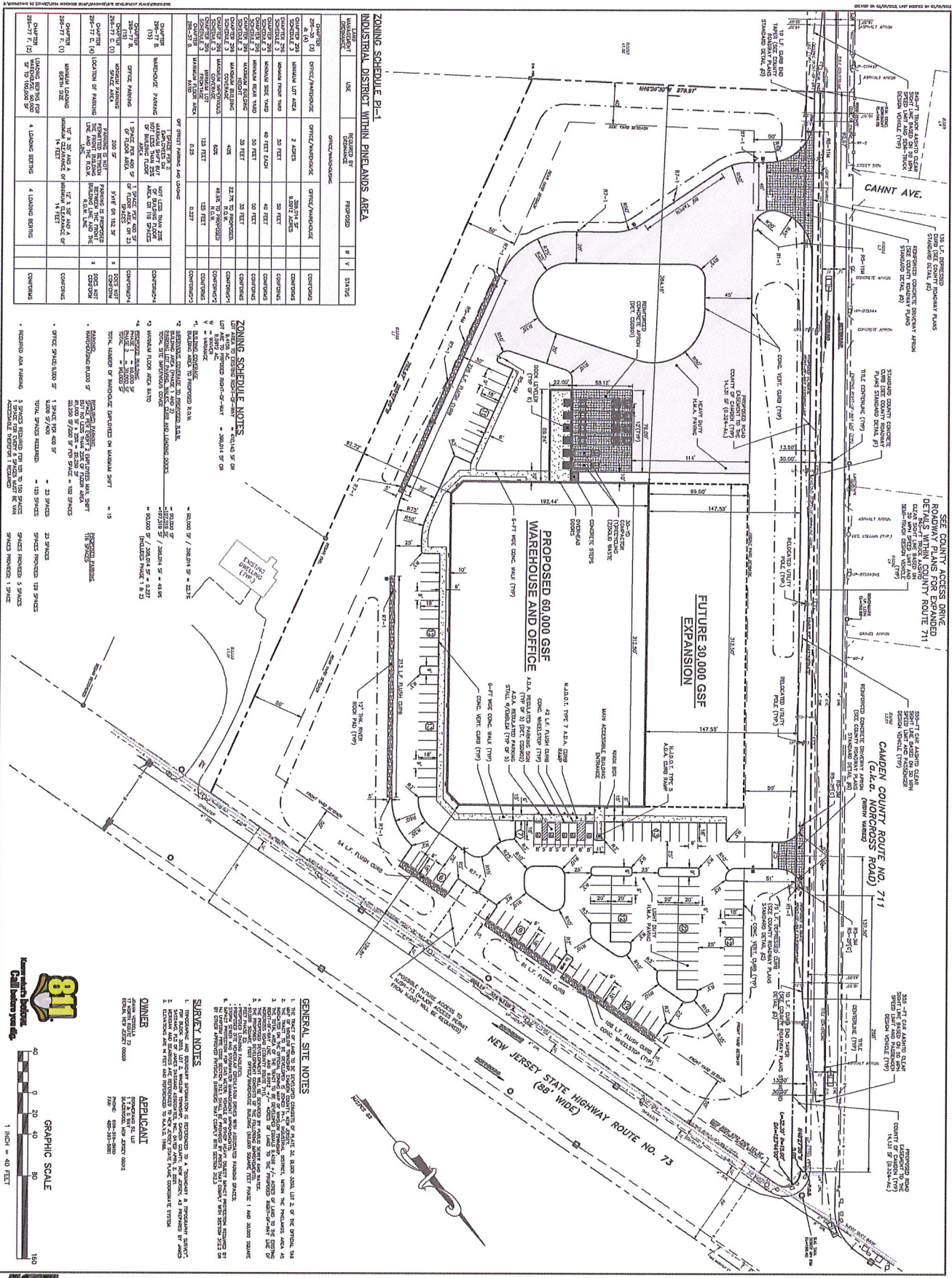
STAFF REPORT MEETING OF:	RE:	Boomerang 52, LLC
	Plan:	SP -36-5-21
	Municipality:	Winslow
	Applicant:	Boomerang 52. LLC
	Abuts County Route:	Norcross Road Cr 711

The applicant is seeking approval to construct a 90,000 SF warehouse building with office space, built in two phases, at the southwest corner of Norcross Road (CR #711) and NJ State Highway Route 73. The proposed development will have direct access from Norcross Road (CR #711) with a possible future connection to Route 73. Associated improvement includes two new full access driveways on County Rt. 711 Norcross Road. The proposed site will provide 129 on-site parking spaces. The site proposes 5 on-site infiltration systems with all drainage toward the southwest corner of the property, away from the County roadway.

County Planning and Engineering staff have worked extensively with the applicant on needed roadway charges that include curbing, stormwater management and widening roadway to ensure safe operations and site-specific ingress and egress turning movements.



Project Name Boomerang 52, LLC		
Block 3203	Lot 2	Town Winslow
 0 50 100 200 Feet		 N 



JAMES SASSANO ASSOCIATES, INC.
ENGINEERING • SURVEYING • CONSTRUCTION LAYOUT
41 SOUTH ROUTE 73, BUILDING 1, SUITE 201
HAMMONTON, NEW JERSEY 08037
TELEPHONE (609) 704-1155
FAX (609) 704-1164
www.jsaengineering.com

CS0201

RICHARD J. CLEMON, P.E.
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 246203911200
Richard J. Clesmon 07/19/2021
DATE

BOOMERANG 52, LLC
1 T & G WAY
BLACKWOOD, NEW JERSEY 08012

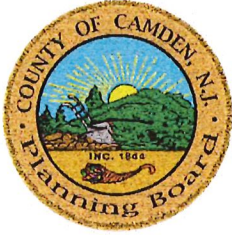
MAJOR SITE PLAN

BOOMERANG 52, LLC

BLACKWOOD, NEW JERSEY 08012

DATE	ISSUE	REVISION	BY	APPV
03/07/2022	3	REVISD PER CAMDEN COUNTY ENGINEERING COMMENTS	TAC	RJC
06/20/2021	1	REVISD PER FIRE DEPT. AND TRAFFIC ENGINEER COMMENTS	TAC	RJC
07/19/2021	1	FINAL SUBMISSION	TAC	RJC

ISF
INC.



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

COUNTY PLAN:
SP-36-5-21

Boomerang 52, LLC
PROJECT NAME

Winslow Township
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

<u> X </u>	SITE PLAN
<u> </u>	PRELIMINARY PLAN
<u> </u>	OTHER

PLATE: 32
BLOCK: 3203
LOT (s): 2

NAME: Boomerang 52, LLC

ADDRESS: NJSH Route 73 and Norcross Road (CR #711

CITY: Winslow Township STATE: NJ ZIP: 08009

SITE ABUTS COUNTY HIGHWAY: Norcross Road (CR 711)

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

GENERAL

The applicant is seeking approval to construct a 90,000 SF warehouse building with office space, built in two phases, at the southwest corner of Norcross Road (CR #711) and NJ State Highway Route 73. The proposed development will have direct access from Norcross Road (CR #711) with a possible future connection to Route 73. Associated improvement includes two new full access driveways on County Rt. 711 Norcross Road. The proposed site will provide 129 on-site parking spaces. The site proposes 5 on-site infiltration systems with all drainage toward the southwest corner of the property, away from the County roadway.

County Planning and Engineering staff have worked extensively with the applicant on needed roadway changes that include curbing, stormwater management and widening roadway to ensure safe operations and site-specific ingress and egress turning movements.

The following documents have been reviewed:

1. Site plan entitled "Norcross Road, Plate 32, Block 3203, lot 2, Winslow Township, Camden County, New Jersey, Major Site Plan" prepared by James Sassano Associates, Inc., dated July 19, 2021, to August 20, 2021.
2. Boundary & Topographic Survey for Block 3203, Lot 2 prepared by James Sassano Associates, Inc., dated April 2, 2021.
3. Stormwater Management Compliance Report for Boomerang 52, LLC prepared by James Sassano Associates, Inc., dated July 2021.
4. Stormwater Management Measures Maintenance Plan & Field Manuals prepared by James Sassano Associates, Inc., dated July 2021.
5. Traffic Engineering and Air Quality Assessment, Norcross Road Warehouse prepared by Shropshire Associates, LLC dated July 22, 2021.

RIGHT OF WAY

1. The Camden County Master Plan indicates that County Rd. (CR 711) has a proposed right-of-way of a variable width, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional right-of-way of 13.5 feet through a roadway easement to widen County Road from the centerline along the applicant's frontage. The following is noted:
 - a. The site plan should be revised to indicate the roadway easement dedicated to Camden County.
 - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
 - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

SITE PLAN

1. No demolition plan has been provided as there are no existing improvements on-site. Thus, no county improvements are proposed to be removed.
2. The applicant is required to provide curbing and meet County Standard 3.4.9 Curb additionally the applicant has agreed to mitigate the stormwater impacts as a result of the curbing into the sites proposed stormwater management system.
3. The applicant is proposing 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, Lane shifts, by pass lanes, etc.

4. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

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

(Plan Does Not Conform) Corner radii should be provided at the northern driveway to demonstrate compliance with County standards. In addition, a truck turning template should be provided to depict truck maneuvering into and out of the of the site.

3.3.1.13 Temporary Construction Access

(Plan Does Not Conform) A Road Opening Permit must be obtained for any driveway used for construction access whether such driveway is temporary or is at the approved location for site access. A note to this affect should be added to the plan.

3.3.1.16 Pavement Markings

(Plan Does Not Conform) It is unclear from the site plan if any improvements to existing pavement markings are planned. Should pavement markings be proposed or re-stripped, a note indicating such should be included on the plan.

STORMWATER MANAGEMENT NJAC 7:8

5. The proposed improvements do ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements do meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are required. The proposed plan has all drainage flow away from the County roadway through a series of infiltration basins to the southeast corner of the property.
6. The applicant is increasing the impervious coverage on the site. Stormwater improvements are required under NJAC 7:8.
7. Our office does concur that the applicant is required to meet the recharge requirements under NJAC 7:8 since the proposed development does not meet the definition of "urban redevelopment area" as a previously developed area delineated on the State Plan Map as a Metropolitan Area (PA1).
8. The design has met the water quantity requirement for peak rate of reduction.

9. 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 to ensure that the stormwater system can be maintained in perpetuity.
10. 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.
11. The stormwater design to include the permeability tests of the soils under the infiltration system in accordance with the NJDEP BMP manual appendix E.

DETAILS

12. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic.
13. The difference of elevation between the existing centerline of the County Highway and the new gutter line is to be as near to a 2.22% grade as possible.

ADMINISTRATIVE

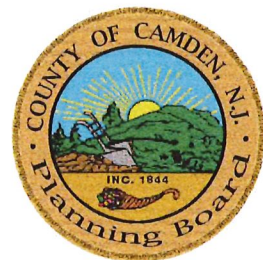
14. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
15. All Camden County Planning Board Approvals are contingent upon 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.
16. 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 the Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
17. 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.

18. 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.
19. 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.
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, PE
Assistant County Engineer


DATE

Cc: Applicant: igrace@gcmteam.com
Applicant Attorney: John D. Wade, Esq., 1250 Chews Landing Road, Suite 1, Clementon, NJ, 08021
Owner: Joann Vesella, joannvesella@comcast.net
Applicant Engineer: Richard J. Clemson, PE, rick@jsengineering.com
Municipal Planning Board Secretary: Christy Clauss cclauss@winslowtownship.com
Municipal Review Engineer: William Loughney, PE

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: Norcross Road

SW Corner of intersection of Route 73 and Norcross Road (CR 711)

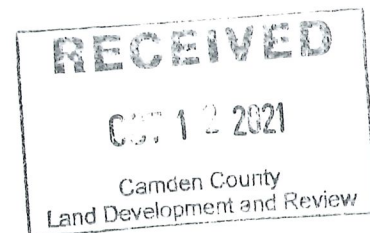
Project Address (if applicable) & Municipality: Winslow Township

Abuts County Road: Norcross Road

County Route No.: 711

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): 32

Existing Zoning: PI-1 - Industrial District

Block(s): 3203

Variance(s) Required: See Attached

Lot(s): 2

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

SP-36-5-21

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Boomerang 52, LLC Phone: 609-519-8900 Fax: 480-393-5081

Address: 1 T&G Way Town & State: Blackwood, NJ

Email: john@jccteam.net Zip: 08012

Attorney: John D. Wade, Esq. Phone: 609-230-1698 Fax: _____

Address: 1250 Chews Landing Road, Suite 1 Town & State: Laurel Springs, NJ

Email: jd0935@gmail.com Zip: 08021

Engineer: Richard J. Clemson Phone: 609-704-1155 Fax: 609-704-1166

Address: 41 South Route 73, Bldg 1, Ste 201 Town & State: Hammonton, NJ

Email: rick@jsaengineering.com Zip: 08037

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: Proposed 90,000 sf office/warehouse facility consisting of 60,000 sf as part of phase 1 and 30,000 sf as part of phase 2. The building will be serviced by public sewer and water. A total of 129 parking spaces will be provided, whereas 125 parking spaces are required. A total of 4 truck loading bays will be provided. Associated improvements will include paved access drives, a stormwater collection and conveyance system, a stormwater management system, public sewer and water connections, landscaping and lighting facilities. e a 4.05 acre parcel to be

Increase in Impervious Coverage?: YES NO Total Increase or Decrease: 4.53 acres (incl. phases 1 and 2)

Total Amount of Land Disturbed: 8.7 acres

Total Gross SF of all Buildings/ Development: 90,000 (60,000 within phase 1; 30,000 sf within phase 2)

Total New Residential Units: 0

Total New Jobs Created: 50 permanent jobs. 100-125 temporary construction jobs.

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? ⁰

Size of Existing Lot(s): 9.4 acres

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: Boomerang 52 LLC

Signature of Applicant: _____ Date: 9/28/21

Agent Completing Application: Richard J. Clemson, P.E.

Signature of Agent: Richard J. Clemson Date: 9/28/2021

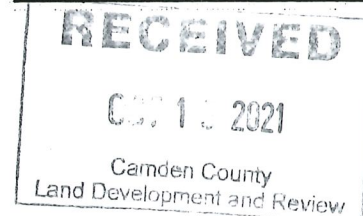
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-36-5-21

Stamp Date Received Below



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? 0

Size of Existing Lot(s): 9.4 acres

Portion to be Subdivided: N/A

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

Title of Municipal Official: Planning Board Secretary

Authorized Municipal Signature: Christy Clauson Date: 9/29/21

Transmittal Date (if applicable): 9/29/21

Phone Number: 209 567 0700 Ext 8006.

Signatures Required:

Name of Applicant: Boomerang 52, LLC

Signature of Applicant: _____ Date: _____

Agent Completing Application: Richard J. Clemson, P.E.

Signature of Agent: _____ Date: _____

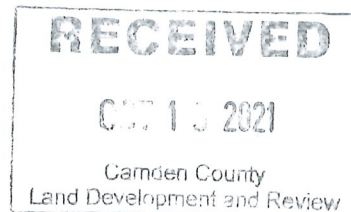
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-36-5-21

Stamp Date Received Below



SP-36-S-21



JAMES SASSANO ASSOCIATES, INC.

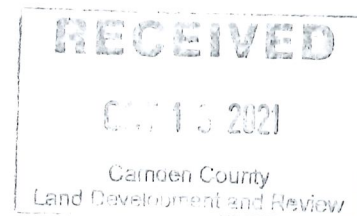
Engineering • Surveying • Construction Layout

41 South Route 73
Building 1, Suite 201
Hammononton, New Jersey 08037
(609) 704-1155 FAX (609) 704-1166

SUMMARY OF VARIANCES THAT HAVE BEEN REQUESTED FROM THE
WINSLOW TOWNSHIP PLANNING BOARD
NORCROSS ROAD SITE – BOOMERANG 52, LLC
BLOCK 3203, LOT 2

The following Variances have been requested from the Winslow Township Planning Board:

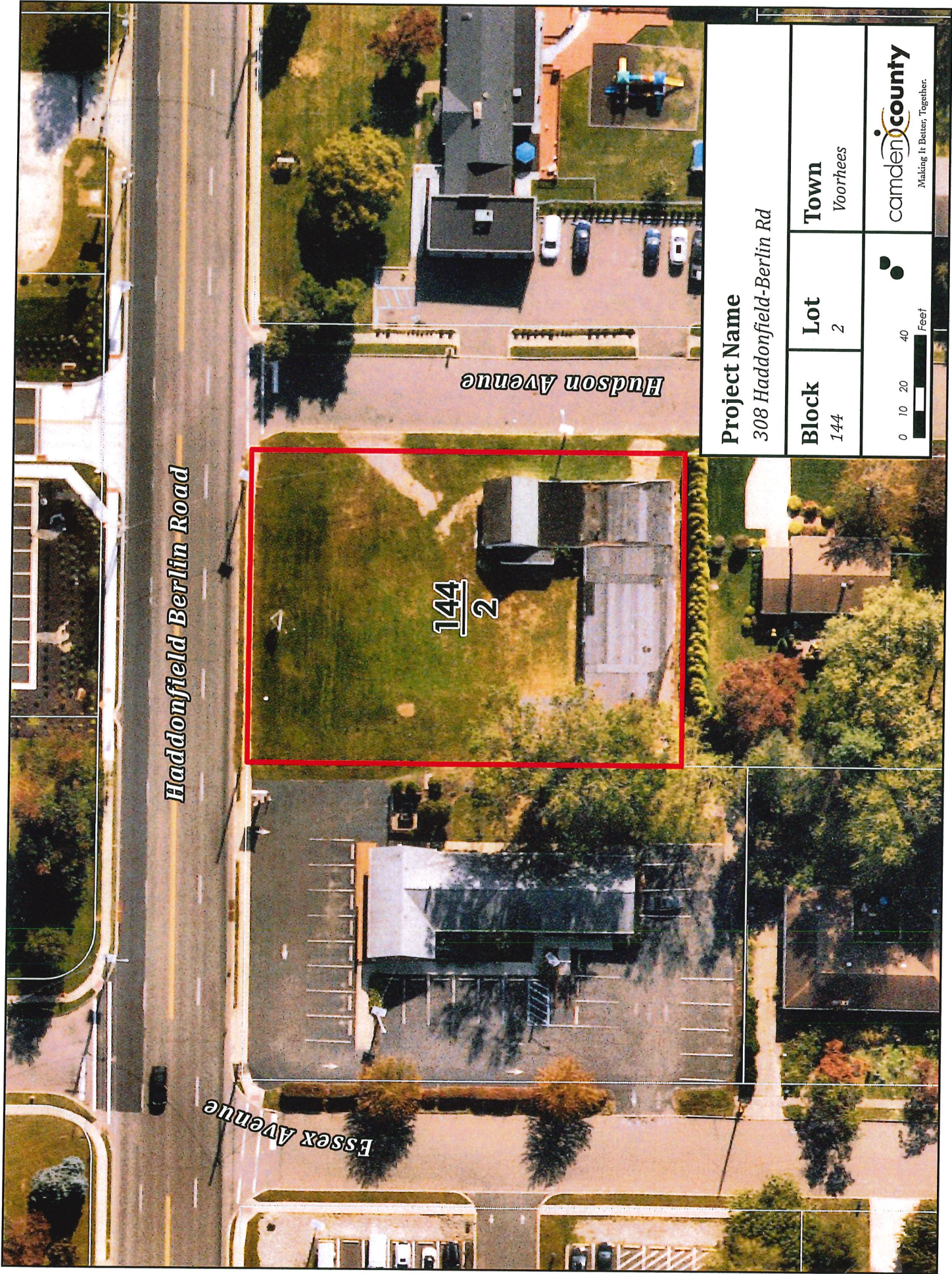
1. Variance is requested from Ordinance Section 296-77C(1) to allow for 9' x18' spaces where 10'x20' spaces are required. A 9'x18' space is the industry standard for this type of use and will both maximize available parking while minimizing impervious coverage.
2. Variance is requested from Ordinance 296-77C(2) regarding handicap accessible parking space quantity and size. The proposed handicap spaces have been designed for quantity and geometry based on the Americans with Disabilities Act.
3. Variance is requested from Ordinance Section 296-77C(4) to allow parking to be between the front of the building and the ROW line where not permitted. For this particular use the parking has been placed in front of the building and the loading has been placed to the rear of the building. The loading area has been placed behind the building to obscure views from Route 73. In order to promote safe vehicular circulation through the site, the passenger vehicle parking has been placed forward of the building in order to limit any interaction between the passenger vehicles and trucks.



5 P-36-5-21

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

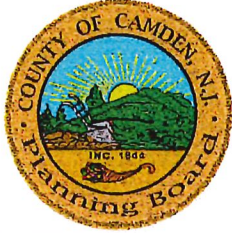
Block
144

Lot
2

Town
Voorhees



camden county
Making It Better. Together.



**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.

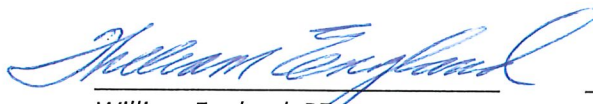
ADMINISTRATIVE

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.

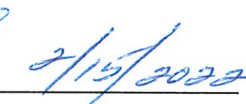
18. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

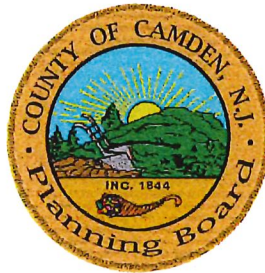
19. Applicant is responsible for all environmental permits required.
20. Applicant is responsible for obtaining all Pinelands Commission permits and approvals.



William England, PE
Assistant County Engineer



DATE



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@erini.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: 308 Haddonfield-Berlin RoadProject Address (if applicable) & Municipality: 308 Haddonfield-Berlin Road, Voorhees TownshipAbuts County Road: Haddonfield - Berlin Road County Route No.: 561**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): 10Block(s): 144Lot(s): 2Existing Zoning: B-BusinessVariance(s) Required: ImperviousParking 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 City, 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

- ☐ 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: 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 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? 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. Platt Date: 1/11/22

Transmittal Date (if applicable): _____

Phone Number: 856-429-2427

Signatures Required:

Alfred

Name of Applicant: Furia

Signature of Applicant: Alfred Furia Date: 1-6-22

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

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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.

Date