

Department of Public Works

Louis Cappelli, Jr.
Commissioner Director

Almar Dyer
Commissioner

John Wolick
Director



Making It Better, Together.

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

Board Members
Commissioner Almar Dyer – Alternate
Alexis M. Williams – Chairwoman
Matthew Marrone – Vice Chairman
Thomas Schina – Secretary
Joseph Pillo
Ryan Doran
Stephen C. Gandy
Kevin Becica – County Engineer

April 26, 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 (March 22, 2022)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:

A. Hale Trailer Brake and Wheel

SP-6-1-22 Berlin Twp. expansion

7. Chairperson's Report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report - next meeting to be held May 24, 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
March 22, 2022

The meeting was convened at 6:00 PM by Chairwoman Williams.
Chairwoman Williams 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. Ryan Doran, 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 February 22, 2022, meeting by Mr. Marrone and seconded by Mr. Pillo. All present voted in favor of the motion.

Public Comment on non-agenda items: Comments were made by Mr. Thomas Masullo regarding Cooper River dog Park in disrepair/unusable when raining. Has lots of puddles and mosquitoes.

Review of Projects for Board Action

A. PSE&G Echelon Substation SP-12-9-21 Cherry Hill New Sub station

Jennifer Carrillo-Perez, Esq., Timothy Holmes, PE, PSE&G and Michael Blake, PE were present representing the applicant.

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.
No issues with the engineering letters

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

B. Victory East M-12-1-22/SP-12-1-22 Cherry Hill New Warehouse

Damien Del Ducca, Esq, Karl Pehnke, PE Traffic, Jesse Dougherty, PE and Brian Werrell, Owner's Rep Were present for the application.

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.

Public Comment by Sara Joslin – Updates from the Cherry Hill meeting – I see that parking spaces were removed, where will the fire hydrants be located? There will be private fire hydrants. They have removed the other entrance. All vehicles will exit the original exit at the signal. The total trips in the letter are cars and trucks. All fire safety issues was addressed at local meeting with fire safety system.

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

C. Boomerang 52, LLC SP-36-5-21 Winslow New Warehouse

John Wade, Esq., Rick Clemson, PE, Nathan Mosley PE Traffic and John Grace, owner were present for the application.

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.

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

AL Furia and Rhett Chiliberti, PE were present for the application.

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.

A motion was made by Mr. Marrone and Seconded by Mr. Doran. 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 April 26, 2022, and it is expected to be virtual.

NEW BUSINESS —.

OLD BUSINESS -

ADJOURNMENT

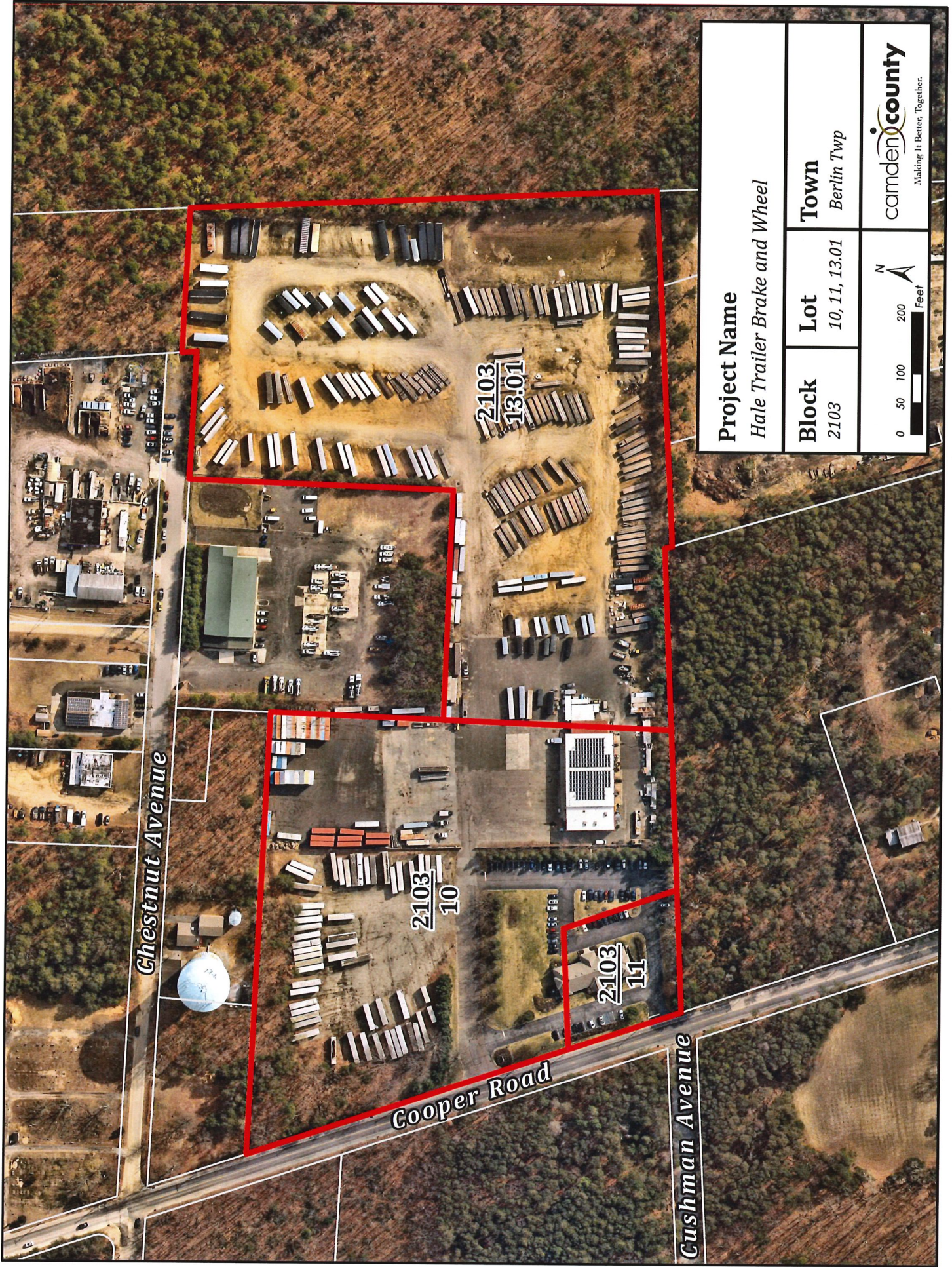
A motion was made to adjourn the meeting by Mr. Pillo and seconded by Mr. Marrone; all present were in favor.




Respectfully Submitted,
Andrew Levecchia PP/AICP
County Planner

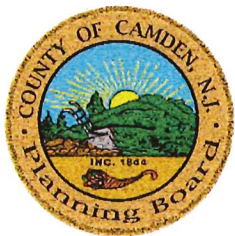
CAMDEN COUNTY PLANNING BOARD Land Development Review				Review List for Meeting
				April 26, 2022
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP- 1	Hale Trailer Brake and Wheel	SP-6-1-22	Berlin Twp.	expansion of Hale Trailer Brake and Wheel

STAFF REPORT MEETING OF:	RE:	Hale Trailer Brake and Wheel
	Plan:	SP-6-1-22
	Municipality:	Berlin Twp.
	Applicant:	expansion of Hale Trailer Brake and Wheel
	Abuts County Route:	Cr. 657 Cooper Rd.

The applicant proposes to construct a 2 story 10,208 sq ft. office building with related site improvements including an accessible sidewalk connection to new building, 8 parking spaces, and landscaping. This is an expansion of existing use; no change in use.



Project Name <i>Hale Trailer Brake and Wheel</i>			Town <i>Berlin Twp</i>
Block 2103	Lot 10, 11, 13.01		 N  0 50 100 200 Feet
			 camden county Making It Better. Together.



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

**COUNTY PLAN:
SP-6-1-22**

Hale Trailer Brake and Wheel

PROJECT NAME

Berlin Twp.

MUNICIPALITY

TYPE OF PLAN

x

SITE PLAN

PRELIMINARY PLAN

OTHER

TAX MAP DATA

PLATE: 21

BLOCK: 2103

LOT (s): 10,11,13.01

REVIEW STATUS

NAME: Hale Trailer Brake and Wheel, Inc.

ADDRESS: PO BOX 1400

CITY: Voorhees **STATE:** NJ **ZIP:** 08043

SITE ABUTS COUNTY HIGHWAY: Cooper Rd CR 657

COUNTY ENGINEER'S REVIEW COMMENTS

GENERAL

The applicant proposes to construct a 2 story 10,208 sq ft. office building with related site improvements including an accessible sidewalk connection to new building, 8 parking spaces, and landscaping. This is an expansion of existing use; no change in use.

The following documents have been reviewed:

1. Site plan prepared by Stantec Engineering; dated 11/04/2021
2. Stormwater Management Report; dated 2/3/2022
3. Land Title Survey prepared by Stantec Engineering; dated 10/6/2016
4. Camden County Planning Board Application; dated 02/08/2022
5. Planning Board Review Letter; dated 01/24/2022

RIGHT OF WAY

The plans do not dimension or identify current Half-Width Right of Way Dimensions from title centerline.

TRAFFIC

N/A

SITE PLAN

1. The improvements proposed are all interior, with no amendments to stormwater management.
2. The site plan has negligible impacts to the County Roadway. The proposed development does not increase truck traffic and only increases the site parking by eight spaces.

STORMWATER MANAGEMENT NJAC 7:8

3. The proposed improvements do not disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more or increase 'motor-vehicle surfaces' by one-quarter acre (10,890 SF). 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.
4. This new building will be constructed atop existing HMA surfaces, thus not having any impacts on storm water or surface water discharges.

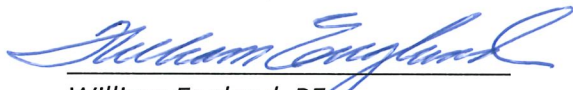
ADMINISTRATIVE

5. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans at a size of 24 inches by 36 inches and an electronic copy of the final site plan on disk or flash drive.
6. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
7. The applicant does not propose any road openings.
8. 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.
9. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

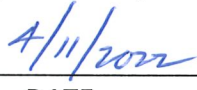
10. Applicant is responsible for obtaining all approvals necessary for the proposed work.
11. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
12. Underground irrigation systems shall not be located within the County right-of-way.
13. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

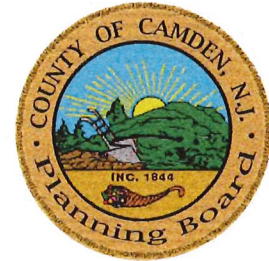
14. Applicant is responsible for all environmental permits required.



William England, PE
Assistant County Engineer



DATE



Cc: Applicant: bdavidson@haletailer.com
Applicant Attorney: Jeffrey Baron, ESQ. jbaron@baronbrennan.com
Applicant Engineer: Cliff Quay, PE. Clifton.Quay@stantec.com
Municipal Planning Board Secretary: Kelley Shendock Landuse@berlintwp.com
Municipal Review Engineer: Charles Riebel, Jr. PE municipalengineer@berlintwp.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: Hale Trailer Brake & Wheel, Inc.

Project Address (if applicable) & Municipality: 551 Cooper Road, Berlin Township

Abuts County Road: Cooper Road County Route No.: CR657

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: _____

SP-6-1-22

Tax Map Data:

Plate(s): 21

Existing Zoning: Light Industrial (I-1)

Block(s): 2103

Variance(s) Required: parking spaces - 87 requested /
129 required

Lot(s): 10, 11 & 13.01

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: Hale Trailer Brake & Wheel, Inc. Phone: 856-768-1330 Fax: _____

Address: P.O. Box 1400 Town & State: Voorhees, NJ 08043

Email: bdavidson@haletrailer.com Zip.: 08043

Attorney: Baron & Brennan, PA Phone: 856-627-6000 Fax: 856-627-4548

Address: 1307 White Horse Rd., F-600 Town & State: Voorhees, NJ

Email: jbaron@baronbrennan.com Zip.: 08043

Engineer: Stantec Phone: 856-234-0800 Fax: 856-234-5928

Address: 10000 Midlantic Drive, Suite 300W Town & State: Mt. Laurel, NJ

Email: clifton.quay@stantec.com Zip.: 08054

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: Construction of a proposed 2-story 10,208 square foot office building on Block 2103 Lot 11 together with related site improvements.

_____ *SP-6-1-22* _____

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

Total Amount of Land Disturbed: _____

Total Gross SF of all Buildings/ Development: _____

Total New Residential Units: N/A

Total New Jobs Created: N/A

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): Lot 10 - 9.8 Ac; Lot 11 - .82 Ac; Lot 13.01 - 11.44 Ac

Portion to be Subdivided: N/A

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

Title of Municipal Official: Land Use

Authorized Municipal Signature: [Signature] Date: 1/21/22

Transmittal Date (if applicable): _____

Phone Number: 856-767-1854 ext. 227

Signatures Required:

Name of Applicant: Hale Trailer Brake & Wheel, Inc.

Signature of Applicant: [Signature] Date: 12-13-21
John Krier Exec Vice President

Agent Completing Application: Jeffrey I. Baron, Esquire

Signature of Agent: [Signature] Date: 12-28-21

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-6-1-22

Stamp Date Received Below
ENGINEERING DEPARTMENT

FEB 0 1 2022

CAMDEN COUNTY PLANNING BOARD APPLICATION

AFFIDAVIT OF OWNERSHIP

Page - 4



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Hale Trailer Brake & Wheel, Inc.

Is the Company a Corporation? ☒ YES / NO

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


Is the Company a Partnership? YES / ☒ NO

Is Company an Individual Owner? YES / ☒ NO

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

Name	Address	Title
Barry Hale, Sr.		
Barry Hale, Jr.		President
Kelly McBride		

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

X  12-13-21
Signature of Owner & Title Date
John Krier, Executive V. ce President

X _____
Signature of Owner & Title Date

SP-6-1-22