

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

May 24th, 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 (April 26, 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 of |
| Hale Trailer Brake and Wheel | | | |
| B. M & T Blackwood, LLC | SP-15-11-21 | Gloucester Twp. | 120-unit |
| apartment housing development | | | |

7. Chairperson's Report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report - next meeting to be held June 28, 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
April 26th, 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

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: Mr. Joshua Friedman, Esq. was present

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

MINUTES

A motion was made to approve the minutes of March 22, 2022, meeting by Mr. Schina and seconded by Mr. Pillo. All present voted in favor of the motion.

Public Comment on non-agenda items:

Review of Projects for Board Action

A. Hale Trailer Brake and Wheel SP-6-1-22 Berlin Twp.

The applicant did not have legal representation.

A motion was made by Mr. Schina and Seconded by Mr. Doran. 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 June 28, 2022, and it is expected to be virtual.

NEW BUSINESS –.

OLD BUSINESS -

ADJOURNMENT

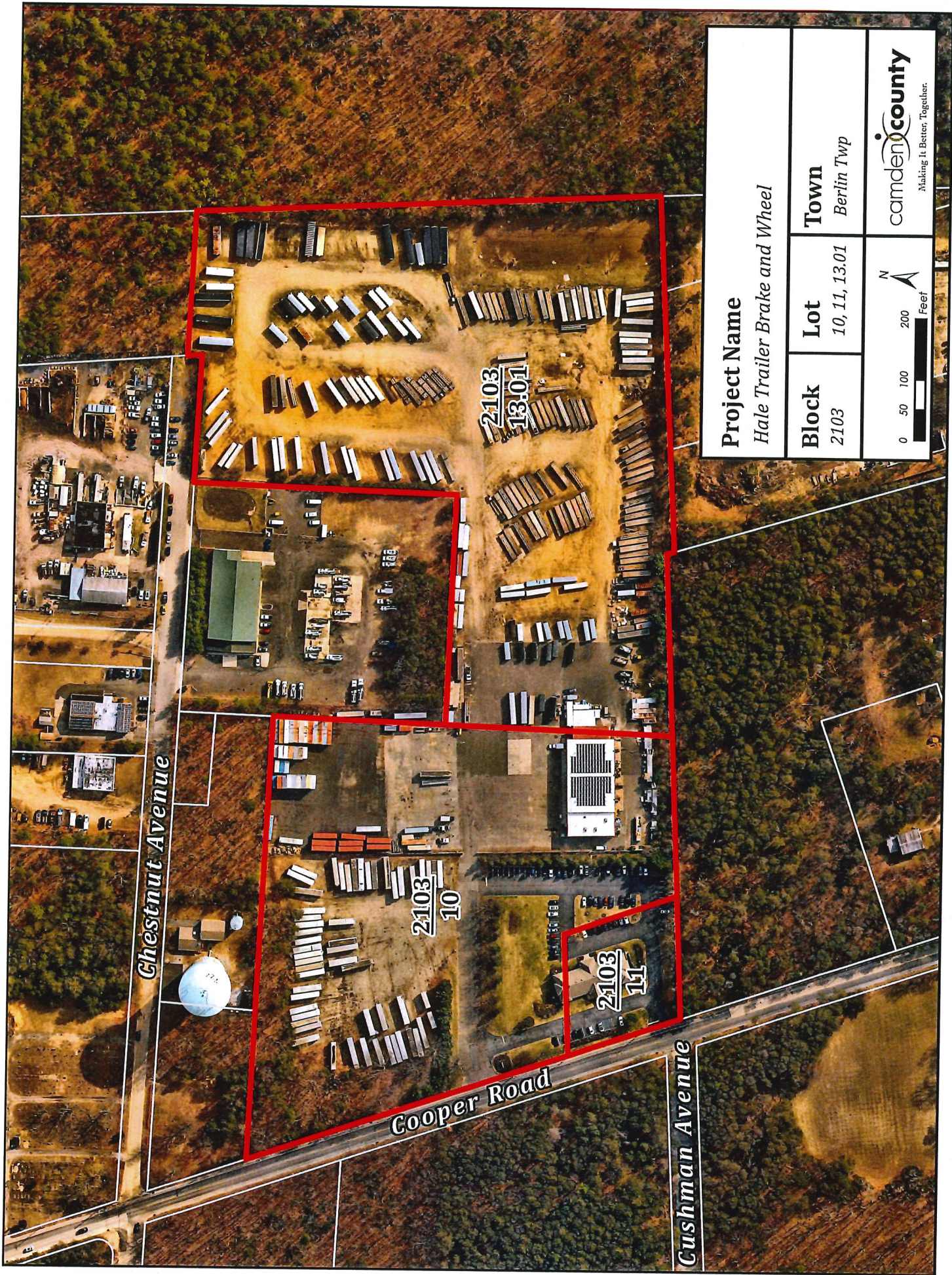
A motion was made to adjourn the meeting by Mr. Pillo and seconded by Mr. Marrone; all present were in favor.

Respectfully Submitted,
Andrew Levecchia PP/AICP
County Planner

CAMDEN COUNTY PLANNING BOARD Land Development Review				Review List for Meeting May 24, 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
SP- 2	M & T Blackwood, LLC	SP-15-11-21	Gloucester Twp.	120 unit apartment housing development

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

Hale Trailer Brake and Wheel

Block

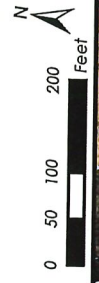
2103

Lot

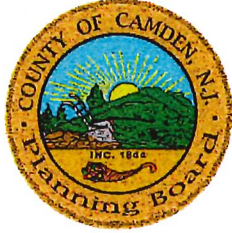
10, 11, 13.01

Town

Berlin Twp



camdencounty
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

TAX MAP DATA

REVIEW STATUS

x

SITE PLAN

PLATE: 21

PRELIMINARY PLAN

BLOCK: 2103

OTHER

LOT (s): 10,11,13.01

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

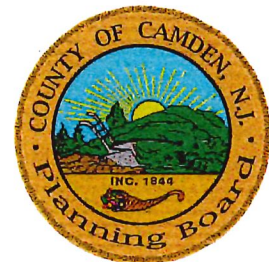
14. Applicant is responsible for all environmental permits required.



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

Block(s): 2103

Lot(s): 10, 11 & 13.01

Existing Zoning: Light Industrial (I-1)

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

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
ENGINEER'S CERTIFICATE

FEE 0 1 0000

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 Vice President

X _____
Signature of Owner & Title Date

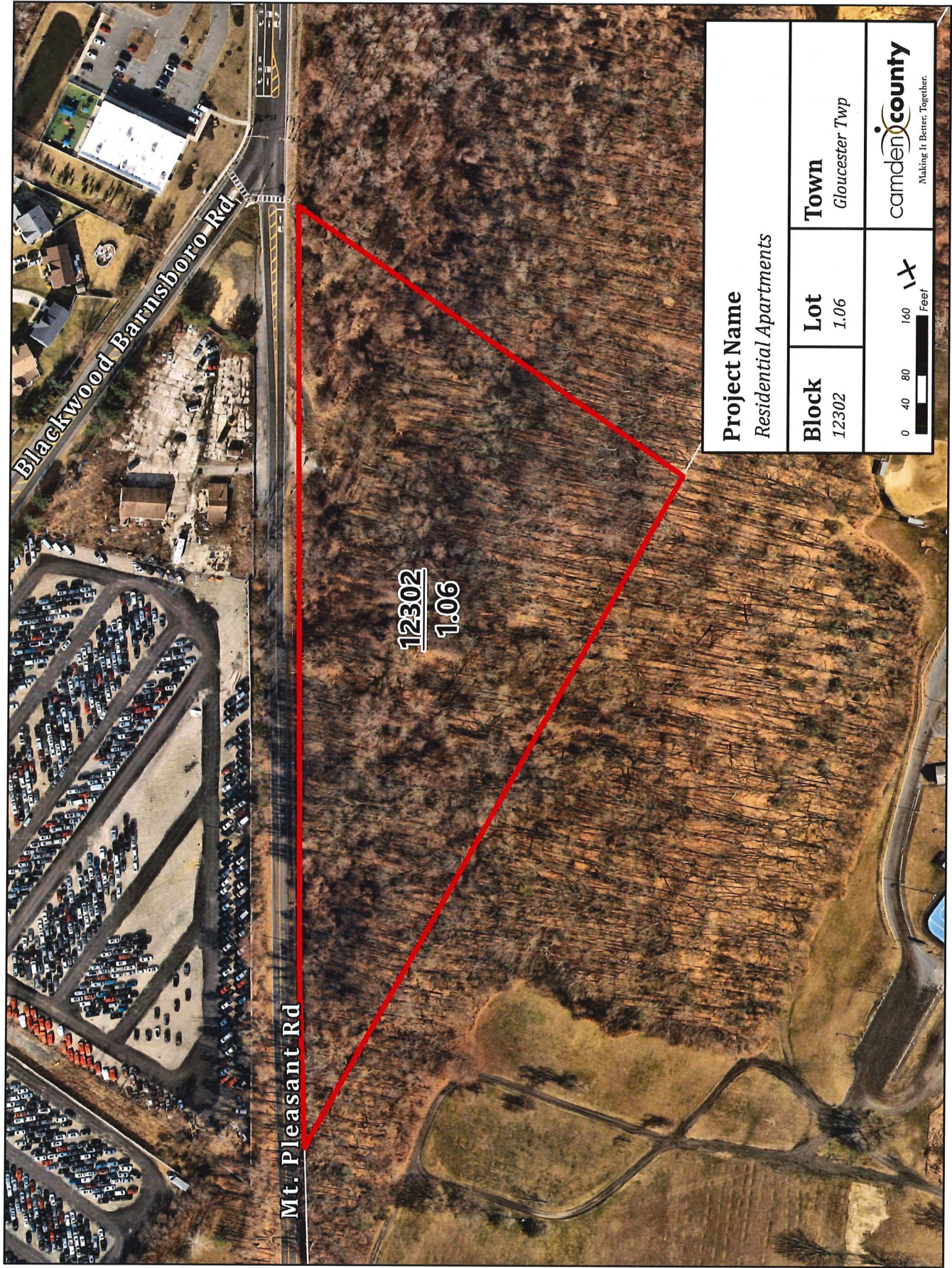
SP-6-1-22

STAFF REPORT MEETING OF:	RE:	M & T Blackwood, LLC
	Plan:	SP-15-11-21
	Municipality:	Gloucester Twp.
	Applicant:	M & T Blackwood, LLC
	Abuts County Route:	Blackwood Mt. Pleasant Rd, CR 749

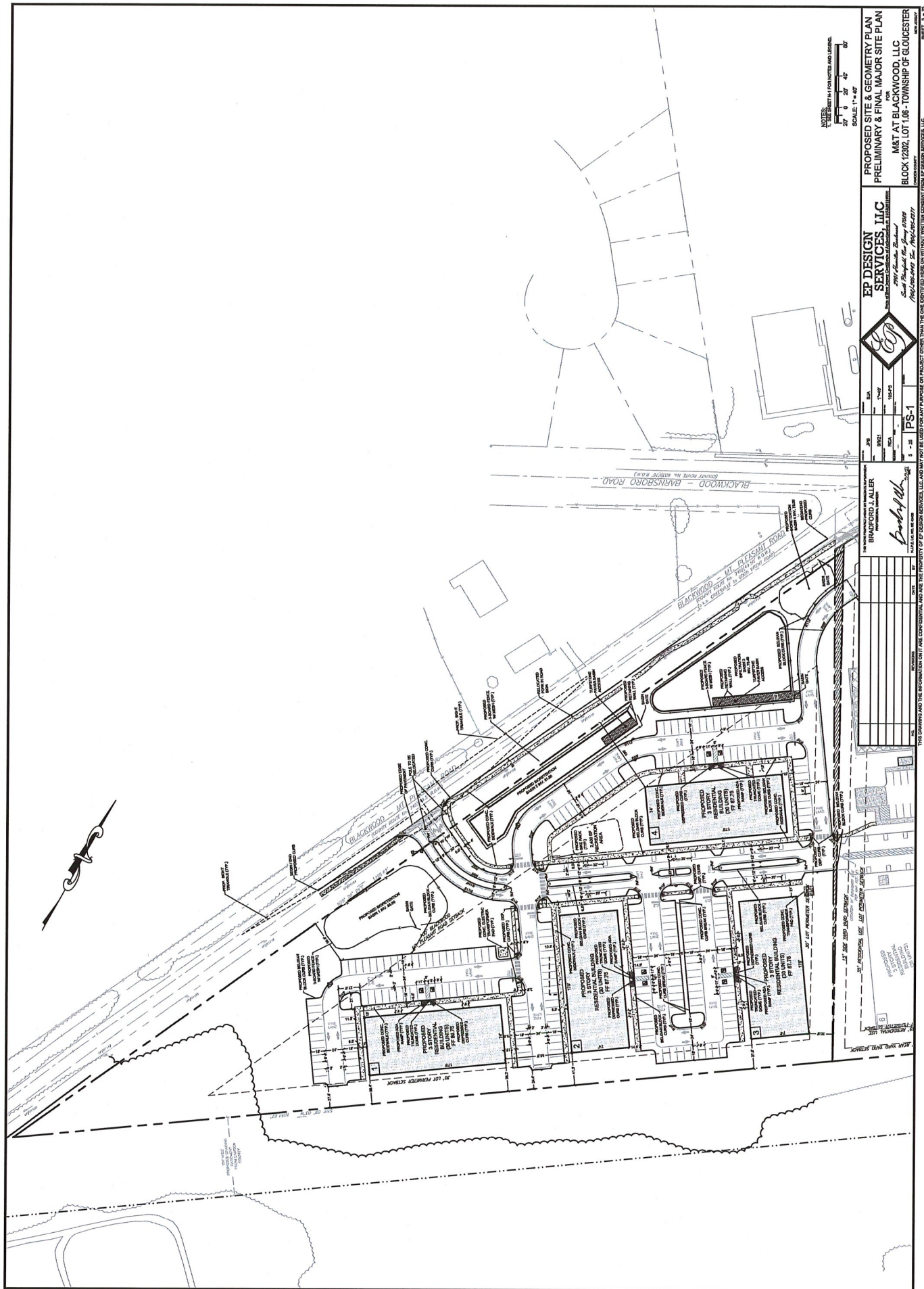
The applicant seeks Site Plan approval for Block 12302, Lot 1.06 in Gloucester Township to develop the 7.75-acre site with four (4) 30-unit multifamily residential buildings, totaling 120 units. The application includes widening of the cartway of the County Road and the installation of curb, sidewalk, and drainage infrastructure within the County Right of Way.

This application is Phase 2 of a two-phase development. Phase 1 is located on Block 5, Lots 1 & 1.01 within Washington Township, Gloucester County, New Jersey. Phase 1 will consist of 180 multifamily residential units, 25,263 SF of retail space, and 4,950 SF of office space.

The subject property is bounded by Phase 1 to the north, recreational land uses to the south and the east, and Mount Pleasant Road (CR 749) to the west.



Project Name <i>Residential Apartments</i>			Town <i>Gloucester Twp</i>	
Block 12302	Lot 1.06			





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

**COUNTY PLAN:
SP-15-11-21**

M&T at Blackwood, LLC

PROJECT NAME

Gloucester Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE:

123

PRELIMINARY PLAN

BLOCK:

12302

OTHER

LOT (s):

1.06

NAME: M&T Blackwood, LLC

ADDRESS: 1260 Stelton Road

CITY: Piscataway **STATE:** NJ **ZIP:** 08854

SITE ABUTS COUNTY HIGHWAY: Blackwood - Mt. Pleasant Road, County Route 749

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

GENERAL

The applicant seeks Site Plan approval for Block 12302, Lot 1.06 in Gloucester Township to develop the 7.75-acre site with four (4) 30-unit multifamily residential buildings, totaling 120 units. The application includes widening of the cartway of the County Road and the installation of curb, sidewalk, and drainage infrastructure within the County Right of Way.

This application is Phase 2 of a two-phase development. Phase 1 is located on Block 5, Lots 1 & 1.01 within Washington Township, Gloucester County, New Jersey. Phase 1 will consist of 180 multifamily residential units, 25,263 SF of retail space, and 4,950 SF of office space.

The subject property is bounded by Phase 1 to the north, recreational land uses to the south and the east, and Mount Pleasant Road (CR 749) to the west.

The following documents have been reviewed:

1. Site plan entitled "Preliminary and Final Major Site Plan, M&T at Blackwood, LLC", prepared by EP Design Services, LLC; dated September 9, 2021.
2. Stormwater Management Report for "M&T at Blackwood, LLC", prepared by EP Design Services, LLC; dated September 9, 2021.
3. Traffic Impact Analysis for "M&T at Gloucester Partners, LLC", prepared by Colliers Engineering & Design, dated July 2, 2022.
4. Land Title Survey for "M&T at Blackwood, LLC", prepared by Sickels & Associates, dated September 2, 2021.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Blackwood - Mt. Pleasant Road (CR 749) has a existing right-of-way of 49.5 feet. with an existing right-of-way of 49.5 feet. The applicant is required to widen the road based on the proposed site plan and as needed to the required amount of right of way 10ft past the new curb line.

The following is noted:

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

TRAFFIC

The applicant is required to provide detailed review and testimony of the traffic report. Testimony shall focus on volume of traffic being generated, turning movement analysis, gaps analysis and traffic signal improvements.

SITE PLAN

1. The applicant proposes widening of the cartway of the County Road. 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 and is subject to section 3.4 County Road Design Standards and Section 3.2.1.1.G Access Geometry and Road or Street Intersection Design of the County Development Regulations.
2. The County recommends the sidewalk along the frontage of the property be realigned to be located behind the existing utility poles.
3. In accordance with 3.3.1.1 a common driveway is provided limiting this phase of the project to one driveway along the County Road.
4. The site plan provides stop signs and stop bars at each driveway entering into the County Road.

5. Sight triangles are shown at the proposed driveway intersections with the County Road. Based on the geometry of the intersection, sight triangle easements are not required.
6. The Traffic Impact Analysis shows all intersections within close proximity of the project will function at a Level of Service C or better in the proposed condition.

STORMWATER MANAGEMENT NJAC 7:8

7. 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. Stormwater management basins have been provided that do meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.
8. The design has met the water quantity requirement for peak rate of reduction.
9. The plan should include details for Type N Eco Grates for the storm inlets in the County Road. The use of Type N Eco grates is called out on the Type B Inlet detail, however, not detail is provided for the inlet casting and grate.
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. For flows going to County pipe: The storm pipe calculations provided show the pipe will have adequate capacity after the improvements are made.

DETAILS

13. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
14. 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.
15. The County standard details for construction have been provided.

ADMINISTRATIVE

16. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
17. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future

that these requirements are satisfied.

18. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
19. Camden County Planning Board Process – Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
20. 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.
21. 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.
22. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
23. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
24. 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.
25. 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.
26. Underground irrigation systems shall not be located within the County right-of-way.
27. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

28. Applicant is responsible for all environmental permits required.

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

 5/12/22
William England, PE DATE
Assistant County Engineer



Cc: Ron Aulenbach, M&T at Blackwood, LLC: raulenbach@edgewoodorproperties.com
Douglas Wolfson, Esq.: dwolfson@weingartenlaw.com
Bradford J. Aller, PE: baller@epdesignservices.com
PB Secretary: Lydia Pendino lpentino@glotwp.com
Steven M. Bach, PE, RA, PP, CME: sbach@bachdesigngroup.com

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

Phone: 856.566.2978 Fax: 856.566.2988
E-mail: planningdivision@camdencounty.com

This application must be completed in full, duplicated, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: M&T at Blackwood, LLC.

Project Address (if applicable) & Municipality: Blackwood - Mt. Pleasant Rd.

Abuts County Road: Blackwood - Mt. Pleasant Rd. County Route No.: 749

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: _____

RECEIVED

DEC 21 2021

Camden County
Land Development and Review

Tax Map Data:

Plate(s): 123

Existing Zoning: Lakeland Redevelopment Zone (L-RD District)

Block(s): 12302

Variance(s) Required: Please see cover sheet of Site Plans for list of bulk variances.

Lot(s): 1.06

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/services/public-works/planning/>. If you have any questions please call 856-566-2978.

RECEIVED

DEC 21 2021

Camden County
Land Development and Review

SP-15-11-21

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: M&T at Blackwood, LLC. Phone: 732-985-1900 Fax: _____

Address: 1260 Stelton Road Town & State: Piscataway, NJ 08854

Email: raulenbach@edgewoodproperties.com Zip.: 08854

Attorney: Douglas Wolfson, Esq. Phone: 732-985-1900 Fax: _____

Address: 1260 Stelton Road Town & State: Piscataway, NJ

Email: dwolfson@weingartenlaw.com Zip.: 08854

Engineer: Bradford J. Aller, P.E. Phone: 908-205-0443 Fax: _____

Address: 2901 Hamilton Boulevard Town & State: South Plainfield, NJ

Email: baller@epdesignservices.com Zip.: 07080

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 120 (4 - 30 unit buildings) multi-family residential units.

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

Total Amount of Land Disturbed: 9.319 AC

Total Gross SF of all Buildings/ Development: 3.7 AC

Total New Residential Units: 120

Total New Jobs Created: TBD

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Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

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

Size of Existing Lot(s): _____

Portion to be Subdivided: _____

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

Title of Municipal Official: Jacob Richman, Senior Planner

Authorized Municipal Signature: _____ Date: 12/15/21

Transmittal Date (if applicable): _____

Phone Number: 856-661-4744

Signatures Required:

Name of Applicant: M&T at Blackwood, LLC.

Signature of Applicant: Ronald Asulebani Date: 12/15/21

Agent Completing Application: Jim Vaccaro

Signature of Agent: _____ Date: 12/15/21

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-15-11-21

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Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: M&T at Blackwood, LLC.

Is the Company a Corporation? YES / ☒ NO

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


Is the Company a Partnership? YES / ☒ NO

Is Company an Individual Owner? YES / ☒ NO

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

Name	Address	Title
M&T at Blackwood, LLC.		
JSM at Backwood, LLC (f/k/a JSM at Blackwood, LLC.)		
50% Blackwood Ventures, LLC.		
Brian Trematore - 50%		
Andrea Trematore - 50%		
50% JSM at Rt. 521, LLC.		
Jack Morris - 50%		
Sheryl Weingarten - 50%		

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

X , Managing Member 12/15/21
Signature of Owner & Title *Date*

X _____
Signature of Owner & Title *Date*

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