



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

June 28th, 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 (May 24th, 2022)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:

**A. Parkside Redevelopment SP-8-8-22 City of Camden
new multiple unit housing development**

**B. Pine Hill Tavern SP-28-1-22 Pine Hill
parking lot expansion and solar canopy**

**C. B and M Management Group, LLC SP-13-2-21 Gibbsboro
auto repair shop conversion to office space.**

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

Commissioner Almar Dyer, Chairwoman Alexis Williams, Vice Chair 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: Mr. Joshua Friedman, Esq. was present

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

MINUTES

A motion was made to approve the minutes of April 26th, 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.

Jeffery Baron, Esq. and Cliff Quay PE were present representing the applicant.

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.

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

B. M and T Blackwood, LLC SP-15-11-21 Gloucester Twp.

Doug Wolfson, Esq, Ron Aulenbach Pe were present representing the applicant.

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.

A motion was made by Mr. Marrone and Seconded by Mr. Pillo. A roll call vote was held, 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 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. Marrone and seconded by Mr. Pillo; all present were in favor.

Respectfully Submitted,
Andrew Levecchia PP/AICP
County Planner

CAMDEN COUNTY PLANNING BOARD Land Development Review				Review List for Meeting
				June 28, 2022
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP- 1	Parkside Redevelopment	SP-8-8-22	City of Camden	new multiple unit housing development
SP- 2	Pine Hill Tavern	SP-28-1-22	Pine Hill	parking lot expansion and solar canopy
SP- 3	159 Lake View Drive	SP-13-2-21	Gibbsboro	auto repair shop conversion to office space

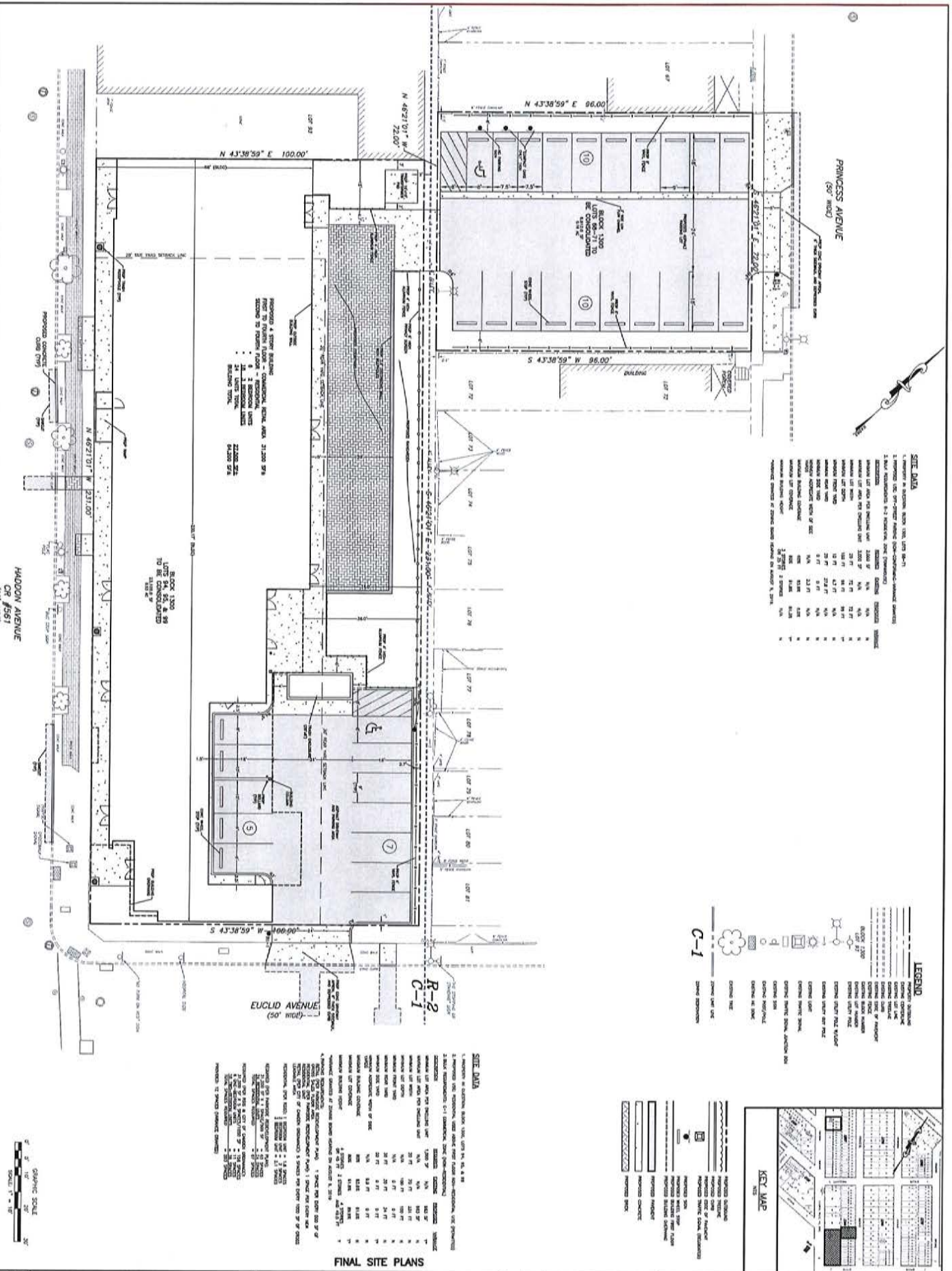
STAFF REPORT MEETING OF:	RE:	Parkside Redevelopment
	Plan:	SP-8-8-22
	Municipality:	City of Camden
	Applicant:	Parkside Redevelopment, LLC
	Abuts County Route:	Haddon Ave. Cr. 561

The applicant is seeking approval for the redevelopment of two locations known as Site A and Site B along Haddon Ave. CR 561 in the Parkside neighborhood in the City of Camden.

Site A consists of 2,650 SF of retail space, (4) four – one-bedroom units, and (4) four – two-bedroom units and has access via a driveway along Haddon Avenue (CR 561). Site B consists of a 1,415 SF fitness center, 1,060 SF retail space, 3,150 SF restaurant, 615 SF Café, 11,875 SF office space, (6) six – two bedroom units, and (18) eighteen – three bedroom units and has access via driveways along Euclid Avenue and Princess Avenue.

The applicant proposes to develop a driveway in the signalized intersection of Haddon Ave. CR. 561 and Atlantic Ave. The applicant proposed to complete the fourth leg of this intersection and construct the signal upgrade.

*** Please note that utility connections and the addition of the driveway will require a Camden County Highway Permit for roadway opening and construction. CR 561 Haddon Ave. will be reconstructed in 2025 if the proposed development is not constructed at this time that the road is reconstructed, roadway permit moratorium procedures will apply to the project from the date of the end of construction to/for 7 years after such date.





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

**COUNTY PLAN:
SP-8-8-22**

Parkside Redevelopment

PROJECT NAME

City of Camden

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

x

SITE PLAN

PLATE: _____

PRELIMINARY PLAN

BLOCK: 1297;1300

OTHER

LOT (s): 85-89;68-71,94,95,
& 99

NAME: Parkside Redevelopment, LLC

ADDRESS: 1487 Kenwood Ave.

CITY: Camden **STATE:** NJ **ZIP:** 08103

SITE ABUTS COUNTY HIGHWAY: Haddon Ave. CR 561

COUNTY ENGINEER'S REVIEW COMMENTS

GENERAL

The applicant is seeking approval for the redevelopment of two locations known as Site A and Site B along Haddon Ave. CR 561 in the Parkside neighborhood in the City of Camden.

Site A consists of 2,650 SF of retail space, (4) four – one-bedroom units, and (4) four – two-bedroom units and has access via a driveway along Haddon Avenue (CR 561). Site B consists of a 1,415 SF fitness center, 1,060 SF retail space, 3,150 SF restaurant, 615 SF Café, 11,875 SF office space, (6) six – two bedroom units, and (18) eighteen – three bedroom units and has access via driveways along Euclid Avenue and Princess Avenue.

The applicant proposes to develop a driveway for site A in the signalized intersection of Haddon Ave. CR. 561 and Atlantic Ave. The applicant proposed to complete the

integration of the driveway into this intersection and construct the signal upgrades including new ped heads, cross walks striping, and relocated/additional signal heads.

*** Please note that utility connections and the addition of the driveway will require a Camden County Highway Permit for roadway opening and construction. CR 561 Haddon Ave. will be reconstructed in 2025. If the proposed development is not constructed at this time and the road is reconstructed, roadway permit moratorium procedures will apply to the project from the date of the end of construction to/for 7 years after such date. In either case, final restoration limits will be determined by County Engineering staff during a filed visit at the time that the Road Opening Permit is submitted.

The following documents have been reviewed:

1. Site plan prepared by CES; dated May 14th, 2021
2. Traffic Signal Electrical Plans prepared by CED; dated May 17, 2021
3. Stormwater Management Report prepared by CES dated April 2021
4. Traffic Impact Analysis prepared by CES dated May 2021.
5. Land Title Survey prepared by CES dated May 2021

RIGHT OF WAY - N/A

TRAFFIC

1. The proposed development consists of (2) two sites with Site A located on the north side of the intersection of Haddon Avenue (CR 561) and Atlantic Avenue and Site B located on the northwest corner of Haddon Avenue (CR 561) and Euclid Avenue.
2. The applicant states that the proposed development is expected to generate a total of 66 trips during the AM peak hour and 56 trips during the PM peak hour based on ITE Trip Generation Data for ITE Land Uses #221 (Multifamily Housing), #492 (Health/Fitness Club), #710 (General Office), #814 (Variety Store), #932 (Restaurant – High Turnover), and #936 (Coffee/Donut Shop without Drive-Thru). The applicant's traffic engineer should provide testimony as to the trip generation information provided and 50% reduction taken from the standard ITE trip generation for the site based upon internal trips between land uses and multimodal forms of transportation (walking, biking, and public transit) in support of the calculated numbers.
3. The applicant should update Tables 1 & 2 "Peak Hour Site Traffic Volumes – Site A & Site B" within the report to match the trip generation volume totals contained in Appendix D.

4. It should be noted that that 2023 No-Build Conditions include trip generation for the expansion of Our Lady of Lourdes Medical Center campus to include an additional parking lot on-site. Clarification should be given pertaining to the Lady of Lourdes volumes contained in the tables in Appendix A as the site was expected to generate a total of 100 and 83 vehicle trips in the AM and PM peak hours, respectively.
5. The applicant should perform a post-development study at the nearby intersections to confirm the results of the Traffic Impact Study and evaluate effects of the proposed development. The existing traffic signals in the study area shall be monitored; as well as the stop-controlled intersections to determine if additional mitigation measures area necessary. The timing of the post-development study should be coordinated with County and City staff.
6. The applicant's traffic engineer concludes that under 2023 Build Conditions, all movements at the existing intersections and the proposed site accesses are expected to operate with acceptable levels of service during the worst case AM and PM peak hours and that the proposed development will not create significant adverse impacts on the studied intersections.
7. The applicant should coordinate with the County for installation of any line striping and pavement markings along Haddon Avenue (CR 561).
8. The applicant's traffic engineer should provide testimony that the on-site roadway network is expected to safely and efficiently accommodate the anticipated traffic volumes.
9. The applicant's engineer should confirm that adequate sight distance in accordance with AASHTO policies exists at all existing and proposed intersections.

SITE PLAN

1. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
2. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.
3. 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.

4. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

- 3.3.1.10.C Width of Driveways that Intersect a County Road
(Plan Does Not Conform) – proposed driveway does not conform to the minimum width of 24 ft. the applicant should be prepared to discuss the proposed 21 ft wide driveway
- 3.3.1.10. D Corner Radii / Curb Return Radii / Driveway Aprons
(Plan Does Not Conform) – waiver recommended as corner radii is less than he minimum typically allowed – applicant will indicate the turning radius on the site plan.

The applicant is required to meet the detail outlined in the following sections of the Camden County Development Regulations:

- 3.3.1.10. F Americans with Disabilities Act (ADA) Requirements
3.3.1.17 Maintenance of Traffic Control Devices
3.3.1.18 Traffic Signals
3.3.1.19 Traffic Signal Restrictions

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.
6. Our office concurs that the applicant is not required to meet the recharge requirements under NJAC 7:8 since the proposed development meets the definition of “urban redevelopment area” as a previously developed area delineated on the State Plan Map as a Metropolitan Area (PA1).
7. The plan should include details for Type N Eco Grates for the storm inlets in the County road.
8. The applicant has prepared a stormwater maintenance plan for the stormwater management system per the NJ Stormwater Best Management Practices Manual. The name, title, address, and phone number of the responsible party for the maintenance must be provided. The responsible party would not be Camden County or the City of Camden.
9. 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.

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. For flows going to County pipe:
 - a. The storm pipe calculations should analyze all flows going to the County pipe system. A drainage shed map showing elevation lines and street names should be provided.
 - b. The storm pipe calculations should determine if the pipe will have adequate capacity after the improvements are made, if the pipe will flow under head pressure, or if the pipe system will flood the inlet grates in the County Road.
12. If County Road currently experiences flooding conditions during storm events, the applicant will be required to analysis the capacity of the existing storm drain system along the property frontage. The applicant must demonstrate that the existing County storm pipe system has the capacity to handle the runoff directed into the County storm pipe system from the proposed improvements under the 25-year storm conditions with no overland relief and under the 10 year storm conditions if overland relief is available

DETAILS

13. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
14. 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.
15. Depressed curbing shall be installed at all driveways on County roads.
16. The following County standard details are required for improvements in the County right-of-way:

All necessary details have been provided.

ADMINISTRATIVE

17. 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.
18. 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.

19. 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.
20. 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.
21. 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.
22. 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.
23. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
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.


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: Christopher Gigliotti CGigliotti@cornerstonecommunities.org
Applicant Attorney: Michael F. Floyd, Esq. mfloyd@archerlaw.com
Applicant Engineer: Thomas, Jarod jthomas@ces-1.com
Municipal Planning Board Secretary: Angela Miller AnMiller@ci.camden.nj.us
Municipal Review Engineer: Dena Moore Johnson dena.moore@rve.com

**CAMDEN COUNTY PLANNING BOARD APPLICATION
SUBMISSION REQUIREMENTS CHECKLIST
APPLICATION COVER PAGE**



Documents must be submitted to the Planning Division Staff at least thirty (30) working days prior to the scheduled Planning Board meeting. No provisional approvals will be issued at Planning Board meeting.

Subdivision Requirements:

- ☐ Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- ☐ One (1) Copy of Local Municipal Application
- ☐ One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to Camden County Treasurer)
- ☐ Two (2) Sets of Plans
- ☐ Two (2) Copies of the Affidavit of Ownership
- ☐ One (1) Copy of Pinelands Certificate of Filing (if applicable)

Site Plan & Site Plan Revision Requirements

- ☒ Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- ☒ One (1) Copy of Local Municipal Application
- ☒ One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to Camden County Treasurer)
- ☒ Two (2) Sets of Plans of Signed and Sealed Plans (Only 24" by 36" Site plans will be accepted)
(Plans must reflect all requirements contained in Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2)
- ☒ Two (2) Copies of County Road Improvement Plans (if applicable and not included in Original Set of Plans)
- ☒ Two (2) Copies of a Signed and Sealed Survey
(Conducted by a licensed surveyor if existing documents are referenced in accordance with NJAC 13:40-7.2 (n.)1)
- ☒ Two (2) Sets of Drainage Calculations (Data based upon 10 YEAR-PRE & 25 YEAR-POST Year Storm Event)
- ☒ Two (2) Sets of Traffic Impact Study (if available)
- ☒ Two (2) Copies of the Local Engineer Report
- ☒ Two (2) Copies of the Affidavit of Ownership
- N/A ☐ One (1) Copy of Pinelands Certificate of Filing (if applicable)
- N/A ☐ One (1) Copy of All Dedication, Easement, Deed, and Other Relevant Documents

Please Submit the Following Additional Items:

- ☒ Map or Most Recent Aerial Photo of Site
- ☒ Digital Copy of the Site Plan, Subdivision Plan or Major Subdivision

X

*Certification of Completeness
Signature By Local Official*

X

Signature of Agent or Applicant

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: Parkside Redevelopment

Project Address (if applicable) & Municipality: Haddon and Atlantic; Haddon and Euclid

Abuts County Road: Haddon Avenue 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): _____

Existing Zoning: Residential, Nonresidential, and Vacant Lots

Block(s): 1297; 1300

Variance(s) Required: Bulk and Use Variances granted

Lot(s): Block 1297: 85-89; Block 1300: 68-71, 94, 95, & 99

by ZBA on 08/05/19 and 10/04/21

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: Parkside Redevelopment, LLC Phone: 215-399-7000 Fax: _____
Address: 1487 Kenwood Ave Town & State: Camden, NJ
Email: cgigliotti@cornerstonecommunities.org Zip: 08103

Attorney: Michael Floyd Phone: 856-616-6140 Fax: _____
Address: One Centennial Square Town & State: Haddonfield, NJ
Email: mfloyd@archerlaw.com Zip: 08033

Engineer: Jarod Thomas, PE, CME Phone: 856-228-2200 Fax: _____
Address: 645 Berlin Cross Keys Rd, Suite 1 Town & State: Sicklerville, NJ
Email: jthomas@ces-1.com Zip: 08081

Proposed Use (please check all that apply):

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|--|---|--|
| <input type="radio"/> Single Family Detached | <input checked="" type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input checked="" type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse |
| <input checked="" type="radio"/> Apartments | <input type="radio"/> Hospitality/ Hotel Space | <input type="radio"/> Distribution Center |
| <input type="radio"/> Condominiums | <input checked="" type="radio"/> Medical Use | <input type="radio"/> Manufacturing |
| <input type="radio"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment | <input type="radio"/> Other: _____ |

Project Description & Statistics:

Short Description of Project: The project proposes to redevelop lots in the Parkside neighborhood of Camden. Proposed uses vary from apartments, retail, medical offices, a cafe and parking lots. Utilities connections in the County road that are expected for this redevelopment include water, sewer, and stormwater connections. Block 1297 will consist of 8 residential aptments with 3,640 SF of retail and Block 1300 will consist of 24 residential apartments with an additional 31,200 SF for retail, medical offices, and cafe space.

Increase in Impervious Coverage?: ☒ YES NO Total Increase or Decrease: 0.18 AC
Total Amount of Land Disturbed: 0.25 acres (Block 1297); 0.75 acres (Block 1300)
Total Gross SF of all Buildings/ Development: 4,200 SF (Block 1297); 14,230 SF (Block 1300)
Total New Residential Units: 8 (Block 1297); 24 (Block 1300)
Total New Jobs Created: TBD

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

Subdivision Description (If Applicable):

Does this application include a lot consolidation? YES / NO

Consolidated by deed

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

Size of Existing Lot(s): _____

Portion to be Subdivided: N/A

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

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: 1-24-22

Transmittal Date (if applicable): _____

Phone Number: 856-757-7135

Signatures Required:

Name of Applicant: Parkside Redevelopment, LLC

Signature of Applicant: _____ Date: 1/25/22

Agent Completing Application: Jarod Thomas, PE

Signature of Agent: _____ Date: _____

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP

Page - 4



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Parkside Redevelopment, LLC

Is the Company a Corporation? ☒ YES ☐ NO

If yes, what State Is the Corporation Incorporated in? New Jersey

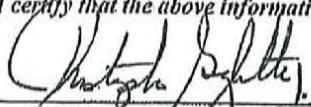
Is the Company a Partnership? YES / NO

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
Cornerstone Community Partners	13 Summit Square Center - 265	
CHRIS GIGLIOTTI	Pres & CEO Langhorn PA 19047	
Parkside Business & Community in Partnership		
Bridget Phifer	Pres & CEO 1487 Kenwood Ave	
	Camden NJ 08103	
PRCIP Board members Attached		

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

X 
Signature of Owner & Title
Co-managing member

1/25/22
Date

X _____
Signature of Owner & Title

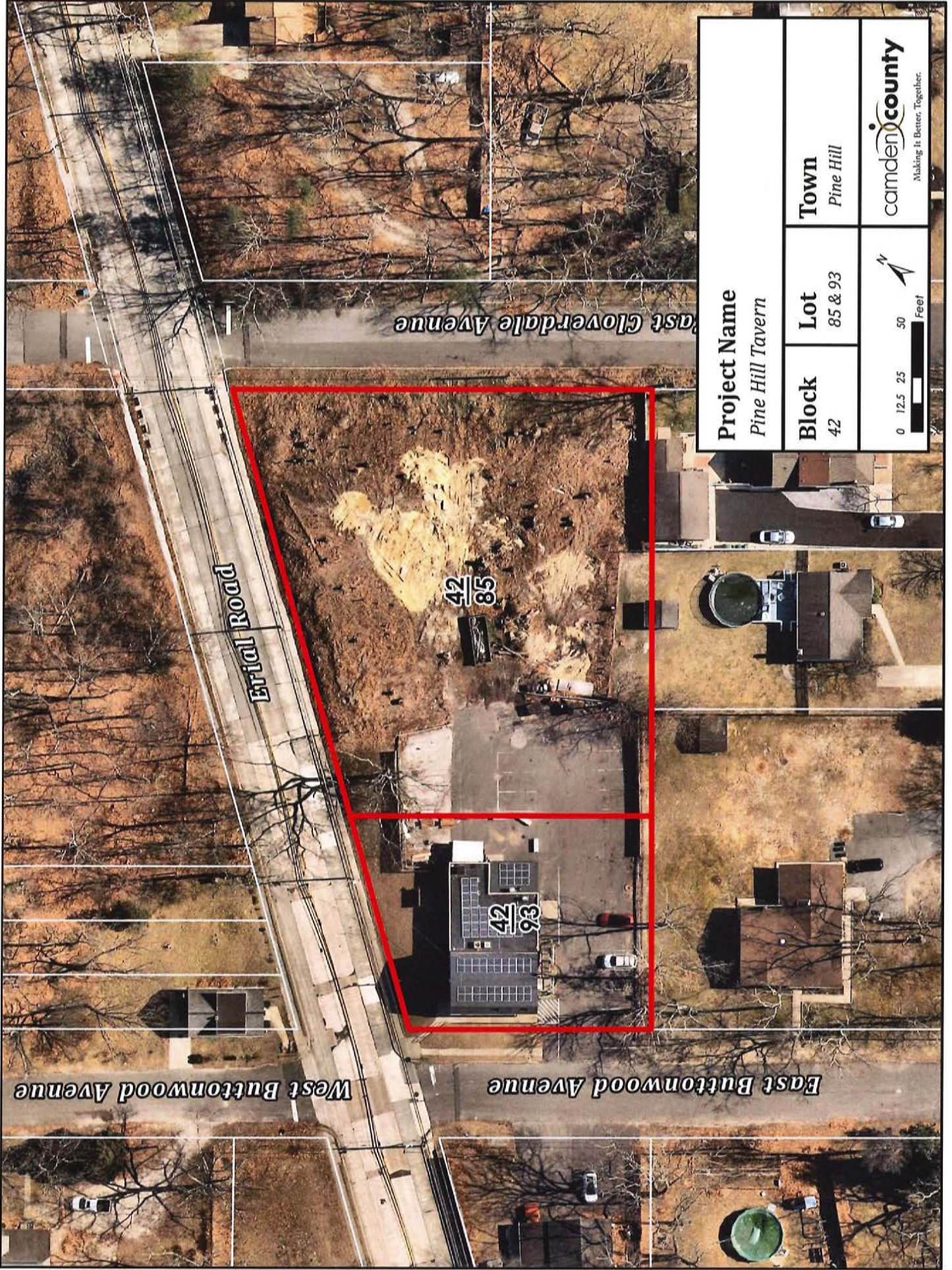
Date

SP-8-E-22

STAFF REPORT MEETING OF:	RE:	Pine Hill Tavern
	Plan:	SP-28-1-22
	Municipality:	Pine Hill
	Applicant:	Danelle Errig
	Abuts County Route:	Erail Rd. Cr 703

The applicant is seeking approval to construct a paved parking lot and stormwater basin to the already existing business. As part of the construction a 40 x 40 solar canopy will be constructed over a portion of the parking area. The applicant's business fronts on Erial Rd. CR 703 and does not currently have a driveway or access from the County Rd. All access to the property is from local roads and is not requested to changes.

The subject of our review is focuses on stormwater as a result of the paved parking lot and proposed basin.



Project Name
Pine Hill Tavern

Town
Pine Hill

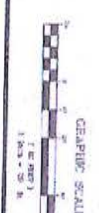
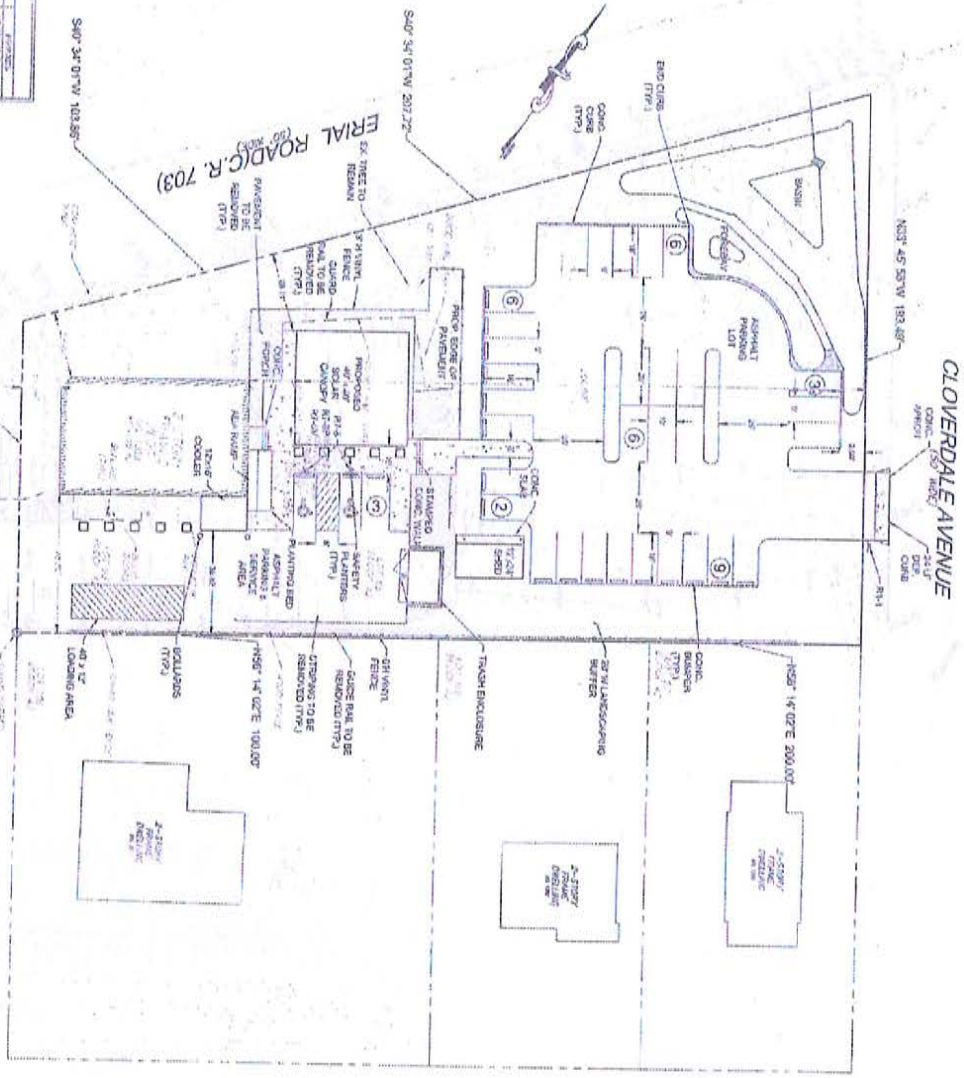
Block
42

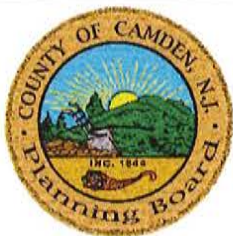
Lot
85 & 93

0 12.5 25 50 Feet
N

camdencounty
Making It Better. Together.

COSTS OF CONCRETE PAVING PER CY			
1. Cement	1.00	1.00	1.00
2. Sand	1.00	1.00	1.00
3. Gravel	1.00	1.00	1.00
4. Water	1.00	1.00	1.00
5. Labor	1.00	1.00	1.00
6. Equipment	1.00	1.00	1.00
7. Transportation	1.00	1.00	1.00
8. Miscellaneous	1.00	1.00	1.00
9. Total	1.00	1.00	1.00

[illegible]



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

**COUNTY PLAN:
SP-28-1-22**

Pine Hill Tavern
PROJECT NAME

Pine Hill
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

x

SITE PLAN

PLATE: 10

PRELIMINARY PLAN

BLOCK: 42

OTHER

LOT (s): 85 & 93

NAME: Danelle Errig

ADDRESS: 1323 Erial Rd

CITY: Pine Hill **STATE:** NJ **ZIP:** 08021

SITE ABUTS COUNTY HIGHWAY: Erial Rd. Cr 703

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

GENERAL

The applicant is seeking approval to construct a paved parking lot and stormwater basin to the existing business. As part of the proposed project a 40 x 40 solar canopy will be constructed over a portion of the parking area. The applicant's business fronts on Erial Rd. CR 703 and does not currently have a driveway or access from the County Rd. All access to the property is from local roads and County Road access is not requested to change.

The subject of our review focuses on stormwater as a result of the paved parking lot and proposed basin.

The following documents have been reviewed:

1. Site plan prepared by Tristate Engineering and Surveying; dated 2/28/22
2. Stormwater Management Report prepared by prepared by Tristate Engineering and Surveying dated March 2022
3. Land Title Survey prepared by prepared by Tristate Engineering and Surveying dated 10/27/2021

RIGHT OF WAY

1. The Camden County Master Plan indicates that Erial Rd. (CR 703) has a proposed right-of-way of 60 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen Erial Road from the centerline along the applicant's frontage 5.25 ft . 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

A traffic report was not requested for this application. The applicant will be required to explain the need for a parking lot and how and if this will increase traffic and impact operation along the county road. The applicant should be able to answer questions about roadway operation during peak hours and left turns from and on to Cloverdale Ave.

SITE PLAN

1. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
2. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.

STORMWATER MANAGEMENT NJAC 7:8

3. 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. The applicant's engineer should provide additional documentation that:

- a. The final design meets the hydraulic impact requirements of NJAC 7:8-5.4(a)2iv
 - b. The storm water system is in total conformance with the NJAC 7:8.
4. The applicant must demonstrate that Camden County highway meets the stormwater quantity peak rate of runoff conditions and that the existing County storm pipe system has the capacity to handle the runoff directed into the County storm pipe system from the proposed improvements under the 25-year storm conditions with no overland relief and under the 10 year storm conditions if overland relief is available.
 5. The Applicant is required to provide proof that all items requested in the Stormwater Control section of the municipal letter dated April 21, 2022 and signed by Hugh J. Dougherty PE, CME, have been met. The design has met the water quantity requirement for peak rate of reduction.
 6. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
 7. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.
 8. The plan should include details for Type N eco grates for the storm inlets in the County road.
 9. The stormwater design to include the permeability tests of the soils under the infiltration system in accordance with the NJDEP BMP manual appendix E.
 10. For flows going to County pipe:
 - a. The storm pipe calculations should analyze all flows going to the County pipe system. A drainage shed map showing elevation lines and street names should be provided.
 - b. The storm pipe calculations should determine if the pipe will have adequate capacity after the improvements are made, if the pipe will flow under head pressure, or if the pipe system will flood the inlet grates in the County Road, and
 - c. Pipe capacity calculations for the existing for the existing downstream RCP pipe must be provide along with the capacity of the pipes under emergency overflow conditions.
 11. If County Road currently experiences flooding conditions during storm events, the

applicant will be required to analysis the capacity of the existing storm drain system along the property frontage. The applicant must demonstrate that the existing County storm pipe system has the capacity to handle the runoff directed into the County storm pipe system from the proposed improvements under the 25-year storm conditions with no overland relief and under the 10 year storm conditions if overland relief is available

DETAILS

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

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. 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.
21. 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.
22. Underground irrigation systems shall not be located within the County right-of-way.
23. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

24. Applicant is responsible for all environmental permits required.


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: pinehilltavern@gmail.com
Applicant Attorney: Jeffery Baron, Esq- jabron@baronbrennan.com
Applicant Engineer: ryn timer@tristatecivil.com
Municipal Planning Board Secretary: Les Gallagher lgallagherjr@pinehillboronj.com
Municipal Review Engineer: Hugh J. Dougherty HDougherty@Pennoni.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: Pine Hill Tavern

Project Address (if applicable) & Municipality: 1323 Erial Road, Pine Hill Borough

Abuts County Road: Yes County Route No.: CR 703

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): 10

Existing Zoning: CBD Central Business District

Block(s): 42

Variance(s) Required: _____

Lot(s): 85 & 93

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-28-1-22

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Danelle Errig Phone: (856) 466-1726 Fax: _____

Address: 1323 Erial Road Town & State: Pine Hill, NJ

Email: pinehilltavern@gmail.com Zip.: 08021

Attorney: Jeffrey Baron, Esq. Phone: (856) 627-6000 Fax: (856) 627-4548

Address: 1307 White Horse Road Suite 600 Building F Town & State: Voorhees, NJ

Email: jbaron@baronbrennan.com Zip.: 08043

Engineer: Tri-State Engineering & Surveying, PC Phone: (856) 677-8742 Fax: _____

Address: 900 NJ-168 unit I-3 Town & State: Blackwood, NJ

Email: rynk@tristatecivil.com Zip.: 08012

Proposed Use (please check all that apply):

Residential

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

Commercial

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

Industrial

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

Project Description & Statistics:

Short Description of Project: The applicant is proposing a 40' x 40' solar canopy, a 37 space parking lot, and a basin.

Increase in Impervious Coverage?: ☒ YES / NO Total Increase or Decrease: 12,135 sf

Total Amount of Land Disturbed: 32,804 sf

Total Gross SF of all Buildings/ Development: 2,919 sf

Total New Residential Units: 0

Total New Jobs Created: 0

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): 46,426 sf (1.04 ac) _____

Portion to be Subdivided: _____

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

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Danelle Errig _____

Signature of Applicant:  Date: 4/25/2022

Agent Completing Application: Joseph Mancini, P.E. _____

Signature of Agent:  Date: 4/25/22

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-28-1-22

Stamp Date Received Below

CAMDEN COUNTY
ENGINEERING DEPARTMENT

MAY 24 2022

CAMDEN COUNTY PLANNING BOARD APPLICATION

AFFIDAVIT OF OWNERSHIP

Page - 4



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Pine Hill Tavern 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
John Ruddenow	577 Salem Avenue Franklinville, NJ 08322	President
Timothy Ruddenow	2490 N. Blue Bell Rd Franklinville, NJ 08322	Vice-President
Danette Emig	2490 N. Blue Bell Rd Franklinville, NJ 08322	Secretary

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

x John Ruddenow President
Signature of Owner & Title

4/25/2022
Date

x Timothy Ruddenow Vice-President
Signature of Owner & Title

4/25/2022
Date

x Danette Emig Secretary

4/25/2022

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
159 Lake View Drive

Block
18.05

Lot
26.01

Town
Gibbsboro



camdencounty
Making It Better, Together.

Minimum rear yard: 20 feet each.

30	As Noted
----	----------



SCALE: 1:20 (24"x36" SHEET)



**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

 x

SITE PLAN

PLATE:

 6

 PRELIMINARY PLAN

BLOCK:

 18.05

 OTHER

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

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

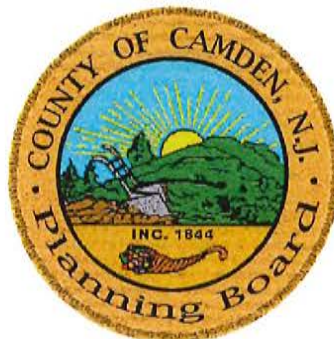
13. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.

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: <http://www.camdencounty.com/service/public-works/planning/>. If you have any questions please call 856-566-2978.

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: <http://www.camdencounty.com/service/public-works/planning/>. If you have any questions please call 856-566-2978.

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

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SP-13-2-21

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):

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: attached single apartment

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 socity, 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: [Signature] Date: 12/2/2021

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: SP-13-2-21

Stamp Date Received Below

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Name of Company/Organization: B&M Management Group 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.

[illegible]

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

Signature of Owner & Title

Date _____

X _____
Signature of Owner & Title

Date _____

SP-13-2-20