



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

July 26th, 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 (June 28th, 2022)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:

- | | | |
|--|-------------------|------------------------|
| A. Berlin Mini-U-Storage | SP-6-3-22 | Berlin Township |
| new multiple one-story self-storage buildings | | |
| B. Miguel's Pharmacy | SP-8-6-22 | City of Camden |
| C. Pine Hill Tavern | SP-28-1-22 | Pine Hill |
| parking lot expansion and solar canopy | | |

7. Chairperson's Report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report - next meeting to be held August 23, 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 Land Development Review				Review List for Meeting
				July 26, 2022
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP- 1	Berlin Mini-U-Storage	SP-6-3-22	Berlin	new multiple one-story self storage buildings
SP-2	Miguel's Pharmacy	SP-8-6-22	City Camden	Conversion of bar to pharmacy
SP- 3	Pine Hill Tavern	SP-28-1-22	Pine Hill	parking lot expansion and solar canopy

**Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
June 28th, 2022**

The meeting was convened at 6:00 PM by Vice Chairman Marrone.
Vice Chairman Marrone announced that the meeting was being held virtually.

Meeting opened with the Flag Salute and pledge of allegiance

Vice Chair Matthew Marrone, Secretary Mr. Thomas Schina, Mr. Joseph Pillo, Mr. Stephen Gandy, Mr. Ryan Doran 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 May 24th, 2022, meeting by Mr. Gandy and seconded by Mr. Pillo. All present voted in favor of the motion.

Public Comment on non-agenda items: none

Review of Projects for Board Action

A. B and M Management Group, LLC

SP-13-2-21

Gibbsboro Borough

Chris Norman Esq., Brent Papi, PE, and Steve Hass were all present representing the applicant.

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.

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

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 July 26, 2022, and it is expected to be virtual. The Planning Board discussed the idea of in person meetings and overwhelming stated that the process is working virtually in a successful way and that there was no need to change at this point.

NEW BUSINESS –.

OLD BUSINESS -

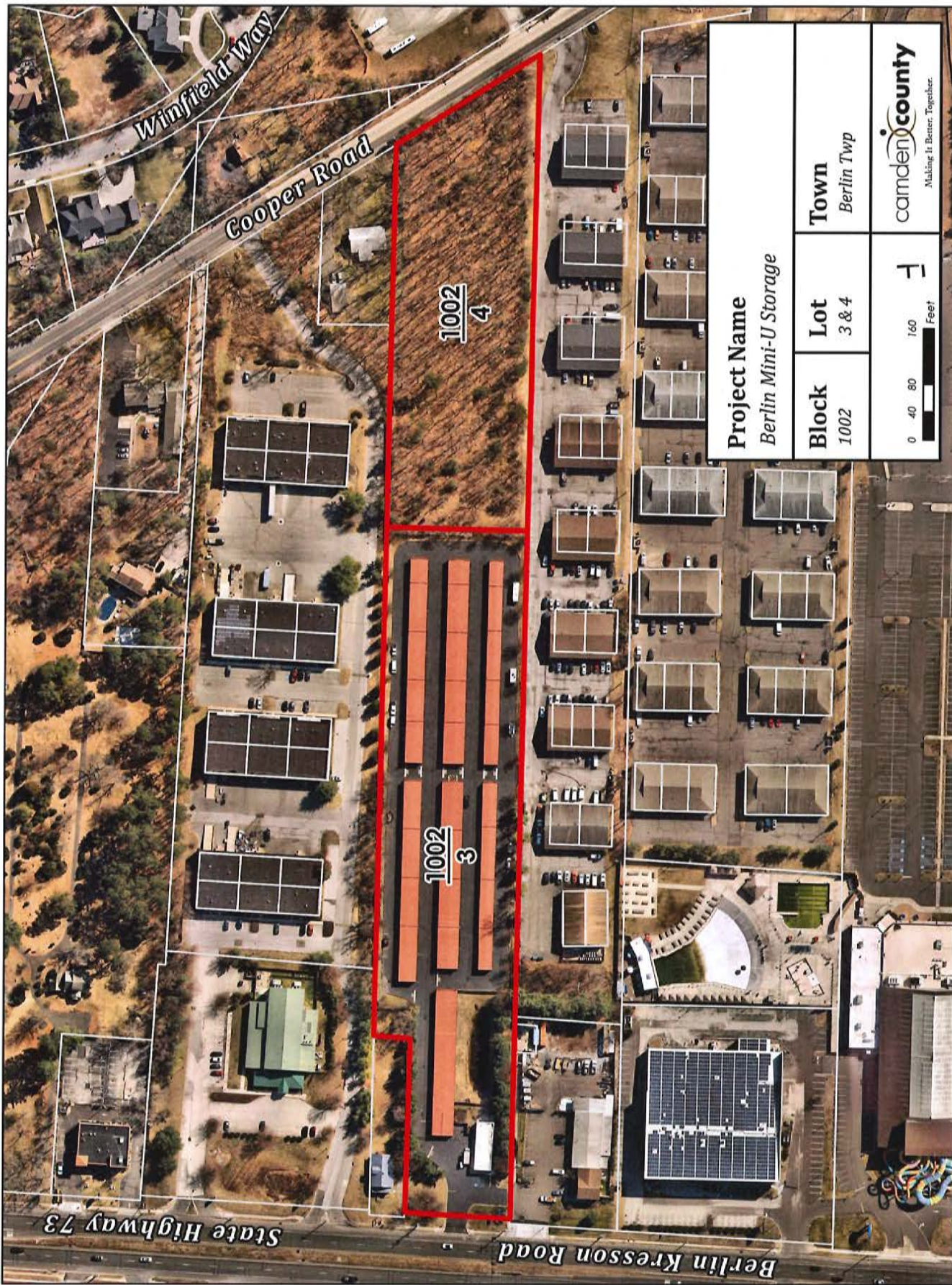
ADJOURNMENT

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

Respectfully Submitted,
Andrew Levecchia PP/AICP
County Planner

STAFF REPORT MEETING OF:	RE:	Berlin Mini-U-Storage
	Plan:	SP-6-3-22
	Municipality:	Berlin
	Applicant:	Dahn Corporation
	Abuts County Route:	Cooper Road, CR 675

The applicant is seeking site plan approval to construct two (2) additional one-story self-storage buildings, adjacent to the existing Mini-U storage facility site located on Lot 3. Lot 4 is the proposed location of Building 1, with an area of 12,575 sf, and Building 2, with an area of 36,000 sf. A new trash enclosure is to be located on Lot 3 with the existing facility. The applicant proposes a single full-access driveway onto Cooper Road (CR. 675). Access to the existing facility is via its frontage on Route 73.



Project Name Berlin Mini-U Storage		Town Berlin Twp	
Block 1002	Lot 3 & 4	camdencounty Making It Better. Together.	
0 40 80 160 Feet		1	



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

**COUNTY PLAN:
SP-6-3-22**

Berlin Mini-U Storage
PROJECT NAME

Berlin
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

 x SITE PLAN
 PRELIMINARY PLAN
 OTHER

PLATE:
BLOCK: 1002
LOT (s): 3&4

NAME: Dahn Corporation

ADDRESS: 4675 MacArthur Court, Suite 500

CITY: Newport Beach **STATE:** CA **ZIP:** 92660

SITE ABUTS COUNTY HIGHWAY: Cooper Road, CR. 675

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

GENERAL

The applicant is seeking site plan approval to construct two (2) additional one-story self-storage buildings, adjacent to the existing Mini-U Storage facility site located on Lot 3. Lot 4 is the proposed location of Building 1, with an area of 12,575 sf, and Building 2, with an area of 36,000 sf. A new trash enclosure is to be located on Lot 3 with the existing facility. The applicant proposes a single full-access driveway onto Cooper Road (CR. 675). Access to the existing facility is via its frontage on Route 73.

The following documents have been reviewed:

1. Site plan prepared by Challoner & Associate, LLC; dated 03/25/2022
2. Stormwater Management Report prepared by Challoner & Associate, LLC; dated 03/28/2022
3. Traffic Impact Analysis prepared by Challoner & Associate, LLC; dated 04/28/2022
4. Land Title Survey prepared by Challoner & Associate, LLC; dated 12/10/2021

RIGHT OF WAY

1. The Camden County Master Plan indicates that Cooper Road (CR 675) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional right-of-way of 12.25 feet through a roadway easement to widen Cooper Road (CR 675) from the centerline along the applicant's frontage. The following is noted:
 - a. The site plan should be revised to indicate the roadway easement dedicated to Camden County.
 - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for prior review and approval.
 - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

TRAFFIC

The applicants traffic statement has been reviewed and it has been determined that the traffic impact from this proposed development will have a very low impact on the roadway.

SITE PLAN

1. The site plan should include a stop sign and stop bar at the driveway entering the County Road.
2. Sight triangle easements shall be required at all existing and proposed road or street intersections with a county road and at driveways as determined to be necessary by the County Engineer. Sight triangle easements should be in accordance with AASHTO standards and be shown on plans. The applicant shall be required to submit a deed of sight triangle easement to the County of Camden that describes the required easement area. The plan shall be revised as necessary to show that the area within the Sight Triangles shall be free of all vegetation or obstructions 18" high or higher. Identify any offsite area that may interfere with sight distance. (i.e.: signage, trees, etc...).

3. Site Plans must conform with the following standards:

3.3 Site Plan

3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design

- 3.3.1.8 Intersections, Left Turn, Stopping Sight Distance (***Plan Does Not Conform***)
Proposed roads and streets access to a county road must be located to maximize sight distance along the county road. New roads and streets shall be located so as to provide an unobstructed line of sight as established by following the horizontal and vertical measurements outlined in the current edition of A Policy on Geometric

Design of Highways and Streets published by [AASHTO]. Sight Triangle Easements shall be added to the plan & potential onsite/offsite restrictions identified (see #2 above).

- 3.3.1.9 Spacing of New Driveways **Plan Conforms, however the following shall be noted when addressing the requirements of subsection 3.3.1.10.A:** Unless mitigating site conditions and design constraints are identified by the applicant's design professional to the satisfaction of the County Engineer, no portion of a driveway shall be located within 10' of a side property line. The 10' distance shall be measured at the point of the widest portion of the driveway at the edge of pavement at the county road. Driveway apron flares and corner radii are considered as portions of the driveway.

3.3.1.10 Access Geometry and Driveway Intersection Design

- 3.3.1.10.A Angle of Intersection (**Plan Does Not Conform**)
Driveways shall intersect the county road at right angles (90° as measured at the centerlines of the intersecting driveway and the centerline of the county road). **Plan shall be revised to meet this standard.**
- 3.3.1.10.C Width of Driveways that Intersect a County Road (**Plan Does Not Conform**)
The minimum width of a driveway {...} shall be 24'. In determining the width of the driveway, the types of vehicles that will use the driveway shall be considered. As a minimum a new driveway must be designed to accommodate a single unit truck. **Truck turning paths shall be provided to indicate whether, at a minimum, SU trucks can be accommodated by the proposed driveway.**
- 3.3.1.10.D Corner Radii / Curb Return Radii / Driveway Aprons (**Plan Does Not Conform**)
The minimum corner radii {...} shall be 15'. Larger corner radii may be required to ensure that vehicles turning into and out of the new driveway do not cross the centerline of the new driveway or cross the centerline of the county road {...}. The determination of the appropriate turning radii shall be based on turning radii of vehicle types that are anticipated to use the intersection. {...} **Corner radii measurement shall be added to the plan and truck turning paths shall be provided.**
- 3.3.1.10.E Driveway and Apron Material (**Plan Does Not Conform**)
Depressed concrete curb shall be provided along a county road at a proposed driveway. {...}
Driveways at a county road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of pavement of the county road including a 4' width of sidewalk.
Where depressed curb is installed at a new driveway the county road pavement must be saw cut and repaired in accordance with the county requirements and standards {...}. **Plans shall be revised to reflect these requirements.**
- 3.3.1.10.G Stop Sign and Stop Bar (**Plan Does Not Conform**)
Stop bar and stop sign details are provided, however the proposed locations of each shall be added to the site plan.
- 3.3.1.16 Pavement Markings **Plan Conforms, however the following shall be noted when addressing the requirements of subsection 3.3.1.10.G:** Stop bars shall consist of 24" wide white extruded thermoplastic material. Stop bars must be located a minimum of 4' behind the extended edge of gutter line of the county road or a minimum of 4' behind an existing or proposed depressed curb for existing or future handicap ramps.

STORMWATER MANAGEMENT NJAC 7:8

4. 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 NJAC 7:8 Stormwater requirements for water quantity, water quality, and recharge.
5. The design has met the water quantity requirement for peak rate of reduction.
6. The applicant must demonstrate that the existing County storm pipe system has the capacity to handle the runoff/basin outfall 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.
7. The approximate existing invert at Doghouse "B" Inlet #100 should be provided on the plans.
8. In accordance with NJAC 7:8-5.8(d), the maintenance plan (included as Section 5 of the Stormwater Management Report) 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.
9. Modify Basin #1 to reflect the 12.25 easement for road widening purposes. Berm/spillway shall not be located in the easement area.
10. Provide a stabilized 20' wide emergency spillway at the end of the road.
11. Identify equipment maintenance access for maintenance of the infiltration basin.
12. Trees in the berm area of the infiltration basin are discouraged.

DETAILS

13. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
14. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic.
15. The handicap ramps in the Camden county right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011.
16. The following County standard details are required for improvements in the County right-of-way:
 - County Details
 - 1. Standard 8"X9"X18" Concrete Vertical Curb
 - 3. Standard Depressed Concrete Curb
 - 4. Standard Vertical Concrete Curb Taper
 - 5. Standard Concrete Sidewalk
 - 6. Standard Concrete Driveway and Concrete Apron
 - 10. Standard Pavement Marking Legend

15. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece
18. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation
19. RCP Storm Sewer Installation
 - C. Trench Restoration in HMA Pavement

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

OUTSIDE AGENCY APPROVALS

26. Applicant is responsible for all environmental permits required.



William England, PE
Assistant County Engineer



DATE



Cc: Applicant: Dahn Corporation – rbradley@dahncorp.com
Applicant Attorney: Kenneth Pape, Esq - kpape@hpnjlaw.com
Applicant Engineer: Stuart Challoner, PE - spulvirenti@challonerassociates.net
Municipal Planning Board Secretary: Kelley Shendock - landuse@berlintwp.com
Municipal Review Engineer: Charles Riebel Jr, PE - municipalengineer@berlintwp.com

STAFF REPORT MEETING OF:	RE:	Miguel's Pharmacy
	Plan:	SP-8-6-22
	Municipality:	City Camden
	Applicant:	Miguel's Pharmacy
	Abuts County Route:	River Ave. CR 543

The Applicant proposes to convert a former bar into a pharmacy with drive-thru window. Construction includes a 704-sf addition, installation of a mounted sign, a freestanding sign and relocation of the driveway along River Rd. the site will have 19 parking spaces.



North 17th Street

River Avenue

845
20

Project Name
Miguel's Pharmacy

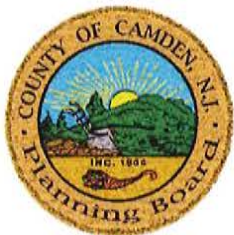
Block	Lot
845	20

Town
Camden City

0 5 10 20
Feet



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

**COUNTY PLAN:
SP-8-6-22**

Miguel's Pharmacy

PROJECT NAME

City of Camden

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

x

SITE PLAN

PLATE: _____

____ PRELIMINARY PLAN

BLOCK: 845

____ OTHER

LOT (s): 20

NAME: Miguel's Pharmacy

ADDRESS: 3213 River Rd

CITY: Camden STATE: NJ ZIP: 08105

SITE ABUTS COUNTY HIGHWAY: River Road Cr. 543

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

GENERAL

The Applicant proposes to convert a former bar into a pharmacy with drive-thru window. Construction includes a 704-sf addition, installation of a mounted sign, a freestanding sign and relocation of the driveway along River Rd. the site will have 19 parking spaces.

The following documents have been reviewed:

1. Site plan prepared by Stout and Caldwell Engineers, LLC.; dated 04/22/22
2. Stormwater Management Report prepared by Stout and Caldwell Engineers, LLC.; dated 04/22/22
3. Land Title Survey prepared by Stout and Caldwell Engineers, LLC.; dated 04/22/22.
4. Traffic Engineering Assessment prepared by Shropshire Associates; LLC dated 4/20/2022

RIGHT OF WAY

1. The applicant is not proposing any improvements in the County right-of-way.
2. No Right of way is being requested by the County.

TRAFFIC

1. The applicants engineer shall be prepared to discuss left turn ingress and egress for the proposed site and gaps for turning movements related to the new driveway and 17th St.
2. The Applicant should clarify how delivery vehicles and other similar vehicles will access the site to ensure that the anticipated queuing will not impact the surrounding roadways.

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. The site plan should include stop signs and stop bars at each driveway entering into the County Road.
4. 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.
5. The site plan shall provide a detail of the proposed monument sign including dimensions

and ensure that the location is not within the intersection sight triangle.

6. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

3.3.1

3.3.1.10.E Driveway and Apron Material (**Plan Does Not Conform**) the site plans shall be updated to include driveways at a County Road shall be constructed of reinforce concrete for full width of driveway for a distance of at least 25' from the edge of pavement, including the sidewalk.

3.3.1.10.F Americans with Disabilities Act (ADA) Requirements (**Plan Does Not Conform**) the applicant will provide ADA ramps and an accessible route on either side of the proposed driveway and on the corner of 17th Street.

3.3.1.10.G Stop Sign and Stop Bar (**Plan Does Not Conform**) site plan shall be updated to include a stop bar and stop signs at all driveway locations exiting the proposed site.

STORMWATER MANAGEMENT NJAC 7:8

7. 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.

8. 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.

9. Applicant must provide the City Planning Board resolution confirming that all of the requirements outlined in the City's Planning Board Engineering letter dated May 23, 2022 an signed by Joseph Petrongolo and Dena Johnson have been met.

DETAILS

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

11. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic.

12. 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.

13. Depressed curbing shall be installed at all driveways on County roads.
14. 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 Concrete Sidewalk
 3. Standard Concrete Driveway and Concrete Apron
 4. Curb Face Form

ADMINISTRATIVE

15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.

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


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: miguelspharmacy@gmail.com
Applicant Attorney: Kevin D. Sheehan Esq., ksheehan@parkermccay.com
Applicant Engineer: Matt Walsh, PE mjw@stoutcaldwell.com
Municipal Planning Board Secretary: Angela Miller AnMiller@ci.camden.nj.us
Municipal Review Engineer: Dena Johnson PE Dena.Moore@rve.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: Miguel's Pharmacy

Project Address (if applicable) & Municipality: 1787 River Avenue Block 845 Lot 20

Abuts County Road: River Avenue County Route No.: 543

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: _____

CAMDEN COUNTY
ENGINEERING DEPARTMENT

MAY 02 2022

Tax Map Data:

Plate(s): _____

Block(s): 845

Lot(s): 20

Existing Zoning: C-2 Cramer Hill Redevelopment Plan

Variance(s) Required: Front yard setback; rear yard setback
parking spaces

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

SP-8-6-22

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Miguel's Pharmacy Phone: (908)745-9499 Fax: _____
Address: 3213 River Rd. Town & State: Camden, NJ
Email: miguelspharmacy@gmail.com Zip.: 08105

Attorney: Kevin D. Sheehan Phone: (856)985-4020 Fax: _____
Address: 2 Cooper Street, PO Box 2096 Town & State: Camden, NJ
Email: ksheehan@parkermccay.com Zip.: 08101

Engineer: Stout & Caldwell, Matt Walsh, P.E. Phone: (856)786-2202 Fax: (856)786-3050
Address: 705 U.S. Route 130 South Town & State: Cinnaminson, NJ
Email: mjw@stoutcaldwell.com Zip.: 08077

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 type="radio"/> Restaurant/ Food Establishment	<input type="radio"/> Storage/ Warehouse
<input type="radio"/> Apartments	<input type="radio"/> Hospitality/ Hotel Space	<input type="radio"/> Distribution Center
<input type="radio"/> Condominiums	<input type="radio"/> Medical Use	<input type="radio"/> Manufacturing
<input type="radio"/> Medical Care Residential	<input type="radio"/> Sports or Entertainment	<input type="radio"/> Other: _____

Project Description & Statistics:

Short Description of Project: Convert former bar into a pharmacy with a drive-thru window. Construct a 704 sf addition and install a wall mounted sign and a freestanding pylon sign. The site will have 19 parking spaces.

CAMDEN COUNTY
ENGINEERING DEPARTMENT

MAY 02 2022

Increase in Impervious Coverage?: YES ☒ NO ☐ Total Increase or Decrease: _____
Total Amount of Land Disturbed: 704 sf
Total Gross SF of all Buildings/ Development: 4,408
Total New Residential Units: None
Total New Jobs Created: Approximately 5

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): 22,500 Deed to C/L ; 20,000 sf to ROW

Portion to be Subdivided: N/A

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

Title of Municipal Official: Director and Zoning Officer, Department of Planning & Development

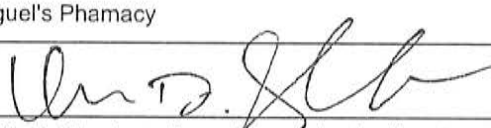
Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Miguel's Pharmacy

Signature of Applicant:  Date: 4/22/22
Kevin D. Sheehan, Esq., Attorney for Applicant

Agent Completing Application: Kevin D. Sheehan, Attorney for Applicant

Signature of Agent:  Date: 4/22/22

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: SP-8-6-22

Stamp Date Received Below
CAMDEN COUNTY
ENGINEERING DEPARTMENT

MAY 02 2022

CAMDEN COUNTY PLANNING BOARD APPLICATION

AFFIDAVIT OF OWNERSHIP

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Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Miguel's Pharmacy

Is the Company a Corporation? YES / ☒ NO

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

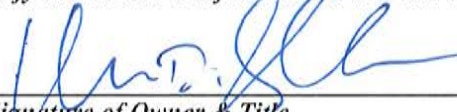
Is the Company a Partnership? ☒ YES / NO

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
See attached Disclosure of Owners		

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

X 
Signature of Owner & Title
Kevin D. Sheehan, Attorney for Applicant

4/22/22

Date

X _____
Signature of Owner & Title

Date

SP-8-6-22

**DISCLOSURE STATEMENT PURSUANT
TO N.J.S.A. 40:55D-48.1**

The owners of 10% or more of Applicant – Miguel's Pharmacy are:

Viswa Prakash Mantena
8 Jerrick Ct
Mount Laurel, NJ 08054

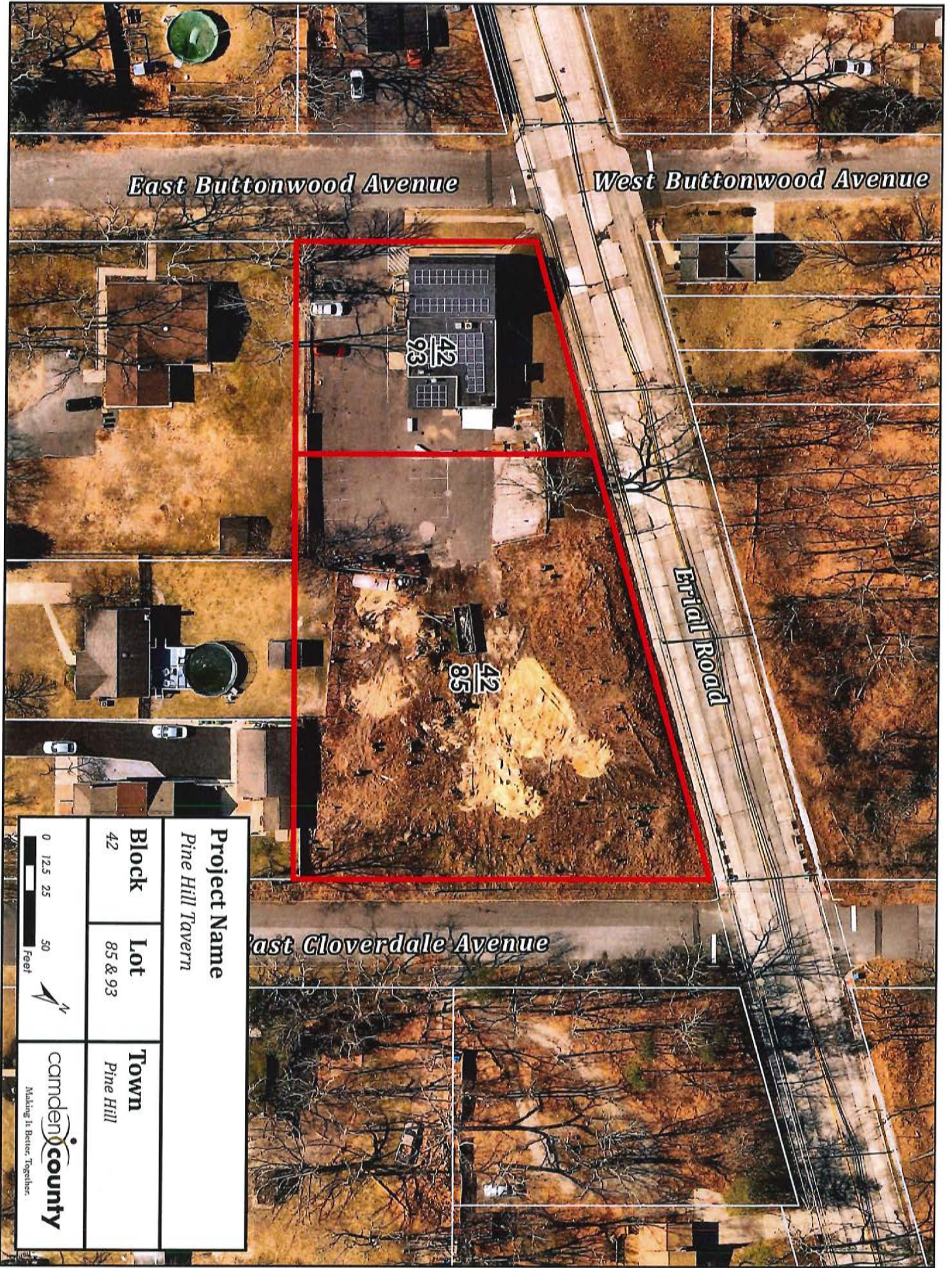
Swarna Mantena
8 Jerrick Ct
Mount Laurel, NJ 08054

Miguel Arriaga
846 June Rd
Pennsauken NJ 08110

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 basis 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.



East Buttonwood Avenue

West Buttonwood Avenue

4283

4285

Erial Road

East Cloverdale Avenue

Project Name

Pine Hill Tavern

Block

42

Lot

85 & 93

Town

Pine Hill

0 12.5 25

50

Feet



camden county

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[illegible]

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SITE PLAN

323 ERIAL ROAD- C.R. 703
BLOCK 42 LOTS 85 & 93
BOROUGH OF PINE HILL
CAULDEM COUNTY, NEW JERSEY

STATE ENGINEERING AND SURVEYING, PG

Call today to learn more about our services and how we can help you grow your business.

JOSEPH A.
JANCIANJOSEPH A.
JANCIAN



**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.

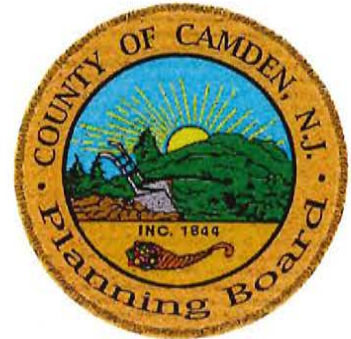
19. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
20. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. 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

Block(s): 42

Lot(s): 85 & 93

Existing Zoning: CBD Central Business District

Variance(s) 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: 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

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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 Rudderow	577 Salem Avenue Franklinville, NJ 08322	President
Timothy Rudderow	2490 N. Blue Bell Rd Franklinville, NJ 08322	Vice-president
Danella 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 Chelbow President
Signature of Owner & Title

4/25/2022
Date

x Timothy Rudderow Vice-president
Signature of Owner & Title

4/25/2022
Date

x [Signature] Secretary

4/25/2022