

Department of Public Works

Louis Cappelli, Jr.
Commissioner Director

Almar Dyer
Commissioner



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

August 23rd, 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 (July 26th, 2022)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:

A. Children of America Cherry Hill Twp
New Childcare and office development

SP-12-8-22

7. Chairperson's Report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report - next meeting to be held September 27th, 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
July 26th, 2022

The meeting was convened at 6:00 PM by Chairwoman Williams.
Chairwoman Williams announced that the meeting was being held virtually.

Meeting opened with the Flag Salute and pledge of allegiance

Chairwoman Williams, 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 June 28th, 2022, meeting by Mr. Pillo and seconded by Mr. Doran. All present voted in favor of the motion.

Public Comment on non-agenda items: none

Review of Projects for Board Action

A. Berlin Mini-U-Storage SP-6-3-22 Berlin Twp. expansion of existing storage facility

Kenneth Pape, Esq. and Stuart Challoner PE, were present representing the applicant.

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 applicant asked for and received approval from the Planning Board waiver from regulation 3.3.1.9

A motion was made (including the request for waiver from regulation 3.3.1.9) by Mr. Schina and Seconded by Mr. Gandy. A roll call vote was held, and all were in favor of approving the application.

B. Miguel's Pharmacy SP -8-6-22 City of Camden – new pharmacy on a redeveloped lot

Kevin Sheehan Esq., Matt Walsh PE., Andrew Feranda PE, PTOE, and Miguel Arriaga - owner were all present to represent the application

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.

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.

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 August 23, 2022, and it is expected to be virtual

NEW BUSINESS –.

OLD BUSINESS -

ADJOURNMENT

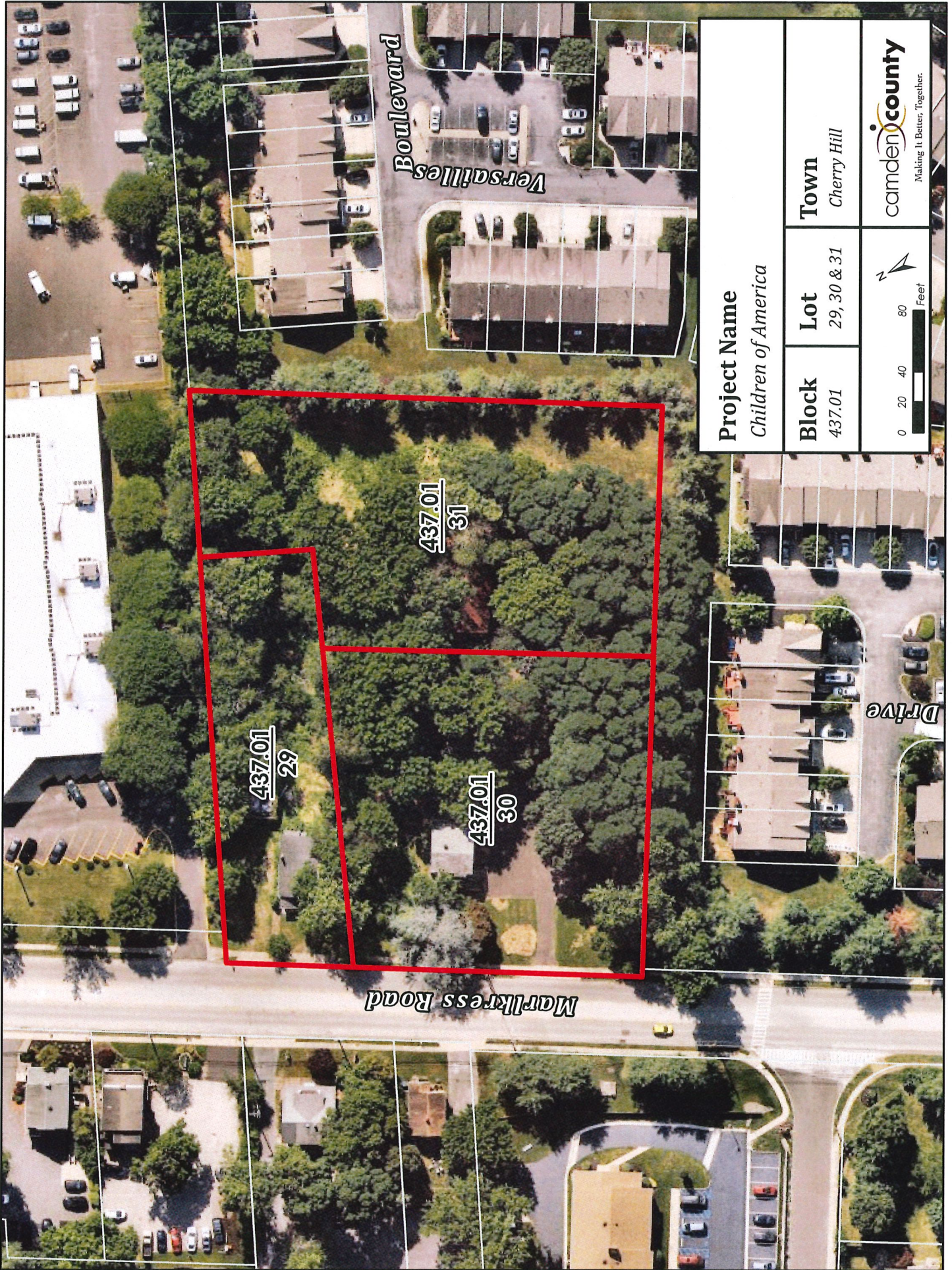
A motion was made to adjourn the meeting by Mr. Schina and seconded by Mr. Gandy; all present were in favor.

Respectfully Submitted,
Andrew Levecchia PP/AICP
County Planner

CAMDEN COUNTY PLANNING BOARD Land Development Review				Review List for Meeting August 23, 2022
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP- 1	Children of America	SP-12-8-22	Cherry Hill	new childcare and office facilities

STAFF REPORT MEETING OF:	RE:	Children of America
	Plan:	SP-12-8-22
	Municipality:	Cherry Hill Twp.
	Applicant:	Dahn Corporation
	Abuts County Route:	Marlkress Road, CR 672

The applicant proposed to demolish the existing structure and replace it with a 10,000 sf Childcare Facility and a 4,800 sf General Office facility. Site improvements include 64 parking spaces, lighting, landscaping and stormwater management.



Project Name
Children of America

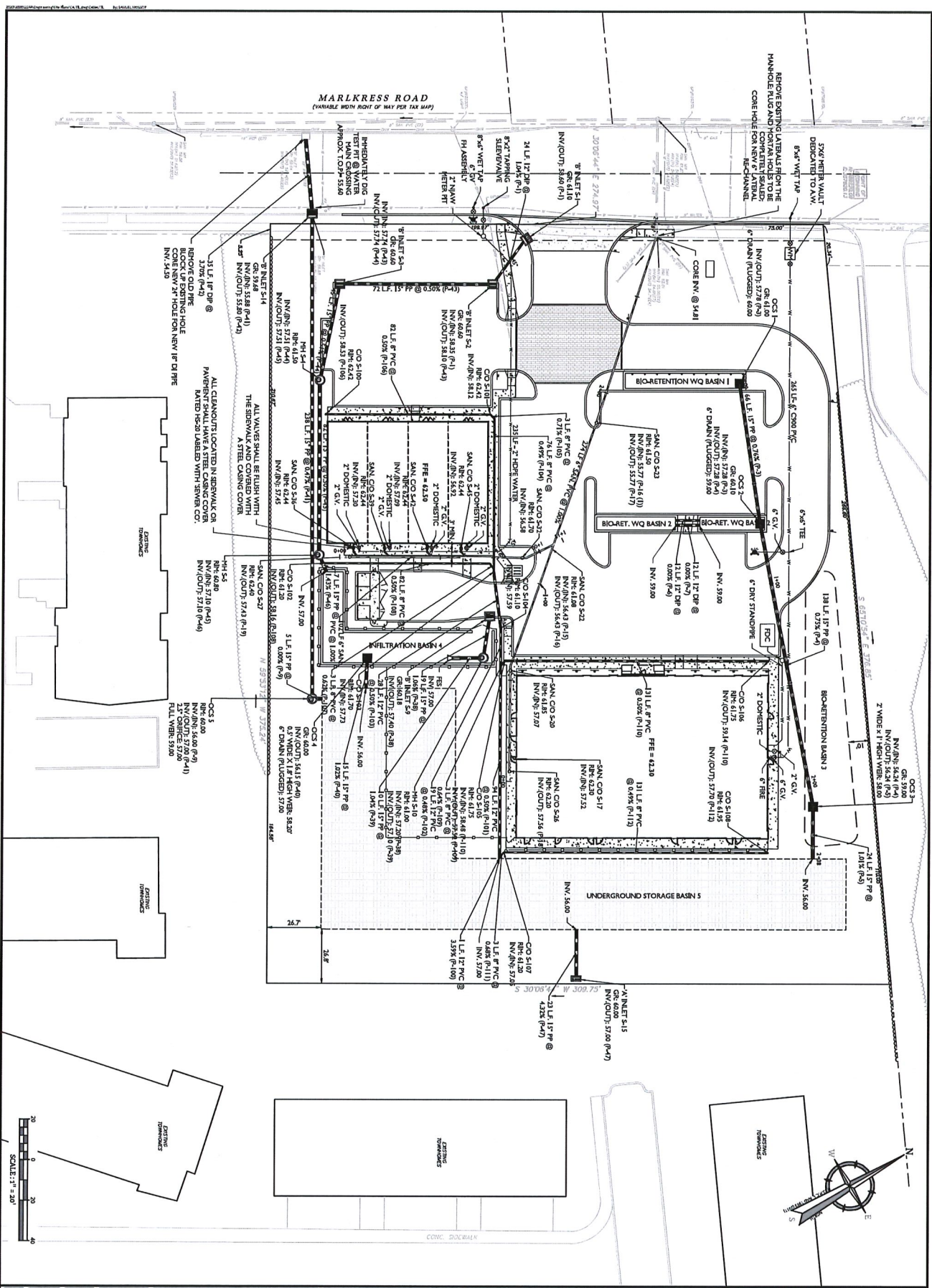
Block
437.01

Lot
29, 30 & 31

Town
Cherry Hill

camdencounty
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0 20 40 80 Feet
N



Colleen
Engineering
& Design

www.colleenengineering.com

DRUG BATHING AS A MASTER

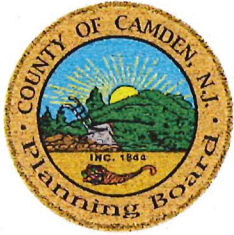
DRAINAGE & UTILITY PLAN

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PRELIMINARY & FINAL
MAJOR SITE PLAN
FOR
CHILDREN OF
AMERICA &
RETAIL/COMMERCIAL
BUILDING
117 & 119 MARKKRESS
BLOCK 437.01, LOTS 29, 30,
31
CHERRY HILL TOWNSHIP
CAMDEN COUNTY
NEW JERSEY

Theodore Wilkinson
NJ Professional Engineer
No. 12404
Camden, NJ 08104

REV	DATE	DESCRIPTION
1	07/10/20	ISSUED FOR PERMIT
2	07/10/20	ISSUED FOR PERMIT
3	07/10/20	ISSUED FOR PERMIT
4	07/10/20	ISSUED FOR PERMIT



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

**COUNTY PLAN:
SP-12-8-22**

Children of America

PROJECT NAME

Cherry Hill Twp.

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

 x

SITE PLAN

PLATE:

 PRELIMINARY PLAN

BLOCK: 437.01

 OTHER

LOT (s): 29, 30, 31

NAME: JT Brothers, LLC

ADDRESS: 620 Deer Road, unit 12

CITY: Cherry Hill STATE: NJ ZIP: 08034

SITE ABUTS COUNTY HIGHWAY: CR 672 Marlkrass Rd.

COUNTY ENGINEER'S REVIEW COMMENTS

GENERAL

The applicant proposed to demolish the existing structure and replace it with a 10,000 sf Childcare Facility and a 4,800 sf General Office facility. Site improvements include 64 parking spaces, lighting, landscaping and stormwater management.

The following documents have been reviewed:

1. Site plan prepared by Colliers Engineering and Design; dated 4/1/2022 and revised 07/08/2022
2. Stormwater Management Report prepared by Colliers Engineering and Design; dated 4/5/2022 and revised 7/8/2022.
3. Traffic Impact Analysis prepared by Colliers Engineering and Design, dated 3/31/2022
4. Land Title Survey prepared by Colliers Engineering and Design, dated 2/08/2022

RIGHT OF WAY

The county is not requesting right of way. Please note that the site plan indicates a previous dedication of 8ft along the property frontage, to Cherry Hill Twp. Markkress Rd. Cr. 672 previously was owned by Cherry Hill and purchased by the County in 2012. Including this dedication measured from the roadway centerline provides a half width of the County right of way of 33ft.

TRAFFIC

1. Our office concurs that the traffic resulting from the proposed development will have minimal impact on the adjacent County roadway. However, it shall be noted that at no time will site conditions cause a queuing of traffic onto Markkress Road (CR 672) in which vehicles are caused to wait to turn into or leave the site. Anytime a condition persists for longer than 2 minutes it is the responsibility of the applicant and/or subsequent owner to rectify the situation by providing for traffic control at the owner's expense.

SITE PLAN

1. The title page of the site plan states, "Children of America Childcare and Retail/Commercial Buildings". The site plan on page 6 of 23 does not indicate retail/commercial use but identifies an office building. The applicant is requested to provide testimony explaining the discrepancy and the actual intended use of the facility and provide evidence that the use has been clarified with Cherry Hill Twp. The title of the site plan shall be changed to indicate the intended use and subsequent labeling must be updated throughout the site plan set.
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. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

- 3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design
- 3.3.1.10 Access Geometry and Driveway Intersection Design
- 3.3.1.10. E Driveway Curb and Driveway Apron Material (***Plan Does Not Conform***)
Driveways at a county road shall be constructed of reinforced concrete {...} for a distance of at least 25' from the edge of pavement of the county road including a 4' width of sidewalk. The plan indicates a distance of 15' min. This shall be revised to meet the 25' minimum requirement.
- 3.3.1.13 Temporary Construction Access (***Plan Does Not Conform***)
Soil conservation methods must be employed to prevent the tracking of soils onto the county road. Additional information shall be provided regarding soil conservation methods at the construction access location.

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 requirements of 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. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided by the applicant 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' curb pieces for the storm inlets in the County Road.

DETAILS

- 9. Details should be provided for County roadway trench restoration for work adjacent to the curb and utility trenches.
- 10. The following County standard details are required for improvements in the County right-of-way:
 - Details:
 - 3. Standard Depressed Concrete Curb
 - 5. Standard Concrete Sidewalk
 - 15. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece
 - 18. A. Typical Roadway Restoration for Curb Installation
 - 19. RCP Storm Sewer Installation

C. Trench Restoration in HMA Pavement


ADMINISTRATIVE


11. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk or flash drive.
12. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
13. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
14. Camden County Planning Board Process – Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
15. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
16. 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.
17. 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.
18. Underground irrigation systems shall not be located within the County right-of-way.
19. Underground electrical, telephone and fiber optic systems shall not be located within the

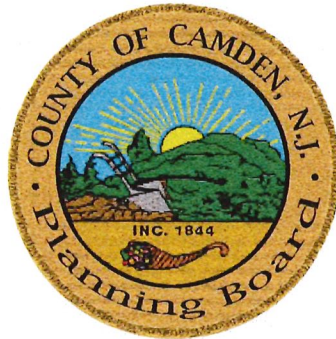
right-of-way.

OUTSIDE AGENCY APPROVALS

20. Applicant is responsible for all environmental permits required.


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: maria@jtbrothersllc.com

Applicant Attorney: Robert Baranowski Esq., baranowski@hylandlevin.com

Applicant Engineer: Theodore Wilkinson PE, CME, theodore.wilkinson@colliersengineering.com

Municipal Planning Board Secretary: Cosmas Diamantis CDiamantis@chnj.gov

Municipal Review Engineer: Stacey Arcari PE, sarcari@erinj.com

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Children of America

Project Address (if applicable) & Municipality: 1197 Marlcrest Road, Cherry Hill, NJ

Abuts County Road: Yes County Route No.: Marlcrest Road

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): 328

Existing Zoning: IR

Block(s): 437.01

Variance(s) Required: _____

Lot(s): 29,30,31

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: JT Brothers LLC Phone: 856-524-1920 Fax: _____
 Address: 620 Deer Road, Unit 12 Town & State: Cherry Hill, NJ
 Email: maria@jtbrothersllc.com Zip.: 08034
 Attorney: Robert Baranowski Phone: 856-355-2901 Fax: _____
 Address: 6000 Sagemore Drive Town & State: Marlton, NJ
 Email: baranowski@hylandlevin.com Zip.: 08053
 Engineer: Theodore Wilkinson, PE, CME Phone: 856-340-9920 Fax: _____
 Address: 2000 Midatlantic Drive, Suite 100 Town & State: Mt. Laurel, NJ
 Email: theodore.wilkinson@colliersengineering.com Zip.: 08054

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: Construct 10,000 S.F. childcare facility with a 5,000 S.F. playground;
plus a 4,800 S.F. retail/commercial/restaurant strip store, 1,200 S.F.
each unit; with a 64-car parking lot, one (1) loading zone, trash
enclosure, drainage facilities, buffers, landscape and lighting

Increase in Impervious Coverage? ☒ YES ☐ NO Total Increase or Decrease: 46,285 S.F.
 Total Amount of Land Disturbed: 2.5 acres
 Total Gross SF of all Buildings/ Development: 14,800 S.F.
 Total New Residential Units: 0
 Total New Jobs Created: _____

CAMDEN COUNTY PLANNING BOARD APPLICATION

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Subdivision Description (if applicable):

Does this application include a lot consolidation? ☒ YES / ☐ NO

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

Size of Existing Lot(s): 2.5 acres

Portion to be Subdivided: 0

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

Title of Municipal Official: Jacob Richman, PP, AICP, Senior Planner

Authorized Municipal Signature: Jacob Richman Date: 7/11/22

Transmittal Date (if applicable): _____

Phone Number: 856-488-7870

Signatures Required:

Name of Applicant: Maria Vaida

Signature of Applicant: Maria Vaida Date: 6-27-2022

Agent Completing Application: Theodore Wilkinson, PE, CME

Signature of Agent: Theodore Wilkinson Date: 6/10/2022

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

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Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Forum Holdings, LLC

Is the Company a Corporation? YES / ☒ NO

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

Is the Company a Partnership? YES / ☒ NO

Is Company an Individual Owner? ☒ YES / NO

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

Name	Address	Title
Forum Holdings, LLC	620 Deer Road, Unit 12, Cherry Hill, NJ 08034	Owner

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

X John Bader
Signature of Owner & Title

6/27/2022
Date

X Marie Bader
Signature of Owner & Title

6/27/2022
Date