

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

October 25th, 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 (August 23rd, 2022)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:

A. Take 5 Express Car Wash
New carwash facility

Brooklawn

SP-7-1-22

7. Chairperson's Report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report - next meeting to be held November 22, 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
August 23rd, 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, Vice Chairman 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. Matthew White, Esq. was present

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

MINUTES

A motion was made to approve the minutes of July 26th, 2022, meeting by Mr. Gandy and seconded by Mr. Schina. All present voted in favor of the motion.

Public Comment on non-agenda items: none

Review of Projects for Board Action

A. Children of America, Cherry Hill

Robert Baranowski, Esq., and Theodore Wilkinson PE were present representing the applicant.

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.

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 October 25th, 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. Schina; all present were in favor.

Respectfully Submitted,
Andrew Levecchia PP/AICP
County Planner

CAMDEN COUNTY PLANNING BOARD Land Development Review				Review List for Meeting
				October 25, 2022
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP- 1	Take 5 Express Car Wash	SP-7-1-22	Brooklawn	construction of a car wash facility

STAFF REPORT MEETING OF:	RE:	Take 5 Express Car Wash
	Plan:	SP-7-1-22
	Municipality:	Brooklawn
	Applicant:	Boing US Holdco, Inc
	Abuts County Route:	CR 551 Spur Kings Highway

The applicant proposed to construct a carwash facility on a site that was previously approved as a retail site when the Wawa facility was approved. The driveway apron and access are already constructed and serves Wawa. Site development includes stormwater and landscaping.

LEGEND:

④ STUDY INTERSECTION NO.

⊕ TRAFFIC SIGNAL



STUDY INTERSECTIONS

1. CRESCENT BOULEVARD (SR 130) AND KINGS HIGHWAY (CR 551 SPUR)
2. KINGS HIGHWAY (CR 551 SPUR) AND LUCILLE AVENUE
3. KINGS HIGHWAY (CR 551 SPUR) AND EXISTING WAWA DRIVEWAY
4. KINGS HIGHWAY (CR 551 SPUR) AND ADAMS AVENUE/W. BROWNING ROAD (CR 659)
5. CRESCENT BOULEVARD (SR 130) AND BROWNING LANE (CR 659)
6. CRESCENT BOULEVARD (SR 130) AND EXISTING WAWA DRIVEWAY
7. BROWNING LANE AND CRESCENT BOULEVARD (SR 130) JUGHANDLE

NOT TO SCALE

TAKE 5 EXPRESS CARWASH
130 Browning Lane
Brooklawn, New Jersey

PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS
515 GROVE STREET
HADDON HEIGHTS, NJ



FIGURE 1
Project Area

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: TAKE 5 EXPRESS CAR WASH- BROOKLAWN

Project Address (if applicable) & Municipality: CRESCENT BLVD AND W KINGS HWY, BROOKLAWN BOROUGH

Abuts County Road: W. KINGS HIGHWAY County Route No.: 551

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

Block(s): 101

Lot(s): 4 AND 2.01

Existing Zoning: C- LIGHT INDUSTRIAL, REDEVELOPMENT OVERLAY

Variance(s) Required: N/A

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: Boing US Holdco, Inc. Phone: (281) 660-9583 Fax: _____
Address: 440 South Church Street, Suite 700 Town & State: Charlotte, NC
Email: Rebecca.McAllister@drivenbrands.com Zip.: 28202
Kevin D. Sheehan, Esq
Attorney: Parker McCay P.A. Phone: (856)-985-4020 Fax: _____
Address: 2 Cooper Street Town & State: Camden, NJ
Email: ksheehan@parkermccay.com Zip.: 08102
Chad Gaulrapp, PE
Engineer: Pennoni Associate, Inc. Phone: 856-656-2870 Fax: _____
Address: 515 Grove Street, Suite 1B Town & State: Haddon Heights, NJ
Email: CGaulrapp@Pennoni.com Zip.: 08035

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 development includes a single tunnel, 3,428 sf car wash facility with three pay stations, 12 vacuum spaces, and 5 employee parking spaces. The site will be served by an existing driveway to Kings Highway (CR 551). Site improvements include exterior enclosures for the vacuum mechanical equipment and trash dumpster and stormwater management facilities.

Increase in Impervious Coverage?: (YES)/ NO Total (Increase) or Decrease: 4,930 sq. ft.

Total Amount of Land Disturbed: 1.0 Acres

Total Gross SF of all Buildings/ Development: 3,428 sq. ft.

Total New Residential Units: 0

Total New Jobs Created: 5

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): EXISTING LOT 4= 0.486 AC,
EXISTING LOT 2.01= 0.536 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: Boing US Holdco, Inc.

Signature of Applicant: Rebecca McAllister Date: 07/21/22

Agent Completing Application: Chad Gaulrapp, PE, Pennoni Associates, Inc.

Signature of Agent: _____ Date: _____

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

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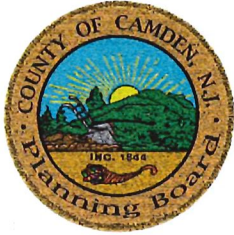
Name of Company/Organization: Boing US Holdco, Inc.

If yes, what State is the Corporation incorporated in? North Carolina

Is Company an Individual Owner? YES / ☒ NO

[illegible]

Date



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

**COUNTY PLAN:
SP-7-1-22**

Take 5 Express Car Wash Brooklawn

PROJECT NAME

Brooklawn

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X

SITE PLAN

PLATE: 6

 PRELIMINARY PLAN

BLOCK: 101

 OTHER

LOT (s): 4 and 2.01

NAME: Boing US Holdco, Inc

ADDRESS: 440 South Church Street, suite 700

CITY: Charlotte **STATE:** NC **ZIP:** 28202

SITE ABUTS COUNTY HIGHWAY: Cr. 551 Spur Kings Highway

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

GENERAL

The applicant proposed to construct a car wash facility on a site that was previously approved as a retail site when the Wawa facility was approved. The driveway apron and access from Kings Highway (CR 551) are already constructed and serves Wawa. The proposed site development of the car wash facility includes stormwater management and landscaping.

The following documents have been reviewed:

1. Site plan entitled prepared by Pennoni Associates Inc., dated 7/29/2022
2. Stormwater Management Report prepared by Pennoni Associates Inc., dated 7/29/2022
3. Traffic Impact Analysis prepared by Pennoni Associates Inc., dated 7/2022.
4. Land Title Survey for prepared by Pennoni Associates Inc., dated 04/04/2022

RIGHT OF WAY

No right of way

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 Kings Highway (C.R. 551 Spur) 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. Site Plans Must Conform with the Following Standards:

- 3.3 Site Plan
- 3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design
- 3.3.1.4 Drive-Through (***Plan Does Not Conform***) *A Drive-through shall be designed so as not to allow vehicles to stack through the site driveway and onto the county roadway. The site plan shall provide a minimum distance of 50 feet from the rear of the maximum queue (or 95-percentile queue) to a point where vehicles can freely maneuver into the site driveway circulation pattern. Evidence shall be provided to indicate that the requirements of this subsection are met and that the maximum queue will not stack through the shared driveway with the adjacent Wawa or onto Kings Highway (C.R. 551 Spur).*

STORMWATER MANAGEMENT NJAC 7:8

2. 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 and water quality.

3. Our office does concur 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).
4. The design has met the water quantity requirement for peak rate of reduction.
5. In accordance with NJAC 7:8-5.8(d), the Stormwater 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.
6. For flows going to County pipe:
 - a. **A revised Invert In (N) appears to be omitted from the plans at the existing drainage manhole in the County ROW to which the proposed Outlet Control Structure (OCS-2) connects, based on the slope and Invert Out of the proposed pipe. The design engineer should review this location and provide revisions as necessary.**

DETAILS

7. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
8. The following County standard details are required for improvements in the County right-of-way:
 - Details:
 5. Standard Concrete Sidewalk
 9. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation


ADMINISTRATIVE

10. 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.
11. 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.

12. 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.
13. 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.
14. In accordance with NJAC 7:8-5.8(d), the Stormwater 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.
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. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
17. 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.
18. 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.
19. Underground irrigation systems shall not be located within the County right-of-way.
20. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

21. Applicant is responsible for all environmental permits required.


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: Rebecca McAllister Rebecca.McAllister@drivenbrands.com
Applicant Attorney: Kevin D. Sheehan (ksheehan@parkermccay.com)
Applicant Engineer: Chad Gaulrapp CGaulrapp@Pennoni.com; Jacqueline Berenato jberenato@pennoni.com
Municipal Planning Board Secretary: Maria Schiano Branson taxcollector@brooklawn-nj.com
Municipal Review Engineer: Gregory B. Fusco, P.E., P.P., C.M.E. gusco@keyengineers.com