



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

## November 22<sup>nd</sup>, 2022

Revised: November 18, 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 (October 25th, 2022)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:

- |           |   |             |             |
|-----------|---|-------------|-------------|
| <b>A.</b> | Take 5 Express Car Wash<br>New carwash facility<br>-Public comment on the application     | Cherry Hill | SP-12-13-22 |
| <b>B.</b> | Jersey Joe's<br>New takeout service only restaurant<br>-Public comment on the application | Berlin      | SP-5-1-22   |

7. Chairperson's Report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report - next meeting to be held December 20, 2022; virtually
11. New Business:
  - A.** Approval of 2023 meeting dates
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  
James Winckowski, Assistant County Engineer

**Camden County Planning Board  
County Public Works Complex, Lindenwold  
6:00 PM  
October 25th, 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, Mr. Ryan Doran, and Mr. William England, Assistant County Engineer were all present.

Planning Board Solicitor: Mr. Matthew White, Esq. was present

**MINUTES**

A motion was made to approve the minutes of August 23rd<sup>th</sup>, 2022, meeting by Mr. Stephen Gandy and seconded by Mr. Ryan Doran. All present voted in favor of the motion.

**Public Comment on non-agenda items:** none

**Review of Projects for Board Action**

**A. Take Five Express Car Wash, Brooklawn**

Kevin D. Sheehan, Esq., and Chad Gaulrapp PE were present representing the applicant.

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 apron and access are already constructed and serves Wawa. Site development includes stormwater and landscaping.

**A motion was made by Mr. Shina 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 November 22nd, 2022, and it is expected to be virtual

**NEW BUSINESS**

Commissioner Almar Dyer introduced Mr. Robert Harris to the Planning Board as the new County Public Works Director.

Director Harris introduced Mr. James Winckowski to the Planning Board as the new County Engineer upon Kevin Becica retirement at the end of year 2022 as well as announced Ms. Julia Downes as the new Deputy County Director.

**OLD BUSINESS**

**ADJOURNMENT**

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

Respectfully Submitted

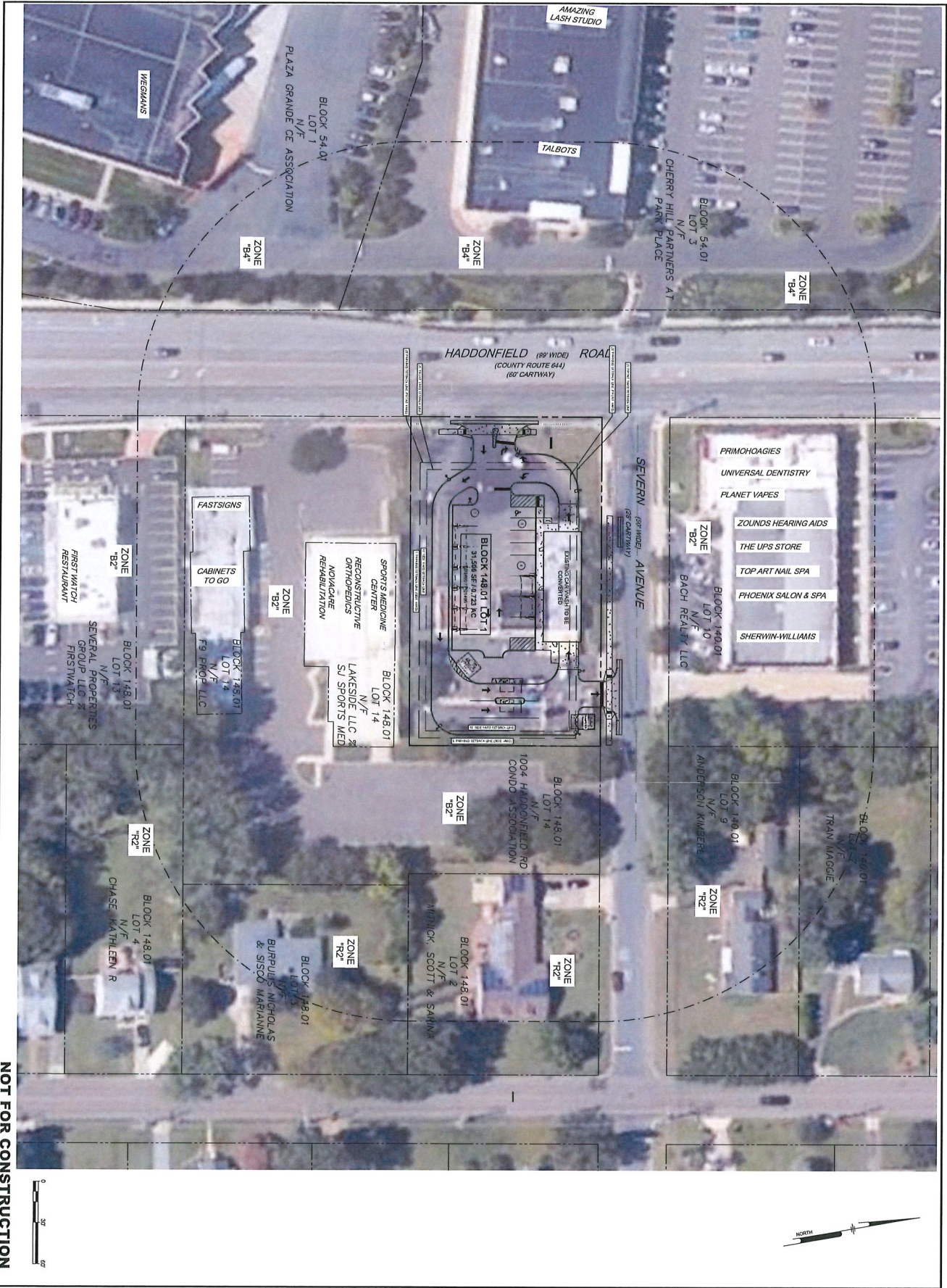
Jerry Wawrzyniak

<b>CAMDEN COUNTY PLANNING BOARD</b> <b>Land Development Review</b>				<b>Review List for Meeting</b>  <b>November 22, 2022</b>
<b><i>Applications for Approval</i></b>				
	<b>PROJECT NAME</b>	<b>PROJECT NO.</b>	<b>MUNICIPALITY</b>	<b>DESCRIPTION</b>
SP- 1	Take 5 Express Car Wash	SP-12-13-22	Cherry Hill	construction of a car wash facility
SP-2	Jersey Joe's	SP-5-1-22	Berlin Borough	repurpose existing building into takeout service only restaurant



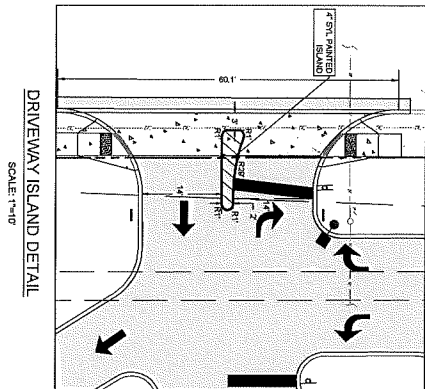
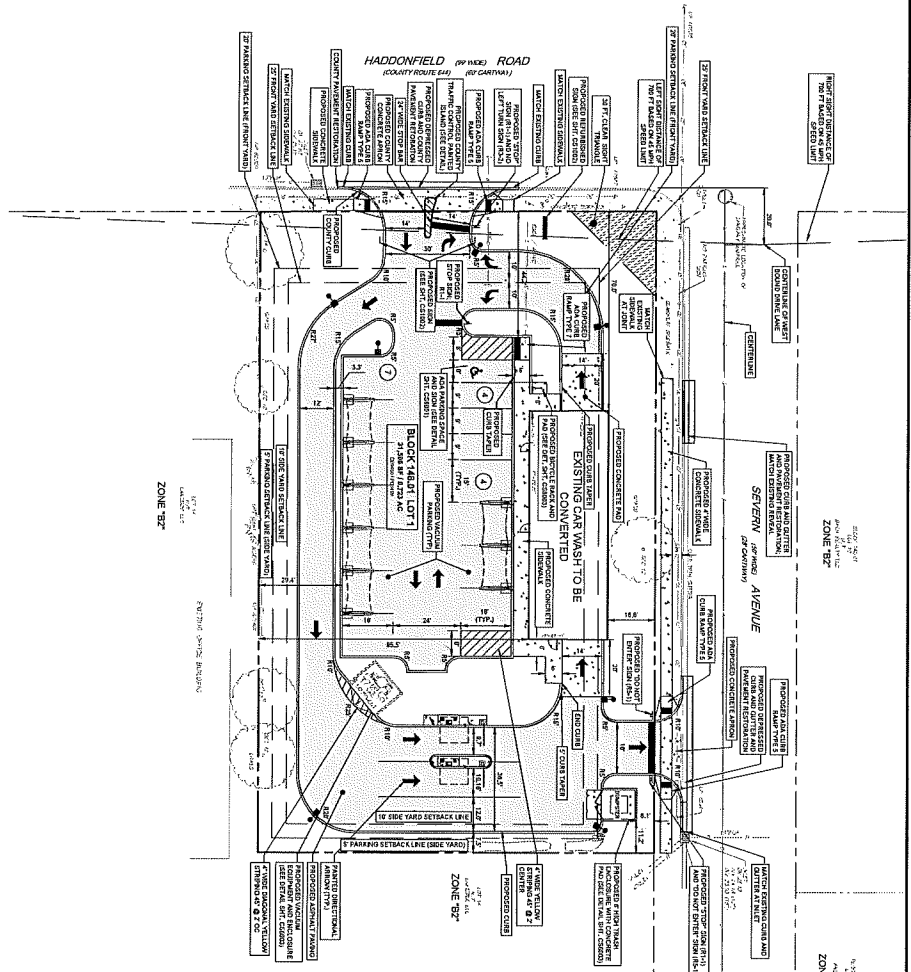
<b>STAFF REPORT MEETING OF:</b>	RE:	Take 5 Express Car Wash
	Plan:	SP-12-13-22
	Municipality:	Cherry Hill
	Applicant:	Boing US Holdco, Inc
	Abuts County Route:	CR 644 Haddonfield Road

The applicant proposed to retrofit of an existing carwash facility. The site will be served by the existing full access driveway on Haddonfield Rd (CR 644) and the existing exit-only driveway to Severn Avenue, both of which are to be reconstructed. Site development includes stormwater and landscaping.



NOT FOR CONSTRUCTION

<p><b>TAKE 5 EXPRESS CAR WASH</b>          1000 HADDONFIELD ROAD, BLOCK 148.01 LOT 1          TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY</p> <p><b>SURROUNDING CONDITIONS SITE PLAN</b></p> <p>BOING US HOLDCO, INC.          440 SOUTH CHURCH STREET, SUITE 700          CHARLOTTE, NC 28202</p>		<p>ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK</p> <p><b>CHAD GAULRAPP</b>          PROFESSIONAL ENGINEER          NEW JERSEY LICENSE NO. 0E 41350</p> <p><i>Chad Gaulrapp</i>          08-04-22</p>	<p><b>Pennoni</b></p> <p>PENNONI ASSOCIATES INC.          515 Grove Street, Suite 1B          Haddon Heights, NJ 08035          T 856.547.0505 F 856.547.9174          NJ CORP. NO. G428033390</p>
<p>DATE</p> <p>NO.</p> <p>REVISIONS</p> <p>BY</p>	<p>DATE</p> <p>NO.</p> <p>REVISIONS</p> <p>BY</p>		



PARKING AND LOADING STANDARDS			
CODE REF.	STANDARD	REQUIRED/PERMITTED	EXISTING
41E	MIN. LOT SIZE	20,000 SQ. FT.	31,000 SQ. FT.
41F	MIN. LOT FRONTAGE	100 FT.	140 FT.
41G	MIN. LOT DEPTH	100 FT.	220 FT.
41H	MIN. FRONT YARD	20 FT.	20 FT.
41I	MIN. FRONT YARD (REAR YARD)	20 FT.	20 FT.
41J	MIN. SIDE YARD	10 FT.	10 FT.
41K	MIN. REAR YARD	10 FT.	10 FT.
41L	MAX. BUILDING COVERAGE	20%	14.3%
41M	MAX. LOT COVERAGE	20%	62.5%
41N	MIN. OPEN SPACE	20%	37.48%

PARKING AND LOADING STANDARDS			
CODE REF.	STANDARD	REQUIRED/PERMITTED	EXISTING
41B	LOADING	1 SPACE (12' x 40' FT.)	0 SPACES
41C	CAR WASH	1 SPACE (12' x 40' FT.)	0 SPACES
41D	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41E	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41F	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41G	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41H	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41I	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41J	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41K	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41L	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41M	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41N	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41O	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41P	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41Q	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41R	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41S	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41T	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41U	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41V	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41W	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41X	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41Y	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES
41Z	DRIVE-IN/THROUGH SERVICE LANE	1 SPACE (12' x 40' FT.)	0 SPACES

NOT FOR CONSTRUCTION

TAKE 5 EXPRESS CAR WASH  
1000 HADDONFIELD ROAD, BLOCK 480 LOT 1  
TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY  
SITE PLAN  
BOING US HOLDCO, INC.  
440 SOUTH CHURCH STREET, SUITE 700  
CHARLOTTE, NC 28202

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR  
AND COVERED BY THE CONTRACTOR'S SURETY  
DISCREPANCIES BEFORE PROCEEDING WITH WORK  
CHAD GAULRAPP  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 0E 41350  
08-04-22

Pennoni  
PENNONI ASSOCIATES INC.  
515 Grove Street, Suite 1B  
Haddon Heights, NJ 08035  
T 856.547.0505 F 856.547.9174  
NJ CEA NO. 5428033500

DATE	NO.	REVISIONS	BY
08/01/07	1	ISSUED FOR PERMITTING	CHAD GAULRAPP
08/01/07	2	ISSUED FOR CONSTRUCTION	CHAD GAULRAPP
08/01/07	3	ISSUED FOR CONSTRUCTION	CHAD GAULRAPP
08/01/07	4	ISSUED FOR CONSTRUCTION	CHAD GAULRAPP
08/01/07	5	ISSUED FOR CONSTRUCTION	CHAD GAULRAPP
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08/01/07	7	ISSUED FOR CONSTRUCTION	CHAD GAULRAPP
08/01/07	8	ISSUED FOR CONSTRUCTION	CHAD GAULRAPP
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08/01/07	97	ISSUED FOR CONSTRUCTION	CHAD GAULRAPP
08/01/07	98	ISSUED FOR CONSTRUCTION	CHAD GAULRAPP
08/01/07	99	ISSUED FOR CONSTRUCTION	CHAD GAULRAPP
08/01/07	100	ISSUED FOR CONSTRUCTION	CHAD GAULRAPP



# 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](mailto: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

Project Address (if applicable) & Municipality: 1000 Haddonfield Road, Cherry Hill Township

Abuts County Road: Haddonfield Road County Route No.: Route 644

### 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): 149

Existing Zoning: B2 - Highway Business Zone

Block(s): 148.01

Variance(s) Required: \_\_\_\_\_

Lot(s): 1

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

Attorney: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: \_\_\_\_\_ Town & State: \_\_\_\_\_  
Email: \_\_\_\_\_ Zip.: \_\_\_\_\_

Engineer: Chad Gaulrapp 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):

- | <u>Residential</u>                             | <u>Commercial</u>                                    | <u>Industrial</u>   |
|--|--|---|
| <input type="radio"/> Single Family Detached   | <input 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 checked="" type="radio"/> <b>Other:</b> <u>Car Wash Facility</u> |

## Project Description & Statistics:

Short Description of Project: \_\_\_\_\_

The project will reuse a section of the existing car wash building for the proposed  
Take 5 Car Wash facility. The remaining sections of building, curbing, and paving  
will be demolished. Proposed parking, stalls, and driveways will be constructed.

Increase in Impervious Coverage?: YES / ☒ NO Total Increase or Decrease: 6,137.37 sq. ft. decrease

Total Amount of Land Disturbed: 0.80 Acres

Total Gross SF of all Buildings/ Development: 2,235.61 sq. ft.

Total New Residential Units: 0

Total New Jobs Created: \_\_\_\_\_

# 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): \_\_\_\_\_

\_\_\_\_\_

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: 06/02/2022

Agent Completing Application: Chad Gaulrapp, PE, Pennoni Associates

Signature of Agent: Chad Gaulrapp Date: 2022-06-01

### 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: Boing US Holdco, Inc.

Is the Company a Corporation? ☒ YES / NO

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

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

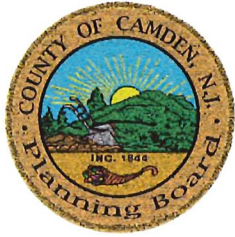
*I certify that the above information is true and correct to the best of my knowledge:*

X Rebecca McAllister Project Manager  
Signature of Owner & Title

06/02/2022  
Date

X \_\_\_\_\_  
Signature of Owner & Title

\_\_\_\_\_  
Date



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

**COUNTY PLAN:  
SP-12-13-22**

Take 5 Express Car Wash  
**PROJECT NAME**

Chery Hill  
**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

X

SITE PLAN

PLATE: 149

Approved as noted

PRELIMINARY PLAN

BLOCK: 148.01

OTHER

LOT (s): 1

**NAME:** Boing US Holdco, Inc

**ADDRESS:** 440 South Church Street, Suite 700

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

**SITE ABUTS COUNTY HIGHWAY:** CR. 644 Haddonfield Road

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

**GENERAL**

The applicant proposes to reconfigure an existing carwash facility in accordance with the proposed retrofit design of a new carwash facility. The existing access locations will be reconstructed but remain in the same place, with the added right-turn only restriction to the exit onto the county roadway. Site development includes new stormwater pipes and landscaping.



**The following documents have been reviewed:**

1. Site plan entitled prepared by Pennoni Associates Inc., dated 8/4/2022
2. Stormwater Management Report prepared by Pennoni Associates Inc., dated 7/13/2022
3. Traffic Impact Analysis prepared by Pennoni Associates Inc., dated 7/2022.
4. Land Title Survey for prepared by Pennoni Associates Inc., dated 04/12/2022

**RIGHT OF WAY**

No right of way

**TRAFFIC**

Our office concurs that the traffic resulting from the proposed development will have minimal impact on the adjacent County roadway.

**SITE PLAN**

1. 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.
2. Sight triangle dimensions should be added for the right-turn only exit driveway onto the county road. Sight triangles should be drawn in accordance with AASHTO standards.
3. The drainage line from onsite inlet No. I-3 shall enter the County inlet at 90-degrees. Place an intermediate manhole outside of the County right of way to make the 90-degree connection. Repair the County inlet as necessary.

**STORMWATER MANAGEMENT NJAC 7:8**

4. 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.
5. The applicant is decreasing the impervious coverage on the site by 0.14 acres and does not meet the definition of major development under the stormwater regulations. Stormwater improvements as required under NJAC 7:8 are not required.

## DETAILS

6. 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.

## ADMINISTRATIVE

7. 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.
8. 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.
9. 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.
10. 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.
11. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
12. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
13. 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.

14. 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.

15. Underground irrigation systems shall not be located within the County right-of-way.

16. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

#### **OUTSIDE AGENCY APPROVALS**

17. Applicant is responsible for all environmental permits required.

  
\_\_\_\_\_  
William England, PE  
Assistant County Engineer

  
\_\_\_\_\_  
DATE



Cc: Applicant: Rebecca McAllister [Rebecca.McAllister@drivenbrands.com](mailto:Rebecca.McAllister@drivenbrands.com)  
Applicant Attorney: Kevin D. Sheehan [ksheehan@parkermccay.com](mailto:ksheehan@parkermccay.com)  
Applicant Engineer: Chad Gaulrapp [CGaulrapp@Pennoni.com](mailto:CGaulrapp@Pennoni.com)  
Municipal Planning Board Secretary: Cosmas P. Diamantis, Esq. [CDiamantis@chnj.gov](mailto:CDiamantis@chnj.gov)  
Municipal Review Engineer: Stacey Arcari, P.E., P.P., C.M.E., P.T.O.E. [sarcari@erinj.com](mailto:sarcari@erinj.com)

<b>STAFF REPORT MEETING OF:</b>	RE:	Jersey Joe's
	Plan:	SP-5-1-22
	Municipality:	Berlin Borough
	Applicant:	JTV Real Estate Holdings, LLC
	Abuts County Route:	CR 702 Egg Harbor Road

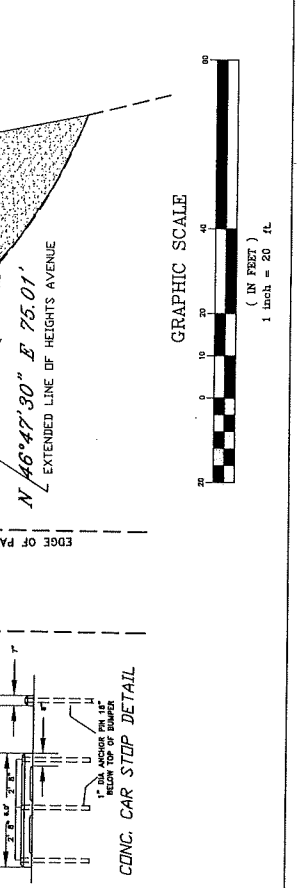
The applicant proposed to repurpose an existing building that was formerly a flower shop into a limited scale restaurant that provides for takeout service only.

SP-1









# 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](mailto: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: JERSEY JOE'S

Project Address (if applicable) & Municipality: 111 W. WHITE HORSE PIKE, BERLIN BOROUGH

Abuts County Road: EGG HARBOR ROAD County Route No.: 702

### 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: C-2

Block(s): 205

Variance(s) Required: SEE ATTACHED

Lot(s): 1

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: JOSEPH VERNACCHIO T/A  
JTV REAL ESTATE HOLDINGS Phone: 215-668-5555 Fax: \_\_\_\_\_  
 Address: 76 Haddon Avenue LLC Town & State: BERLIN TOWNSHIP  
 Email: VERNACCHIO28@gmail.com Zip.: 08091

Attorney: DAVID C PATTERSON Phone: 856-767-1811 Fax: \_\_\_\_\_  
 Address: 191 W. WHITE HORSE PIKE Town & State: BERLIN  
 Email: dpatterson@macresslaw.com Zip.: 08004

Engineer: VINCENT MILANO PE Phone: 856-783-0055 Fax: \_\_\_\_\_  
 Address: 19 STRATFORD AVENUE Town & State: STRATFORD, NJ  
 Email: JTSPL@VERIZON.NET Zip.: 08084

## Proposed Use (please check all that apply):

- | Residential                                    | Commercial  | Industrial                                     |
|--|---|--|
| <input type="radio"/> Single Family Detached   | <input 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 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: VACANT BUILDING FORMERLY A FLOWER SHOP.  
PROPOSED USE - SANDWICH SHOP - PICK UP ONLY

Increase in Impervious Coverage?: YES ☒ NO ☐ Total Increase or Decrease: \_\_\_\_\_  
 Total Amount of Land Disturbed: N/A  
 Total Gross SF of all Buildings/ Development: 0.75 ACRES  
 Total New Residential Units: N/A  
 Total New Jobs Created: N/A



# CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

## Subdivision Description (if applicable):

Does this application include a lot consolidation? YES (NO)

Will new lots be created? YES (NO) How Many New Lots? \_\_\_\_\_

Size of Existing Lot(s): 0.20 ACRE

Portion to be Subdivided: N/A

## 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: JOSEPH VERNACCHIO t/a JTV REAL ESTATE HOLDINGS LLC

Signature of Applicant: \_\_\_\_\_ Date: 3/14/22

Agent Completing Application: DAVID C PATTERSON, ESP

Signature of Agent:  Date: 11/122

DATE RETAINED

### 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: JTV Real Estate Holdings, 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

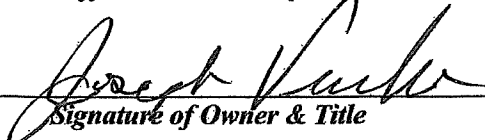
Please list any/all individuals who are owners (full/ part) / (individual/multiple) of the Company/Organization.  
If applicant is a Non-Profit Organization, please list all Board Members.

Name

Address

Title

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

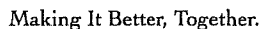
X   
Signature of Owner & Title

3-14-22  
Date

X \_\_\_\_\_  
Signature of Owner & Title

\_\_\_\_\_  
Date

## Page - 4



Name of Company/Organization: STV REAL ESTATE 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 NEW JERSEY LIMITED LIABILITY COMPANY

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]

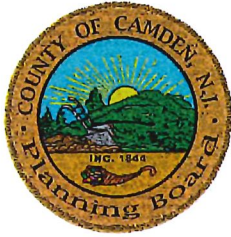
*I certify that the above information is true and correct to the best of my knowledge:*

X \_\_\_\_\_  
Signature of Owner & Title

*Date*

X \_\_\_\_\_  
Signature of Owner & Title

*Date*



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

**COUNTY PLAN:  
SP-5-1-22**

Jersey Joe's

**PROJECT NAME**

Berlin Borough

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW STATUS**

x

SITE PLAN

PLATE: 2

Revised 11-14-2022

PRELIMINARY PLAN

BLOCK: 205

OTHER

LOT (s): 1

**NAME:** Joseph Vernacchio

**ADDRESS:** 76 Haddon Ave.

**CITY:** Berlin Twp. **STATE:** NJ **ZIP:** 08091

**SITE ABUTS COUNTY HIGHWAY:** CR. 702 Egg Harbor Road

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

**GENERAL**

The applicant is proposing to repurpose and existing 1-1/2 story building, that was formerly a flower shop, into a limited scale restaurant that provides for take-out service only. The property is located at the intersection of Egg Harbor Road (CR 702) and West White Horse Pike (NJSH Rt. 30). The property is triangular and contains 8, 972 SF.

The proposed improvements include the addition of a separate trash enclosure at the east side of the property; striping of the existing and proposed asphalt to accommodate 9 parking spaces; the addition of a barrier free parking space; stop sign; and other related signage and striping.

**The following documents have been reviewed:**

1. Site plan entitled "Minor Site Plan, 111 White Horse Pike, Lot 1 Block 205 Plate 2 Borough of Berlin" signed 4-6-2022, no revisions.
2. Stormwater Management Report – N/A
3. Traffic Impact Analysis – N/A
4. Land Title Survey for Block 205 Lot 1 prepared by JTS Engineering and Land Surveyors, Inc. dated 2/18/2022
5. Correspondence from Maressa and Paterson, Attorneys at Law, dated 11-8-2022

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Egg Harbor Rd. (CR 702) has a proposed right-of-way of 50 feet, with an existing right-of-way of 50 feet. The applicant is not required to provide additional right-of-way.

The County has identified a concern that needs to be address related to the right of way of County Rt. 702 Egg Harbor Road:

- a. The survey should confirm the actual width of the road in relationship to the property line on Block 205 Lot 1 and confirm that the existing building does encroach on to the County Right of Way.

Upon confirmation, the County and applicant will work with this office and the office of County Counsel to address the encroachment.

**TRAFFIC**

N/A

**SITE PLAN**

1. A Demolition Plan is not required for this application.
2. No curb or sidewalk is present in the County Right of Way
3. The site plan includes stop signs and stop bars at the driveway entering the County Road. The sign is located in an open area of asphalt. Provide a means to draw attention to the sign by a landscape island, etc. to make this sign more visible to all motorists.

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.

**This information has been shown on the site plan.**

5. Site Plans Must Conform with the Following Standards:

It is the opinion and recommendation of staff of the Camden County Planning Board that the proposed site plan changes can be accomplished with line striping. The site currently has an asphalt driveway apron that extends for most of the length of the property frontage along CR. 702 Egg Harbor Rd. The site faces Rt.30 White Horse Pike and the back, loading zone faces CR. 702 Egg Harbor Rd. Line striping must clearly depict the loading zone with a gore area separating the parking area from the loading zone. The driveway curb returns can be line striped as well. All striping will meet MUTCD and consist of long-life extruded or spray extruded thermoplastic materials, see section 3.3.1.16 of Camden County Development Regulations. Number the parking spaces on the plan for clarity.

The applicant must provide signage that accurately depicts that CR. 702 Egg Harbor Road is a **One Way** Street and that the driveway is left turn out only. Add **Do Not Enter** signs where appropriate along CR 702 Egg Harbor Road.

3.3 Site Plan

- |            |   |  |
|------------|---|--|
| 3.3.1.10   | Access Geometry and Driveway Intersection Design<br>( <i><b>Plan Does Not Conform</b></i> )   | <b>Waiver Recommended</b>                  |
| 3.3.1.10.C | Width of Driveways that Intersect a County Road<br>( <i><b>Plan Does Not Conform</b></i> )    | <b>Waiver Recommended</b>                  |
| 3.3.1.10.D | Corner Radii / Curb Return Radii / Driveway Aprons<br>( <i><b>Plan Does Not Conform</b></i> ) | <b>Waiver Recommended</b>                  |
| 3.3.1.10.E | Driveway and Apron Material ( <i><b>Plan Does Not Conform</b></i> )                           | <b>Waiver Recommended</b>                  |
| 3.3.1.10.F | Americans with Disabilities Act (ADA) Requirements<br>( <i><b>Plan Does Not Conform</b></i> ) | Plan must conform to proper van dimensions |
| 3.3.1.10.G | Stop Sign and Stop Bar  | ( <i><b>Plan Does Not Conform</b></i> )    |
| 3.3.1.10.H |   |  |
| 3.3.1.14   | Traffic Signs ( <i><b>Plan Does Not Conform</b></i> )   |  |
| 3.3.1.15   |   |  |
| 3.3.1.16   | Pavement Markings ( <i><b>Plan Does Not Conform</b></i> )                                     |  |

## STORMWATER MANAGEMENT NJAC 7:8

6. 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.

## DETAILS

7. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
8. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. If Haddonfield Road is a concrete road, the trench restoration detail must show a minimum 9" thick concrete replacement with dowels. If Haddonfield Road is an asphalt road the pavement restoration should be 6" of dense graded aggregate, a minimum of 8" of base pavement (or base pavement to surface grade, whichever is greater), then 2" mill and top pave after 3-4 months of trench settlement.  
**The applicant has indicated that there will be no excavations within the County Right of Way.**
9. The following County standard details are required for improvements in the County right-of-way:  
Details:
  1. Standard Pavement Marking Legend

## ADMINISTRATIVE

10. As a condition of approval, the applicant must submit two (2) sets of signed and sealed 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 through a drop box link. No flash drives.
11. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter. 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 any other 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.

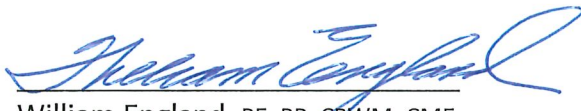
13. Camden County Planning Board Process – Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter and discussed at the Planning Board hearing. The Camden 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 completely met.
14. A Stormwater 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, where applicable.
15. 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, where applicable.
16. All sections of the subdivision and site plan review act, NJSA 45:55D are to be complied with and shall become a part of the approval.
17. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
18. 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.
19. 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.
20. Underground irrigation systems shall not be located within the County right-of-way.
21. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.



## OUTSIDE AGENCY APPROVALS

22. Applicant is responsible for all outside approvals.



  
William England, PE, PP, CPWM, CME  
Assistant County Engineer

  
DATE

Cc: Applicant: [vernacchio28@gmail.com](mailto:vernacchio28@gmail.com) , [dgreen2895@gmail.com](mailto:dgreen2895@gmail.com)  
Applicant Attorney: David C. Patterson, Esq., [dpatterson@maresslaw.com](mailto:dpatterson@maresslaw.com)  
Applicant Engineer: Vincent Milano, PE, [jtspl@verizon.net](mailto:jtspl@verizon.net)  
Municipal Planning Board Secretary: Brandy Keane <[construction@berlinnj.org](mailto:construction@berlinnj.org)>  
Municipal Review Engineer: Anthony LaRosa - [anthony.larosa@colliersengineering.com](mailto:anthony.larosa@colliersengineering.com)

**PLEASE TAKE NOTICE 2023 MEETING SCHEDULE OF THE  
CAMDEN COUNTY PLANNING BOARD.**

All meetings will convene at 6:00 PM and will be held virtually until further notice. Access is available at

<https://www.camdencounty.com/service/public-works/planning/planning-board-meetings/>. Future in person meeting will be conducted in the large conference room at the Charles J. DePalma Public Works Complex, 2311 Egg Harbor Road, Lindenwold, NJ, 08021.

Tuesday, January 24

Tuesday, February 28

Tuesday, March 28

Tuesday, April 25

Tuesday, May 23

Tuesday, June 27

Tuesday, July 25

Tuesday, August 22

Tuesday, September 26

Tuesday, October 24

Tuesday, November 28

Tuesday, December 19