

Department of Public Works
Robert Harris-Director

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

December 20th, 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 (November 22nd, 2022)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:

- | | | | |
|-----------|---|-------------------|-------------------|
| A. | Cottonmouth Dispensary | Runnemede | SP-30-5-22 |
| | New recreational cannabis dispensary in existing facility | | |
| | -Public comment on the application | | |
| B. | Take 5 Oil | Brooklawn | SP-7-2-22 |
| | New oil service facility | | |
| | -Public comment on the application | | |
| C. | Take 5 Oil | Lindenwold | SP-22-4-22 |
| | New oil service facility | | |
| | -Public comment on the application | | |

7. Chairperson's Report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report - next meeting to be held January 24th, 2024; 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
James Winckowski, Assistant County Engineer

**Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
November 22nd, 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. Stephen Gandy, Mr. Ryan Doran, and Mr. William England, Assistant County Engineer were all present.

Planning Board Solicitor: Ilene Lampitt, Esq. was present

MINUTES

A motion was made to approve the minutes of the October 25th, 2022, meeting by Mr. Matthew Marrone and seconded by Mr. Thomas Schina along with a motion to correct the spelling of Mr. Thomas Schina's last name in various sections of the agenda. 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, Cherry Hill

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

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.

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

B. Jersey Joe's, Berlin

David C. Patterson, Esq., and Joseph Vernacchio were present representing the applicant.

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

A motion was made by Mr. Schina and Seconded by Mr. Gandy. 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 December 20th, 2022, and it is expected to be virtual

NEW BUSINESS

No Report

OLD BUSINESS

ADJOURNMENT

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

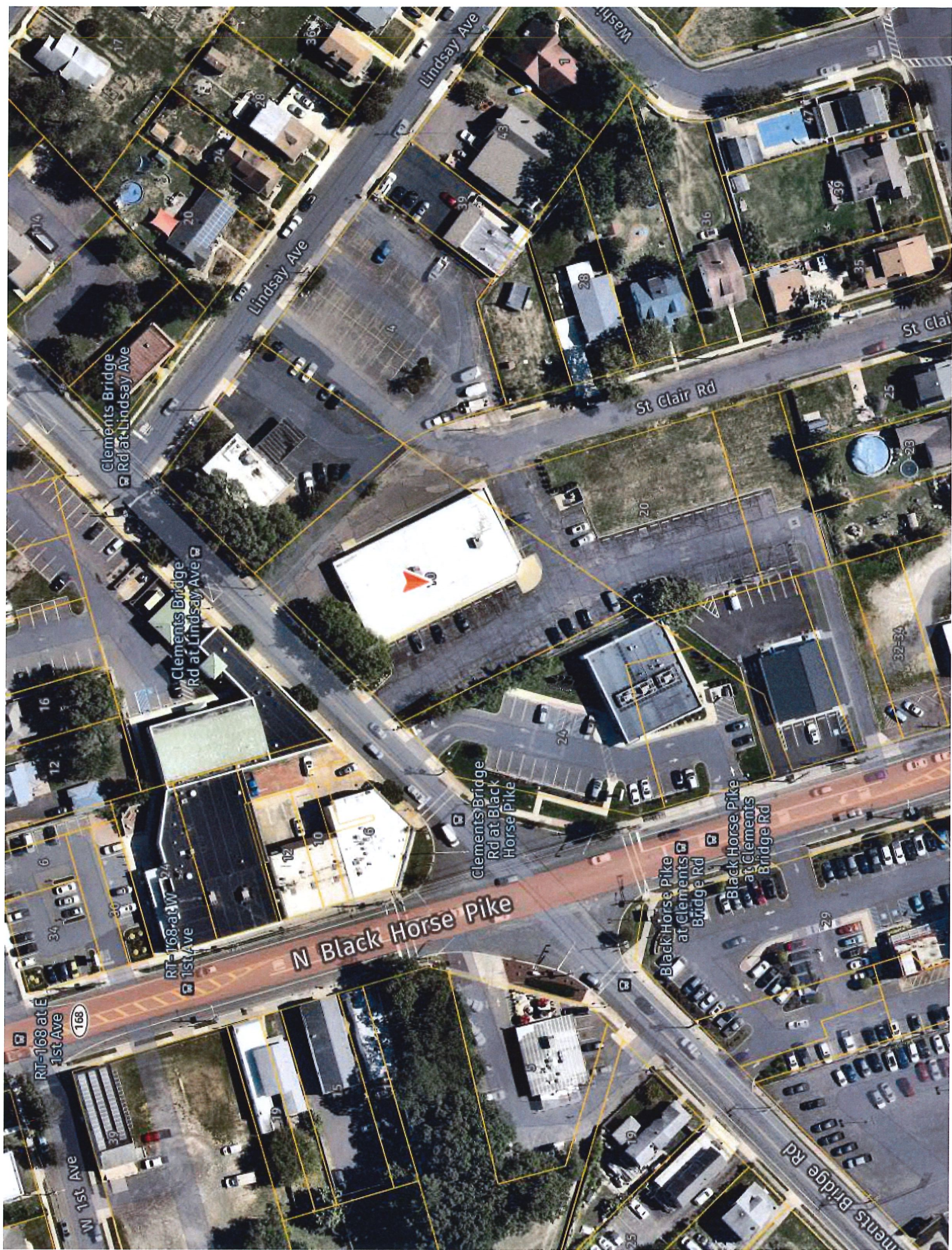
Respectfully Submitted

Jerry Wawrzyniak

CAMDEN COUNTY PLANNING BOARD Land Development Review				Review List for Meeting December 20, 2022
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Cottonmouth Dispensary	SP-30-5-22	Runnemede	repurpose existing building into new recreational cannabis dispensary facility
SP-2	Take 5 Oil	SP-7-2-22	Brooklawn	construction of a oil service facility
SP-3	Take 5 Oil	SP-22-4-22	Lindenwold	construction of a oil service facility

STAFF REPORT MEETING OF:	RE:	Cottonmouth Dispensary
	Plan:	SP-30-5-22
	Municipality:	Runnemede
	Applicant:	10 E. Clements Bridge Road, LLC
	Abuts County Route:	573 Clements Bridge Road

The applicant proposed to repurpose an existing building into a Class 5 recreational retail cannabis dispensary as well as infrastructure improvements (parking, landscaping, and lighting). The site is served through two (2) driveways along northbound Clements Bridge Road, one (1) driveway along westbound Black Horse Pike (NJDOT jurisdiction), and a cross-access rear connection to St. Clair Road.



Lindsay Ave

Lindsay Ave

St Clair Rd

Clements Bridge Rd at Lindsay Ave

Clements Bridge Rd at Lindsay Ave

Clements Bridge Rd at Black Horse Pike

Black Horse Pike at Clements Bridge Rd

Black Horse Pike at Clements Bridge Rd

N Black Horse Pike

RT-168 at E 1st Ave

168

W 1st Ave

Clements Bridge Rd

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: Cottonmouth Dispensery

Project Address (if applicable) & Municipality: 10-20 E. Clements Bridge Road, Runnemede

Abuts County Road: Yes County Route No.: 573

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): 7

Existing Zoning: C-1

Block(s): 112

Variance(s) Required: _____

Lot(s): 12, 12.01 and 12.04

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: 10 E. Clements Bridge Road LLC Phone: 609-230-1005 Fax: _____
Address: 1070 Kings Highway Town & State: Bellmawr, NJ
Email: _____ Zip.: 08031
Damien O. Del Duca, Esquire
Attorney: Del Duca Lewis & Berr, LLC Phone: 856-427-4200 Fax: _____
Address: 21 E. Euclid Avenue, Suite 100 Town & State: Haddonfield, NJ
Email: dod@delducalewis.com and kjb@delducalewis.com Zip.: 08033
Brian W. Cleary, PE
Engineer: The Pettit Group, LLC Phone: (856) 464-9600 Fax: _____
Address: 497 Center Street Town & State: Sewell, NJ
Email: bcleary@pettitgroup.com Zip.: 08080

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: Operation of a Class 5 recreational cannabis dispensary.

Increase in Impervious Coverage?: YES / ☒ NO Total Increase or Decrease: _____
Total Amount of Land Disturbed: 8,980 sf
Total Gross SF of all Buildings/ Development: N/A
Total New Residential Units: _____
Total New Jobs Created: approximately 11

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

Subdivision Description (if applicable): N/A

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: 10 E. Clements Bridge Road LLC

Signature of Applicant:  Date: 11/14/22
John Soubasis

Agent Completing Application: Damien O. Del Duca, Esquire/Attorney for Applicant

Signature of Agent:  Date: 11/16/22

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: 10 E. Clements Bridge Road LLC

Is the Company a ~~Corporation~~ ^{LLC} ☒ 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

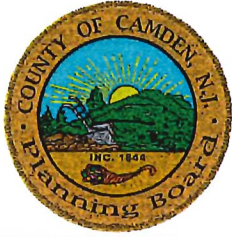
Please list any/all individuals who are owners (full/ part) / (individual/multiple) of the Company/Organization.
If applicant is a Non-Profit Organization, please list all Board Members.

Name	Address	Title
John Soubasis	1105 Hopeton Rd Wilmington De 19807	Managing Member
Nancy Soubasis	1105 Hopeton Rd Wilmington De 19807	Member
Mathew Holcombe	24 Village of Stoney Run Unit A Maple Shade NJ	Member
Alysa Pizzo	24 Village of Stoney Run Unit A Maple Shade NJ	Member

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

X  MANAGING MEMBER 11/16/22
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-30-5-22**

Cottonmouth Dispensary
PROJECT NAME

Runnemed
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

 X SITE PLAN

PLATE: 7

Approved as noted

 PRELIMINARY PLAN

BLOCK: 112

DATE

 OTHER

LOT (s): 12,12.01,12.04

 12/2/2022

NAME: 10 E Clements Bridge Rd LLC

ADDRESS: 21 E. Euclid Avenue, Suite 100

CITY: Haddonfield **STATE:** NJ **ZIP:** 08033

SITE ABUTS COUNTY HIGHWAY: CR 537

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

GENERAL

The applicant proposed to repurpose an existing building on a 1.34-acre irregular shaped parcel, into a Class 5 recreational cannabis dispensary, including various infrastructure improvements (milling and paving of the parking lot, pavement striping, landscaping, and lighting).

The following documents have been reviewed:

1. Site plan entitled prepared by The Petit Group, dated 10/12/2022
2. Traffic Impact Analysis prepared by Shropshire Associates, LLC, dated 10/14/2022.
3. Land Title Survey for prepared by JTS Engineers & Land Surveyors, dated 4/9/2010

RIGHT OF WAY

1. The Camden County Master Plan indicates that Clements Bridge Road. (CR 573) has a proposed right-of-way of 66' 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 Clements Bridge Road 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

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

SITE PLAN

2. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative."
3. Sight triangle dimensions are required on site plans at all existing and proposed road or street intersections with a county road and at driveways. Sight triangles should be drawn in accordance with AASHTO standards. If determined necessary, by the County Engineer, the applicant shall be required to submit a deed of sight triangle easement to the County of Camden.

4. Site Plans Must Conform with the Following Standards:

- 3.3 Site Plan
- 3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design
- 3.3.1.13 Temporary Construction Access (***Plan Does Not Conform***) *Temporary construction access on county roads may be permitted at the discretion of the County Engineer. The location of the temporary construction access should be indicated on the plans to verify whether the access will be located on the county road.*

STORMWATER MANAGEMENT NJAC 7:8

- 5. The proposed improvements do not ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements do not meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are not required.

DETAILS

- 6. No improvements are proposed within the County right-of-way. Accordingly, County standard details are not required.
- 7. 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

- 8. 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.
- 9. 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.

10. 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. Extent of restoration limits will be determined in the field.
11. 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.
12. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
13. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
14. 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.
15. 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.
16. Underground irrigation systems shall not be located within the County right-of-way.
17. Underground electrical, telephone and fiber optic systems shall not be located within the County right-of-way.

OUTSIDE AGENCY APPROVALS

18. Applicant is responsible for all environmental permits required.


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: John Soubasis:

Applicant Attorney: Damien O. Del Duca dod@delducalewis.com

Applicant Engineer: Brian W. Cleary bcleary@petitgroup.com

Municipal Planning Board Secretary: Joyce Pinto jpinto@runnemedeni.org

Municipal Review Engineer: Bernard G. Moore bmoore@runnemedeni.org

STAFF REPORT MEETING OF:	RE:	Take 5 Oil
	Plan:	SP-7-2-22
	Municipality:	Brooklawn
	Applicant:	OVC Development, LLC
	Abuts County Route:	CR 659 Browning Road

The applicant proposed to construct a 1,432sf oil facility containing three (3) service bays as well as infrastructure improvements (parking, landscaping, E.V. ready spaces, utilities, and lighting). The site is currently served through one (1) driveway on Browning Road (CR 659) and no access served through NJ State Hwy Rte 130. The applicant proposes to relocate the driveway on Browning Road and create a new access point on State Hwy Rte 130.



NOTES:
 1. PROPERTY LINE FROM ALAN'S LAND TITLE SURVEY BY CONTROL POINT ASSOCIATES, INC. DATED 05/15/2022.
 2. AERIAL IMAGERY FROM NEARMAP, DATED JUNE 28, 2022.

RECENT AERIAL EXHIBIT

130 BROWNING LANE, BROOKLAWN, NJ

Kimley»Horn

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 Five Oil

Project Address (if applicable) & Municipality: 130 Browning Lane, Borough of Brooklawn

Abuts County Road: Browning Lane County Route No.: 659

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): _____

Block(s): 3

Lot(s): 125

Existing Zoning: D Shopping Center Redevelopment
Area overlay Zone

Variance(s) Required: Min. Front Yard Setback
Min. Rear Yard Setback

Min. Driveway Separation from intersection

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: OCV Development LLC Phone: 602-920-5840 Fax: _____
Address: 101 2nd Street, Suite 140 Town & State: Petaluma, CA
Email: www.oakcapventures.com Zip.: 94952

Attorney: Kevin Sheehan Phone: 856-985-4020 Fax: _____
Address: 9000 Midlantic DR. Town & State: Mount Laurel, NJ
Email: _____ Zip.: 08054

Engineer: Tony W. Diggan, P.E. Phone: 609-681-2428 Fax: _____
Address: 301 Carnegie Center, Suite 202 Town & State: Princeton, NJ
Email: Tony.Diggan@kimley-horn.com Zip.: 08540

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: Quick lube oil change

Project Description & Statistics:

Short Description of Project: _____

Redevelopment of the existing lot into a proposed Take Five Oil Service Facility. This includes the proposed building/facility containing 3 service bays, parking spaces, landscape areas, and E.V. ready spaces.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: decrease by 0.048 acres

Total Amount of Land Disturbed: +/- 0.4 acres

Total Gross SF of all Buildings/ Development: 1,432 Sf.

Total New Residential Units: 0

Total New Jobs Created: TBD

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

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

Size of Existing Lot(s): N/A

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: OCV Development, LLC

Signature of Applicant: [Signature] Date: 8/8/2022

Agent Completing Application: Tony Diggan, P.E. (Kimley-Horn Associate, INC.)

Signature of Agent: [Signature] Date: 8/22/2022

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: OCV Development 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
Ryan Morita	911 Lakeville Street, #317 Petaluma, CA	Manager
Mike James	911 Lakeville Street, #317 Petaluma, CA	Member

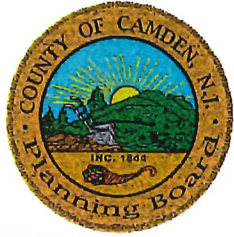
I certify that the above information is true and correct to the best of my knowledge:

X  , member
Signature of Owner & Title

8/8/2022
Date

X _____
Signature of Owner & Title

Date



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

**COUNTY PLAN:
SP-7-2-22**

Take 5 Oil
PROJECT NAME

Brooklawn
MUNICIPALITY

TYPE OF PLAN

X SITE PLAN

PRELIMINARY PLAN

OTHER

TAX MAP DATA

PLATE: _____

BLOCK: 3

LOT (s): 125

REVIEW STATUS

Not approved

DATE

12/2/2022

NAME: _OVC Development LLC_

ADDRESS: 101 2nd Street, Suite 140

CITY: Petaluma **STATE:** CA **ZIP:** 94952

SITE ABUTS COUNTY HIGHWAY: CR 659

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

GENERAL

The site, an irregular shaped 14, 250 SF paved parcel, is located on the northeast corner of US Route 130 (Crescent Road) and County Route 659-Browning Lane. The applicant proposes to construct a 1,432 SF oil service facility containing three (3) service bays, including related infrastructure improvements (new curb and pavement, parking, landscaping, E.V. ready spaces, and lighting). No drainage infrastructure is proposed.

The following documents have been reviewed:

1. Site plan entitled prepared by Kimberly Horn, dated 8/16/2022.
2. Traffic Impact Analysis prepared by Kimberly Horn, dated 8/23/2022.
3. Land Title Survey for prepared by Control Point Associates, dated 7/5/2022

RIGHT OF WAY

1. The Camden County Master Plan indicates that Browning Lane (CR 659) 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 Browning Lane from the centerline along the applicant's frontage. The following is noted:
 - a. The site plan should be revised to indicate the roadway easement to be 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

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

SITE PLAN

2. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
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
 - 3.3.1.16 Pavement Markings (***Plan Does Not Conform***) *Long traffic lines shall be in extruded thermoplastic material. {...} Centerline markings installed on the county road shall be 4-inch wide yellow, epoxy material. Information shall be provided on the plans regarding pavement markings at the location where pavement is being replaced on the county road.*

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 applicant is decreasing the impervious coverage by 0.0597 acres. 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. There appears to be a low point along the gutter (29.58). **Provide revised gutter grades, top of proposed curb grades, and sidewalk grades along the entire frontage along Browning Lane.**

DETAILS

6. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
7. A County curb detail is needed. All curbing constructed within the County right-of-way shall be 9" wide at the base x 18" deep gray concrete with a 1" batter in the 8" wide top
8. **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.**
9. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. Pavement restoration limits will be established in the field prior to final paving. Contact the County Engineer's office to schedule this site inspection prior to final paving.
10. The following County standard details are required for improvements in the County right-of-way and must be shown on the plan set:
Details:
 2. Standard Monolithic Concrete Curb and Gutter
 3. Standard Depressed Concrete Curb
 5. Standard Concrete Sidewalk
 6. Standard Concrete Driveway and Concrete Apron
 10. Standard Pavement Marking Legend
 23. Concrete Pavement Repair (Longitudinal Joint)
 24. Concrete Pavement Repair (Full Depth and Transverse Expansion)
 31. Concrete Road Restoration
 33. Concrete Road Slab Restoration


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. 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 County right-of-way.

OUTSIDE AGENCY APPROVALS

21. Applicant is responsible for all environmental permits required.


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: OCV Development LLC: www.oakcapventures.com
Applicant Attorney: Kevin Sheehan ksheehan@parkermccay.com
Applicant Engineer: Tony W. Diggan Tony.Diggan@kimley-horn.com
Municipal Planning Board Secretary: Maria Branson taxcollector@brooklawn-nj.com
Municipal Review Engineer: Mike Ostrom taxcollector@brooklawn-nj.com

STAFF REPORT MEETING OF:	RE:	Take 5 Oil
	Plan:	SP-22-4-22
	Municipality:	Lindenwold
	Applicant:	OVC Development, LLC
	Abuts County Route:	CR 673 Laurel Rd & CR 534 Blackwood Clementon Rd

The applicant proposed to construct a 1,336sf oil service facility containing two (2) service bays, as well infrastructure (parking improvements, landscaping, utilities, and lighting). The site is served through two (2) access points which will be removed and reconfigured as two (2) new driveways; featuring a right turn in/right turn out driveway along Blackwood Clementon Road and a full movement access along Laurel Road frontage.

Laurel Rd

240
1.01

Blackwood Clementon Rd

College Dr

Project Name Take 5 Oil - Lindenwold		
Block 240	Lot 1.01	Town Lindenwold
0 20 40 80 Feet		N
camden ^{county} Making It Better, Together.		

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 Five Oil

Project Address (if applicable) & Municipality: 829 Blackwood Clementon Road

Abuts County Road: C.R. 673 Laurel Road County Route No.: C.R. 534 Blackwood
Clementon 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): _____

Block(s): 240

Lot(s): 1.01

Existing Zoning: Highway Business (B-2)

Variance(s) Required: Front yard setback

Loading Parking stall ratio

Parking area separation

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: OCV Development LLC Phone: 602-920-5840 Fax: _____
Address: 101 2nd Street, Suite 140 Town & State: Petaluma, CA
Email: www.oakcapventures.com Zip.: 94952

Attorney: Kevin Sheehan Phone: 856-985-4020 Fax: _____
Address: 9000 Midlantic DR. Town & State: Mount Laurel, NJ
Email: _____ Zip.: 08054

Engineer: Tony W. Diggan, P.E. Phone: 609-681-2428 Fax: _____
Address: 301 Carnegie Center, Suite 202 Town & State: Princeton, NJ
Email: Tony.Diggan@kimley-horn.com Zip.: 08540

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:** Quick lube oil change

Project Description & Statistics:

Short Description of Project: _____
Redevelopment of the existing lot into a proposed Take Five Oil Service
Facility. This includes the proposed building/facility containing 2 service
bays, as well as the addition of parking spaces and landscape areas.

Increase in Impervious Coverage?: YES ☒ **NO** Total Increase or Decrease: DECREASE of 5,434 SF
Total Amount of Land Disturbed: +/-0.360 acres
Total Gross SF of all Buildings/ Development: 1,250 Sf.
Total New Residential Units: 0
Total New Jobs Created: TBD

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

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

Size of Existing Lot(s): N/A

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: OCV Development LLC

Signature of Applicant:  Date: 9/15/2022

Agent Completing Application: PE

Signature of Agent:  Date: 09/29/2022

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

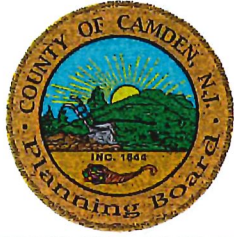
County Plan Number: _____

Stamp Date Received Below

Page - 4



Date



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

**COUNTY PLAN:
SP-22-4-22**

Take 5 Oil
PROJECT NAME

Lindenwold
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

X SITE PLAN

PLATE: _____

Not approved

____ PRELIMINARY PLAN

BLOCK: 240

DATE

____ OTHER

LOT (s): 1.01

12/2/2022

NAME: _OVC Development LLC_

ADDRESS: 101 2nd Street, Suite 140

CITY: Petaluma **STATE:** CA **ZIP:** 94952

SITE ABUTS COUNTY HIGHWAY: CR 673 & CR 534

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

GENERAL

The applicant proposed to construct a 1,336sf oil service facility on a 16,070sf parcel containing two (2) service bays, as well as infrastructure (parking improvements, landscaping, and lighting). The site is located at the northeast corner of Blackwood Clementon Road and Laurel Road.

The following documents have been reviewed:

1. Site plan entitled prepared by Kimberly Horn, dated 9/28/2022.
2. Traffic Impact Analysis prepared by Kimberly Horn, dated 8/29/2022.
3. Land Title Survey for prepared by Control Point Associates, dated 8/9/2022

RIGHT OF WAY

1. The Camden County Master Plan indicates that Laurel Rd. (CR 673) has a proposed right-of-way of 74' feet, with an existing right-of-way that varies in width and that Blackwood Clementon Rd. (CR 534) has a proposed right-of-way of 66' feet, with an existing right-of-way of 60' feet. The applicant is required to provide additional right-of-way through a roadway easement to widen both County Roads 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

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

SITE PLAN

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.D Corner Radii / Curb Return Radii / Driveway Aprons
(Plan Does Not Conform) *The minimum corner radii where a new two-lane driveway intersects a county road shall be 15'. Several driveway apron*

radii are called out on plans as 8' or 10' radii. All driveway radii shall be revised to meet the minimum requirement.

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.

DETAILS

5. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
6. A County curb detail is needed. All curbing constructed within the County right-of-way shall be 9" wide at the base x 18" deep gray concrete with a 1" batter in the 8" wide top
7. 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.
8. 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.
9. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. If the impacted County Road is a concrete road, the trench restoration detail must show 9" thick concrete replacement with dowels. If the impacted County Road is an asphalt road, the pavement restoration should be 6" of dense graded aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement. Any settlement of the trench is to be repaved immediately.
10. The following County standard details are required for improvements in the County right-of-way:
Details:
 1. Standard 8"X9"X18" Concrete Vertical Curb
 3. Standard Depressed Concrete Curb
 5. Standard Concrete Sidewalk
 6. Standard Concrete Driveway and Concrete Apron
 10. Standard Pavement Marking Legend
 11. Standard Left Turn Out Prohibited
 18. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation
 36. Curb Face Form

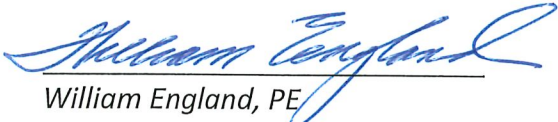
ADMINISTRATIVE

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.
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 including limits of restoration may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a site-specific aerial 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. Applicant is responsible for obtaining all NJDOT permits and all other 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, and irrigation, etc. ... shall not be located within the County right-of-way.

OUTSIDE AGENCY APPROVALS

21. Applicant is responsible for all environmental permits required.


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: OCV Development LLC: www.oakcaventures.com
Applicant Attorney: Kevin Sheehan ksheehan@parkermccay.com
Applicant Engineer: Tony W. Diggan Tony.Diggan@kimley-horn.com
Municipal Planning Board Secretary: Nancy DiDomenico ndidomenico@lindenwold.net
Municipal Review Engineer: Derek Leary dleary@lindenwold.net