

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  
James Winckowski – County Engineer

## February 28, 2023

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 (January 24, 2023)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:

- |   |                    |            |
|---|--------------------|------------|
| <b>A.</b> Andersons Are Awesome<br>Veterinary office addition<br>*Public comment on the application | Waterford Township | SP-35-5-22 |
| <b>B.</b> PSE&G<br>Electric substation<br>*Public comment on the application                        | Audubon            | SP-1-1-22  |
| <b>C.</b> Choice One<br>Medical dialysis center<br>*Public comment on the application               | Blackwood          | SP-15-2-23 |
| <b>D.</b> Ashbrook Landing<br>Townhome development<br>*Public comment on the application            | Runnemede          | MJ-30-1-22 |

7. Chairperson's Report
8. Attorney's Report
9. County Engineers Report
10. County Planning Report - next meeting to be held March 28, 2023; virtually
11. New Business
12. Old Business
13. Adjournment

\*Public comment shall be received after each application



**Camden County Planning Board  
County Public Works Complex, Lindenwold  
6:00 PM  
January 24, 2023**

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

Meeting opened with the Flag Salute and pledge of allegiance

Chairwoman Ms. Alexis Williams, Secretary Mr. Thomas Schina, Mr. Joseph Pillo, Mr. Ryan Doran, Mr. Stephan Gandy, 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 December 20, 2022 meeting by Mr. Thomas Schina and seconded by Mr. Joseph Pillo. All present voted in favor of the motion.

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

**Review of Projects for Board Action**

**A. Andersons Are Awesome, Waterford Township**

David Avedissian, Esq., Parker McKay Esq., and Lisa Allmiller applicant were present representing the applicant.

The applicant proposed to construct a 288SF addition to the existing veterinary office for a new x-ray machine and storage room. Additional site work includes new striping of the parking lot and additional lighting.

**After proposing the application to the Board, attorney for the applicant informed the Board it did not have municipal approval and asked for conditional County approval. The Board members did not feel comfortable in granting conditional approval and instructed the attorney and applicant to receive approval from the municipality and reschedule with the County thereafter for another hearing.**

**B. Quad Partners, LLC**

Mark Rinaldi, Esq., Sean Delaney, Eng., Ed Paul & Mike DiCamppli were present representing the applicant.

The applicant proposed to construct a 280,800SF warehouse and distribution facility on the current vacant parcel. The parcel is located at the intersection of NJ State Highway Rte. 73 and Waterford Rd. (CR 722) in Winslow Township. It is identified on the Winslow Tax Maps as Block 6406 Lot 1, consisting of 25.214 acres.

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



C. Gynsyng, LLC

Jennifer Johnson, Esq., and Tom Murzenski were present representing the applicant.

The applicant proposed to utilize the existing building as a retail cannabis facility that includes site improvements. No improvements will be made to the existing driveway.

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

D. Tidal Wave Auto Spa, Cherry Hill

Richard Goldstein, Esq., Richard Streker, Eng., Paul Going, Eng., and Michael McGrath were present representing the applicant.

The applicant proposed to construct a 3,620SF car wash building on the current parcel with included site amenities.

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

E. Leewood Villages @ Rowand Pond; Phases 3 & 4, Clementon

Keith Davis, Esq., Clifton Quay, Eng., and were present representing the applicant.

The applicant proposed to construct phases three (3) and four (4) of a townhome development which is the continuation of the existing design and development project.

**A motion was made by Mr. Joseph Pillo and Seconded by Mr. Stephan 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 February 28, 2023, and it is expected to be virtual

**NEW BUSINESS**

Planning Board Solicitor Ilene Lampitt announced the January 24, 2023 meeting will be her last meeting as Planning Board Solicitor since she will be taking the position of Camden County Planning Board Director. Brandon Hawkins will be the new Planning Board Solicitor starting with the February 28, 2023 meeting.

**OLD BUSINESS**

**ADJOURNMENT**



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

Respectfully Submitted, Jerry Wawrzyniak



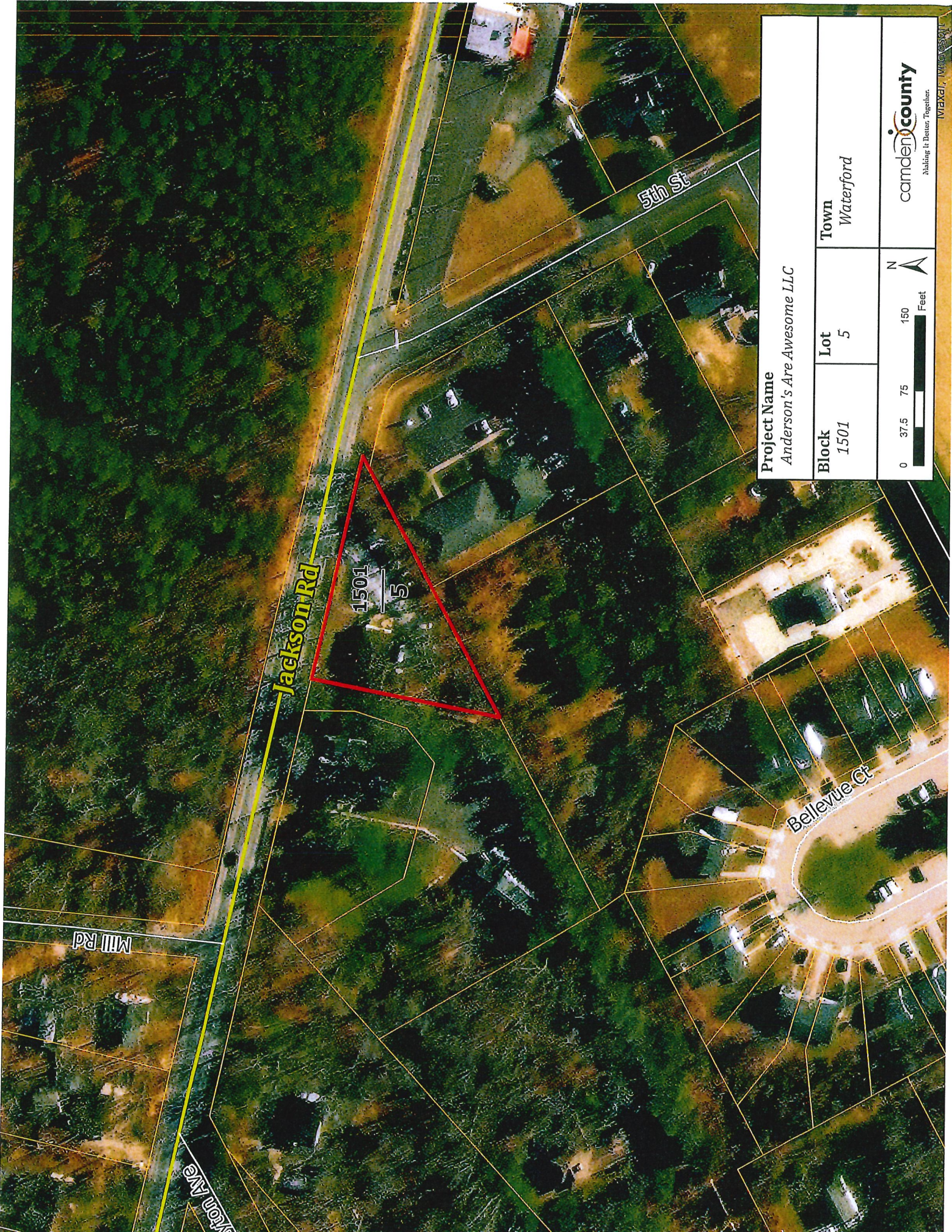
<b>CAMDEN COUNTY PLANNING BOARD</b> <b>Land Development Review</b>				<b>Review List for Meeting</b>  <b>February 28, 2023</b>
<b><i>Applications for Approval</i></b>				
	<b>PROJECT NAME</b>	<b>PROJECT NO.</b>	<b>MUNICIPALITY</b>	<b>DESCRIPTION</b>
<b>SP- 1</b>	Andersons Are Awesome	SP-35-5-22	Waterford Township	Veterinary office addition
<b>SP-2</b>	PSE&G Nicholson Substation	SP-1-1-12	Audubon	Electrical Substation
<b>SP-3</b>	Choice One	SP-15-2-23	Blackwood/ Gloucester Twp	Dialysis Center
<b>SP-4</b>	Ashbrook Landing	MJ-30-1-22	Runnemedede	Townhome Developmet



<b>STAFF REPORT MEETING OF:</b>	RE:	Veterinary Office Addition
	Plan:	SP-35-5-22
	Municipality:	Waterford Township
	Applicant:	Andersons Are Awesome, LLC
	Abuts County Route:	CR 534: Jackson Road

The applicant proposed to construct a 288SF addition to the existing veterinary office for a new x-ray machine and storage room. Additional site work includes new striping of the parking lot and additional lighting.





Project Name Anderson's Are Awesome LLC			Town Waterford	
Block 1501	Lot 5			
0	37.5	75	150	Feet
			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](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: Anderson's Are Awesome LLC

Project Address (if applicable) & Municipality: 427 Jackson Road, Waterford Township

Abuts County Road: Jackson Road County Route No.: 534

### 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): 15

Block(s): 1501

Lot(s): 5

Existing Zoning: NB Neighborhood Business

Variance(s) Required: Existing & Proposed

Yard Setbacks

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: Andersons Are Awesome LLC Phone: 856-234-5230 Fax: \_\_\_\_\_

Address: 801 Centerton Road Town & State: Mount Laurel, NJ

Email: drlisa@housepawsmobilevet.com> Zip.: 08054

Attorney: David Avedissian Phone: 856-857-1901 Fax: \_\_\_\_\_

Address: 135 Kings Highway Town & State: Haddonfield, NJ

Email: david@avedissianlaw.com Zip.: 08033

Engineer: Boston & Seeberger, P.C. Phone: 856-678-9146 Fax: \_\_\_\_\_

Address: 5 Ferry Road Town & State: Pennsville, NJ

Email: dboston@bostonseeberger.com Zip.: 08070-0190

## 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: Proposed 288 sf addition to existing veterinary office for new x-ray machine and storage room. Additional site work includes new striping of the parking lot and additional site lighting.

Increase in Impervious Coverage?: YES / NO      Total Increase or Decrease: 288 sf

Total Amount of Land Disturbed: 1,360 isf located in stone area

Total Gross SF of all Buildings/ Development: 1,770

Total New Residential Units: 0

Total New Jobs Created: 0



# CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

## Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

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

Size of Existing Lot(s): \_\_\_\_\_

\_\_\_\_\_

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: Anderson's Are Awesome, LLC

Signature of Applicant:  Date: 11/14/22

Agent Completing Application: Dale E. Boston, PLS, PP

Signature of Agent:  Date: 11/04/22

### 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

Page - 4



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Anderson's Are Awesome 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:

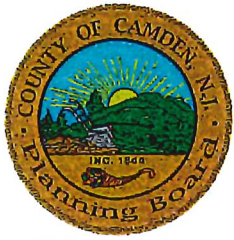
X   
Signature of Owner & Title

11/10/22  
Date

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

\_\_\_\_\_  
Date





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

**COUNTY PLAN:  
SP-35-5-22**

Veterinary office addition

**PROJECT NAME**

Waterford Township

**MUNICIPALITY**

**TYPE OF PLAN**

  x   SITE PLAN

       PRELIMINARY PLAN

       OTHER

**TAX MAP DATA**

PLATE:       15      

BLOCK:      1501     

LOT (s):       5      

**REVIEW STATUS**

Review No. 1  
**Pending Board Approval**

**NAME:** Andersons Are Awesome

**ADDRESS:** 801 Centerton Road

**CITY:** Mt. Laurel **STATE:** NJ **ZIP:** 08054

**SITE ABUTS COUNTY HIGHWAY:** Jackson Road CR 534

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

**GENERAL**

Applicant proposes to construct a 288 SF addition off the rear of the existing veterinary office for a new x-ray and storage room facility. Additional site work will include striping of the parking lot and additional lighting.

The site is located on Jackson Road (CR534) in Waterford Township near the intersection with Fifth Street. The property is shown on the Waterford Tax maps as Block 1501 Lot 5, an irregular shaped lot, consisting of 22,100 SF.



**The following documents have been reviewed:**

1. Site plan prepared by Boston & Seeberger P.C.; dated 11/9/22.
2. Land Title Survey prepared by Boston & Seeberger, P.C.; Inc dated 10/20/2022.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Jackson Road (CR 534) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen Jackson Road right-of-way 12.25 feet 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.
2. The applicant is not proposing any improvements in the County right-of-way.

**TRAFFIC**

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

**SITE PLAN**

1. 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. A note shall be included indicating that the area within the Sight Triangle shall be free of all vegetation or obstructions 18" high or higher.
2. A waiver will be required for existing conditions pertaining to the following Site Plan Standards:

3.3.1.10.C Width of Driveways that Intersect a County Road - *The minimum width of a driveway for non-residential or multi-family residential use shall be 24'.*



3.3.1.10.E Driveway and Apron Material - *The depressed curb shall extend to a distance of at least 5' further than the width of the driveway unless corner radius curb is required or provided. {...} Driveways at a county road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of pavement of the county road.*

## **STORMWATER MANAGEMENT NJAC 7:8**

3. 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**

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

## **ADMINISTRATIVE**

5. 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.
6. 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.
7. 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.



8. 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.
9. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
10. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
11. Should the applicant's site plan include 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.
12. 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.
13. Underground irrigation systems shall not be located within the County right-of-way.
14. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.



## OUTSIDE AGENCY APPROVALS

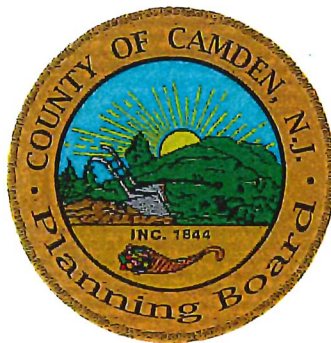
15. Applicant is responsible for all environmental permits required.
16. Applicant is responsible for obtaining all Pinelands Commission permits and approvals.



William England, PE  
Assistant County Engineer



DATE



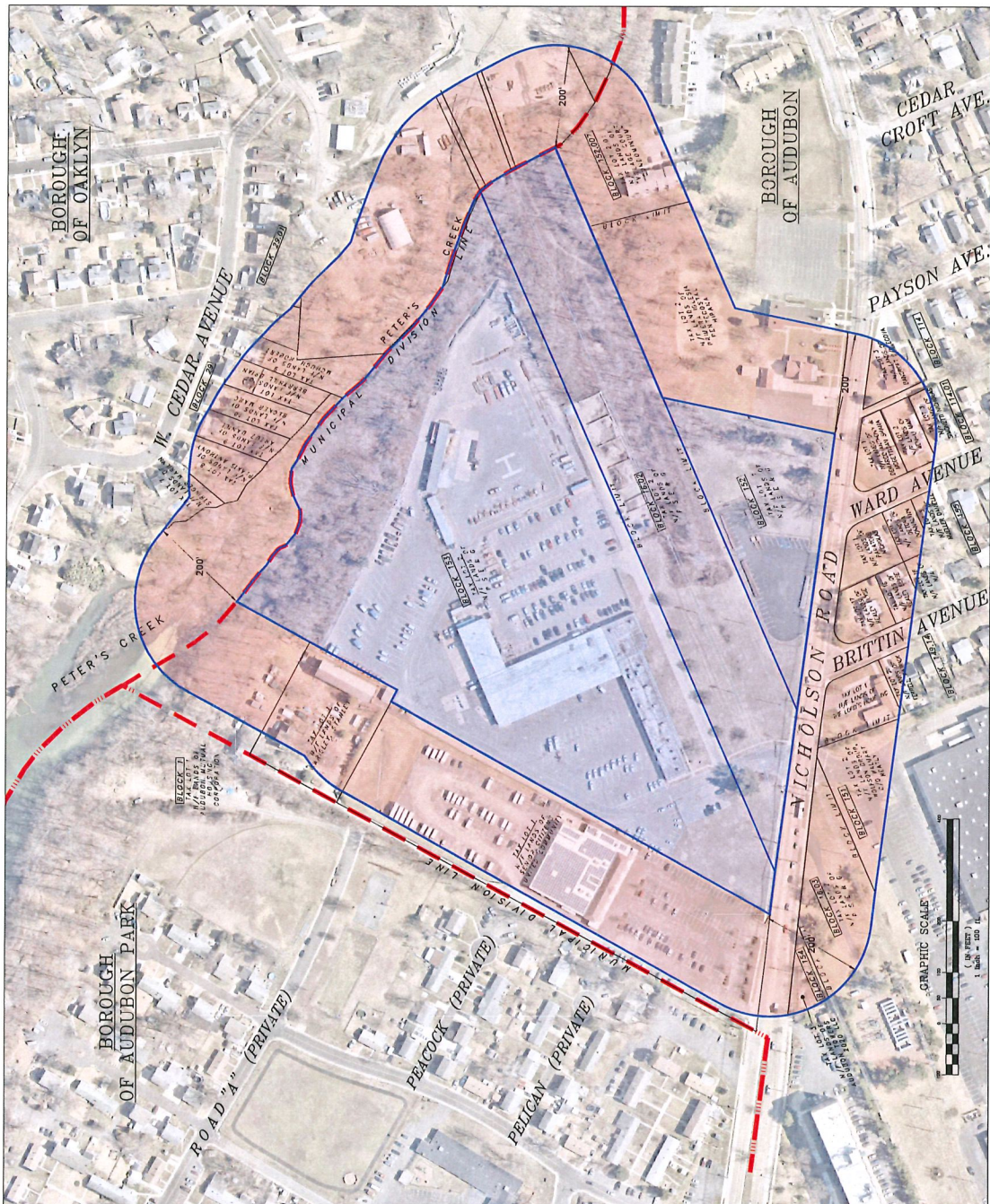
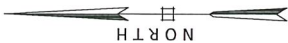
Cc: Applicant: Andersons Are Awesome, LLC [drlisa@housepawsmobilevet.com](mailto:drlisa@housepawsmobilevet.com)  
Applicant Attorney: David Avedissian [david@avedissianlaw.com.com](mailto:david@avedissianlaw.com.com)  
Applicant Engineer: Boston & Seeberger, P.C. [bboston@bostonseeberger.com](mailto:bboston@bostonseeberger.com)  
Municipal Planning Board Secretary: [planning@waterford.org](mailto:planning@waterford.org)  
Municipal Review Engineer:



<b>STAFF REPORT MEETING OF:</b>	RE:	Electric Substation
	Plan:	SP-1-1-22
	Municipality:	Audubon
	Applicant:	PSE&G
	Abuts County Route:	CR635: Nicholson Road

The applicant proposed to construct a new electrical substation in a paved area used for employee parking. To compensate for displaced parking, two (2) new parking lots will be constructed comprising of 186 new spaces. To mitigate impacts to stormwater, two (2) detention basins will be constructed. New lighting, landscaping, and fencing will be constructed around the parking lots. New sidewalk along West Nicholson Road (CR 635) will be constructed where none currently exists. Applicant also proposed a road widening easement to Camden County along a portion of West Nicholson Road (CR 635).





LEGEND

	PROJECT SITE
	IMPROVEMENTS WITHIN 200 FEET

GENERAL NOTES

1. THE BACKGROUND AERIAL IMAGE WAS OBTAINED FROM NEARMAPS IMAGERY WITH THE IMAGE SHOT ON MARCH 3, 2022.

**E 2 PROJECT MANAGEMENT LLC**

EXTENSIVE DESIGN  
ROGANWAY, A.J. 27866  
PALESTINE, NJ 07651  
TEL: (201) 284-4235  
WWW.E2PM.COM

**E2PM**

THIS DOCUMENT IS THE PROPERTY OF E2 PROJECT MANAGEMENT LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF E2 PROJECT MANAGEMENT LLC.

**NICHOLSON SUBSTATION  
AERIAL EXHIBIT**

**NICHOLSON ROAD  
BOROUGH OF AUDUBON**

BLOCK 100, LOT 1; BLOCK 101, LOT 2; BLOCK 102, LOT 2

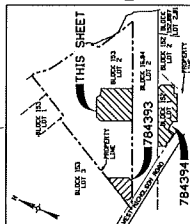
SCHEDULE OF REVISIONS


NO.	DATE	DESCRIPTION
1	8/2/2022	ISSUED FOR PERMIT

**S-1**

DRAWN BY: ENR  
CHECKED BY: KAH  
SCALE: 1"=100'  
PROJECT #: N-23-04-003  
SHEET DATE: 8/2/2022



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	FOR LIST OF REFERENCES, SEE PAGE 107	THIS SOURCE RELIABLE? <b>NO</b>
	<b>EUGENE R. PORZIO</b> <b>Eugene R Porzio</b> born 04/27/2012 last seen 04/27/2012	<b>NEXT POSSIBLE CONTACT</b> <b>C.O.N. 260677116</b>

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CALL BEFORE YOU  
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STREET TOWARDS IN 48  
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1-800-272-2288

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PLAN  
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WITH DETAILS SHOWN ON DWG. 78-406.  
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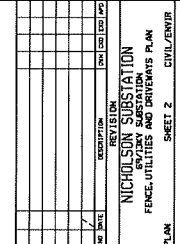
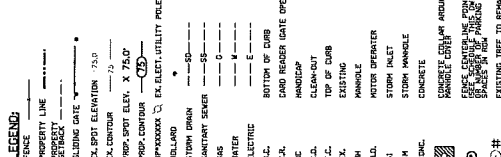
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POINT	FENCE 6		COORDINATE POINTS
	NORTHING	EASTING	
1	N8+95.36'	W6+58.89'	
2	N8+14.77'	W6+18.36'	
3	N8+14.77'	W6+83.95'	
4	S8+41.15'	W7+52.18'	
5	S8+49.21'	W7+52.18'	
6	S8+49.21'	W6+87.33'	
7	S8+49.73'	W6+87.33'	
8	S8+45.77'	W5+12.13'	
9	S8+45.29'	W4+12.13'	

[illegible]

COPIES

**PSEG**  
PUBLIC SERVICE ELECTRIC AND GAS COMPANY  
ELECTRIC DELIVERY COMPANY-ASSET RELIABILITY, NEWARK, N.J.

DATE: 11/21/14 CHECKED: J. J. STUBBINS SCALE: 1" = 30'-0"  
DRAWN: M. J. STUBBINS EXAMINED: J. J. STUBBINS  
REV: 5/10/14 11/21/14 APPROVED: M. J. STUBBINS

784393 A -0

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# 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: PSE&G Nicholson Substation

Project Address (if applicable) & Municipality: 535 W. Nicholson Road (PSE&G Audubon Gas Headquarters)

Abuts County Road: W. Nicholson Road County Route No.: 635

### 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): 9

Existing Zoning: C - Business District

Block(s): 152; 16.04; 152

Variance(s) Required: D1 - Use Variance  
D6 - Height Variance for lightning  
masts and electrical structures

Lot(s): 1; 2; 2

Front yard setback for parking lot  
and detention basins

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: Public Service Electric & Gas Phone: 732-684-2510 Fax: \_\_\_\_\_  
 Address: 4000 Hadley Road Town & State: South Plainfield, NJ  
 Email: Timothy.Holmes@pseg.com Zip.: 07080

Attorney: Thomas Letizia, Esq., Troutman Pepper Phone: 609-951-4136 Fax: 609-452-1147  
 Address: 301 Carnegie Center, Suite 400 Town & State: Princeton, NJ  
 Email: Thomas.Letizia@Troutman.com Zip.: 08540

Engineer: Gene Porzio, P.E. Phone: 609-451-3375 Fax: 609-337-6021  
 Address: 1 AAA Drive Town & State: Hamilton, NJ  
 Email: Gene.Porzio@sargentlundy.com Zip.: 08691

## 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"/> Other: <u>Electrical Substation</u> |

## Project Description & Statistics:

Short Description of Project: Construction of a new electrical substation in a paved area currently used for employee parking at PSE&G's Southern Regional Gas Facilities Headquarters. To compensate for displaced parking, two new parking lots will be constructed (186 new spaces). To mitigate impacts to stormwater, two new detention basins will be constructed. New lighting, landscaping and fencing will also be constructed around the new parking lots. New sidewalk along West Nicholson Road will be constructed where none currently exists. PSE&G proposes a road widening easement to Camden County along a portion of West Nicholson Road.

Increase in Impervious Coverage?: (YES) / NO      Total Increase or (Decrease) 0.50 acres (1.24 ac. removed for new substation - 0.74 ac. added for new parking lots.)  
 Total Amount of Land Disturbed: 6.06 acres  
 Total Gross SF of all Buildings/ Development: 48,400 s.f. (existing Gas Facility Headquarters)  
 Total New Residential Units: 0  
 Total New Jobs Created: 0



# CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

## Subdivision Description (if applicable):

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

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

Size of Existing Lot(s): \_\_\_\_\_

Portion to be Subdivided: \_\_\_\_\_

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

Title of Municipal Official: Zoning OFFICER

Authorized Municipal Signature: [Signature] Date: 12/19/22

Transmittal Date (if applicable): \_\_\_\_\_

Phone Number: 856-547-1240

## Signatures Required:

Name of Applicant: Timothy Holmes, PSE&G Licensing & Permitting Manager

Signature of Applicant: Timothy V. Holmes Date: 12/14/2022

Agent Completing Application: Kathy Hering, E2 Project Management, LLC

Signature of Agent: Katherine A. Hering Date: 12/14/2022

### For County Use:

### Stamp Date Received Below

Classification of Application: \_\_\_\_\_

Fees Included with Application: YES / NO

County Plan Number: \_\_\_\_\_



# CAMDEN COUNTY PLANNING BOARD APPLICATION

## AFFIDAVIT OF OWNERSHIP

Page - 4



Making It Better, Together.

### Company/ Organization Information

Name of Company/Organization: Public Service Electric & Gas Company (PSE&G)

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
Not applicable		

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

X   
Signature of Owner & Title

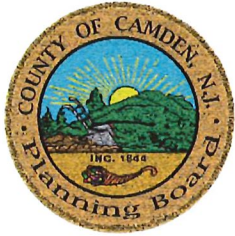
10/31/2022  
Date

Robert Pollock, PSE&G Senior Director, Environmental Projects & Permitting

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

\_\_\_\_\_  
Date





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

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

Electrical Substation

**PROJECT NAME**

Audubon

**MUNICIPALITY**

**TYPE OF PLAN**

x

SITE PLAN

PRELIMINARY PLAN

OTHER

**TAX MAP DATA**

PLATE: 9

BLOCK: 152;16.04;152

LOT (s): 1;2;2

**REVIEW STATUS**

Not approved

**NAME:** Public Service Electric & Gas

**ADDRESS:** 4000 Hadley Road

**CITY:** South Plainfield **STATE:** NJ **ZIP:** 07080

**SITE ABUTS COUNTY HIGHWAY:** Nicholson Road (CR 635)

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

**GENERAL**

Applicant proposed to construct a new electrical substation on Block 153 Lot 2 in a paved area used for employee parking. To compensate for displaced parking, two (2) new parking lots will be constructed, one on Block 153 Lot 2 and the other on adjacent Block 152 Lot 1 (2.25 Acres), comprising 186 new spaces. To mitigate impacts to stormwater, two (2) detention basins will be constructed. In addition, new lighting, landscaping, and fencing will be constructed adjacent to the new parking lots. New sidewalk along West Nicholson Road (CR 635) will be constructed where none currently exists. Applicant also proposed a road widening easement to Camden County along a portion of West Nicholson Road (CR 635) to provide a half width of 33 feet.



**The following documents have been reviewed:**

1. Site plan prepared by PSE&G Services Corporation Surveys & Mapping; dated 8/29/2022
2. Stormwater Management Report prepared by Sargent & Lundy, dated 8/28/2022.
3. Traffic Impact Analysis prepared by Sargent & Lundy, dated 8/28/2022.
4. Land Title Survey prepared by PSE&G Services Corporation Surveys & Mapping; dated 8/29/2022.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Nicholson Road (CR 635) has a proposed right-of-way of 66 feet, with an existing right-of-way of 49.5 feet. The applicant proposes to provide the additional right-of-way through a roadway easement to widen Nicholson Road right-of-way from the centerline along the applicant's frontage, providing a ROW half width of 33 feet. The following is noted:
  - a. 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.
  - b. 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**

Our office concurs that the traffic resulting from the proposed development will have negligible 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. The site plan should include stop signs and stop bars at each driveway entering into the County Road.
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. The plans shall indicate that the area within the sight triangle shall be free of all vegetation or obstructions 18" high or higher.

#### 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
  - 3.3.1.1 Marginal Access Roads, Service Road, and Common Driveways
    - 3.3.1.10 Access Geometry and Driveway Intersection Design
      - 3.3.1.10.A Angle of Intersection (**Plan Does Not Conform**) *Driveways shall intersect the county road at right angles (90° as measured at the centerlines of the intersecting driveway and the centerline of the county road). The western driveway entrance shall be revised to meet this requirement.*
      - 3.3.1.10.C Width of Driveways that Intersect a County Road (**Plan May Conform**) *The minimum width of a driveway for non-residential or multi-family residential use shall be 24'. The proposed driveway widths shall be added to the plans to confirm this requirement is met.*
      - 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'.  
Where driveway aprons are permitted or required the apron shall flare out a minimum of 1'-5" on each side of the driveway at the terminus of the driveway at the county road.  
Larger {corner radii/driveway flares} may be required to ensure that vehicles turning into and out of the new driveway do not cross the centerline of the new driveway or cross the centerline of the county road or encroach on an adjacent traffic lane.  
The determination of the appropriate turning radii shall be based on turning radii of vehicle types that are anticipated to use the intersection. The plans shall be revised to meet these requirements.*
      - 3.3.1.10.E Driveway and Apron Material (**Plan Does Not Conform**) *Depressed concrete curb shall be provided along a county road at a proposed driveway. The depressed curb shall extend to a distance of at least 5' further than the width of the driveway unless corner radius curb is required or provided. The depressed curb shall extend to the points on either side of the driveway where the corner radius curb meets the curb along the county road. {...}  
Driveways at a county road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of pavement of the county road including a 4' width of sidewalk. The plans shall be revised to meet these requirements.*
      - 3.3.1.10.G Stop Sign and Stop Bar (**Plan Does Not Conform**) *A stop sign and stop bar shall be provided at each new driveway approach to a county road. The plans shall be revised to meet these requirements.*
      - 3.3.1.16 Pavement Markings (**Plan Does Not Conform**) *Stop bars shall be used at all new driveway locations. Stop bars shall consist of 24' wide white extruded thermoplastic material. Stop bars must be located a minimum of 4' behind the*



*extended edge of gutter line of the county road or a minimum of 4' behind an existing or proposed depressed curb for existing or future handicap ramps. The plans shall be revised to meet these requirements.*

#### **STORMWATER MANAGEMENT NJAC 7:8**

5. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing 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.
6. 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 (PA-1).
7. The plan should include details for Type N Eco Grates for the storm inlets in the County Road.
8. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department to obtain final County approval.
9. It appears that some storm drains in Nicholson Road have been identified as RCP. The applicant shall verify if any CMP exists along the frontage of this project. Any CMP shall be replaced with RCP of the same size.

#### **DETAILS**

10. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
11. 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
12. 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.
13. 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.
14. Depressed curbing shall be installed at all driveways on County roads.
15. A detail should be provided for either curb 'face form' on concrete roadway or County roadway trench restoration for work adjacent to the curb. As Nicholson Road is a concrete



road, the trench restoration detail must show 9" thick concrete replacement with dowels.

16. 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
6. Standard Concrete Driveway and Concrete Apron
9. Standard Driveway Treatment: Apron and Flare (Plan View) ***(To be provided if plan revisions include the inclusion of driveway apron and flare)***
36. Curb 'Face Form' on Concrete Roadway

## ADMINISTRATIVE

17. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk (no flash drives).
18. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
19. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
20. Camden County Planning Board Process – Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
21. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
22. Applicant is responsible for obtaining all permits and approvals necessary (local, county, state, NJDEP, federal, etc.) for the proposed work.
23. The applicant's site plan includes improvements to both local and county facilities. The

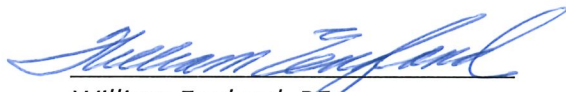


Municipal Engineer will be providing review, inspection, and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.

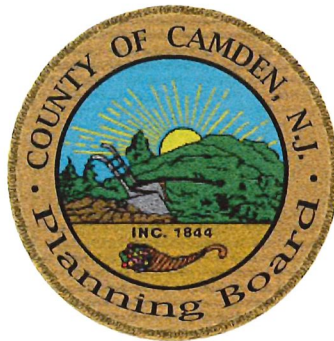
24. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
25. Underground irrigation systems shall not be located within the County right-of-way.
26. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

#### OUTSIDE AGENCY APPROVALS

27. Applicant is responsible for all environmental permits required.

  
William England, PE  
Assistant County Engineer

  
DATE



Cc: Applicant: Public Service electric & Gas [timothy.holmes@pseg.com](mailto:timothy.holmes@pseg.com)  
Applicant Attorney: Thomas Letizia [Thomas.letizia@troutman.com](mailto:Thomas.letizia@troutman.com)  
Applicant Engineer: Gene Porzio [gene.porzio@sargentlundy.com](mailto:gene.porzio@sargentlundy.com)  
Municipal Land Use Board Secretary: Dawn Coleman [d.coleman@audubonnj.com](mailto:d.coleman@audubonnj.com)  
Municipal Review Engineer:



<b>STAFF REPORT MEETING OF:</b>	RE:	Medical Dialysis Center
	Plan:	SP-15-2-23
	Municipality:	Blackwood/Gloucester Twp.
	Applicant:	Choice One
	Abuts County Route:	CR759: Little Gloucester Road

The applicant proposed to construct a 8,948 SF medical dialysis center including a trash enclosure, diesel powered generator, sidewalk improvements, ADA parking, and site improvements (landscaping, lighting, paving/stripping).









ZONING TABLE		BULK REQUIREMENTS	
VPE, DCEC, C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, C-28, C-29, C-30, C-31, C-32, C-33, C-34, C-35, C-36, C-37, C-38, C-39, C-40, C-41, C-42, C-43, C-44, C-45, C-46, C-47, C-48, C-49, C-50, C-51, C-52, C-53, C-54, C-55, C-56, C-57, C-58, C-59, C-60, C-61, C-62, C-63, C-64, C-65, C-66, C-67, C-68, C-69, C-70, C-71, C-72, C-73, C-74, C-75, C-76, C-77, C-78, C-79, C-80, C-81, C-82, C-83, C-84, C-85, C-86, C-87, C-88, C-89, C-90, C-91, C-92, C-93, C-94, C-95, C-96, C-97, C-98, C-99, C-100, C-101, C-102, C-103, C-104, C-105, C-106, C-107, C-108, C-109, C-110, C-111, C-112, C-113, C-114, C-115, C-116, C-117, C-118, C-119, C-120, C-121, C-122, C-123, C-124, C-125, C-126, C-127, C-128, C-129, C-130, C-131, C-132, C-133, C-134, C-135, C-136, C-137, C-138, C-139, C-140, C-141, C-142, C-143, C-144, C-145, C-146, C-147, C-148, C-149, C-150, C-151, C-152, C-153, C-154, C-155, C-156, 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 PERMITTING SERVICES  
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BOHER ENGINEERING, INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. MINORITY AND WOMEN OWNED AND OPERATED. BOHER ENGINEERING, INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. MINORITY AND WOMEN OWNED AND OPERATED.

[illegible][illegible][illegible][illegible]

**PROJECT DESCRIPTION:**  
The proposed POLAROID PROJECT is a set of POLAROID SLIDE CLIPS that will provide a visual representation of the POLAROID PROJECT. The POLAROID PROJECT will be a visual representation of the POLAROID PROJECT.

(PM-12345)

**SITE LAYOUT NOTES**

1. THE LAYOUT OF THE POLAROID PROJECT IS A SET OF POLAROID SLIDE CLIPS THAT WILL PROVIDE A VISUAL REPRESENTATION OF THE POLAROID PROJECT.
2. THE LAYOUT OF THE POLAROID PROJECT IS A SET OF POLAROID SLIDE CLIPS THAT WILL PROVIDE A VISUAL REPRESENTATION OF THE POLAROID PROJECT.
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4. THE LAYOUT OF THE POLAROID PROJECT IS A SET OF POLAROID SLIDE CLIPS THAT WILL PROVIDE A VISUAL REPRESENTATION OF THE POLAROID PROJECT.

[illegible]

4. ALL ENGLISH SPEAKING MUST RETURN TO THE FRONT OF THE LINE TO BE SERVED. IF YOU ARE NOT AN ENGLISH SPEAKER, YOU MAY BE SERVED BY THE STAFF. PLEASE SPEAK ENGLISH.

**TRASH ENCLOSURE MUST INCLUDE A SELF-LANCHING GATE.**

**ALL STRIPPING AND TRAFFIC MARKING TO BE EPOXY.**

**REFER TO DETAIL SHEET FOR GENERAL NOTES AND SPECIFICATIONS.**

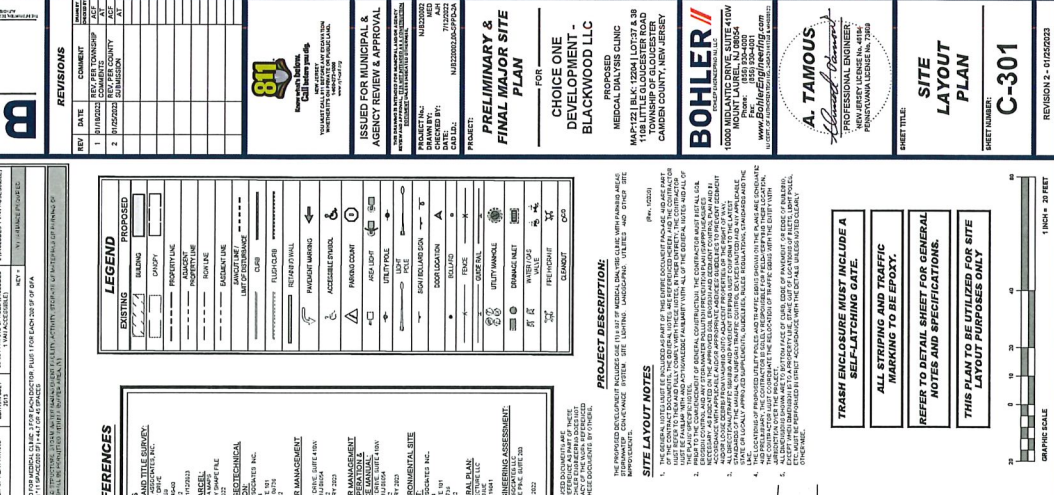
[illegible]

25 20 15 10 5 0

GRAPHIC SCALE

1 INCH = 25 FEET

THIS PLAN IS TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY





# 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: Choice One - Proposed Medical Dialysis Center

Project Address (if applicable) & Municipality: 1108 Little Gloucester Road, Blackwood, NJ 08012

Abuts County Road: Yes County Route No.: 759

### 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): 122

Existing Zoning: Office/Residential OR

Block(s): 12204

Variance(s) Required: Yes

Lot(s): 37 & 38

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: <http://www.camdencounty.com/government/offices-departments/planning-division> . 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: David Baker Phone: 856-406-4473 Fax: \_\_\_\_\_  
Address: 919 Conestoga Road, Building 3, Suite 211 Town & State: Bryn Mawr, PA  
Email: dbaker@choiceoneproperty.com Zip.: 19010

Attorney: Philip L. Hinerman Phone: 215-299-2066 Fax: 215-299-2150  
Address: 2000 Market Street, 20th Floor Town & State: Philadelphia, PA  
Email: phinerman@foxrothschild.com Zip.: 19103

Engineer: Ahmad Tamous Phone: 856-930-4000 Fax: \_\_\_\_\_  
Address: 10000 Midlantic Drive, Suite 410W Town & State: Mount Laurel, NJ  
Email: atamous@bohlereng.com Zip.: 08054

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

- | <u>Residential</u>                             | <u>Commercial</u>                                    | <u>Industrial</u>                              |
|--|--|--|
| <input type="radio"/> Single Family Detached   | <input 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 checked="" 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: The proposed development is an approximately 8,948 SF medical dialysis clinic. The development includes a proposed trash enclosure, proposed diesel powered generator, proposed sidewalk improvements, and proposed ADA parking stalls.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 0.82 AC  
Total Amount of Land Disturbed: 1.549 acres  
Total Gross SF of all Buildings/ Development: 8,948 SF  
Total New Residential Units: N/A  
Total New Jobs Created: 10



# CAMDEN COUNTY PLANNING BOARD APPLICATION

## 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): 1.55 AC

Portion to be Subdivided: N/A

## Municipal Use:

Title of Municipal Official: \_\_\_\_\_

Authorized Municipal Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Transmittal Date (if applicable): \_\_\_\_\_

Phone Number: \_\_\_\_\_

## Signatures Required:

Name of Applicant: John Chambers

Signature of Applicant:  Date: 12/19/22

Agent Completing Application: Ahmad Tamous

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

### 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**



Making It Better, Together.

**Company/ Organization Information**

Name of Company/Organization: COD Blackwood, 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
John Chambers	919 Conestoga Rd, Building 3, Suite 211, Bryn Mawr, PA 19010	Partner

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

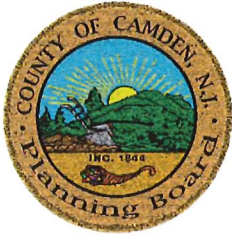
  
\_\_\_\_\_  
*Signature of Owner & Title*

12/19/22  
\_\_\_\_\_  
*Date*

  
\_\_\_\_\_  
*Signature of Owner & Title*

\_\_\_\_\_  
*Date*





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

**COUNTY PLAN:  
SP-15-2-23**

Medical Dialysis Clinic

**PROJECT NAME**

Blackwood

**MUNICIPALITY**

**TYPE OF PLAN**

  x  

SITE PLAN

**TAX MAP DATA**

PLATE:   122  

BLOCK:   12204  

LOT (s):   37 & 38  

**REVIEW STATUS**

  Not Approved  

**NAME:** Choice One

**ADDRESS:** 919 Conestoga Road, Building 3, Suite 211

**CITY:** Bryn Mawr **STATE:** PA **ZIP:** 19010

**SITE ABUTS COUNTY HIGHWAY:** CR 759

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

**GENERAL**

Applicant proposed to construct a 8,948 SF medical dialysis center including a trash enclosure, diesel powered generator, sidewalk improvements, ADA parking, and site improvements (landscaping, lighting, paving/stripping).



**The following documents have been reviewed:**

1. Site plan prepared by Bohler Engineering; dated 1/25/2023 (rev 2)
2. Stormwater Management Report prepared by Bohler Engineering, dated 1/25/2023 (rev 2.
3. Traffic Impact Analysis prepared by Shropshire Associates LLC, dated 7/21, 2022.
4. Land Title Survey prepared by Control Point Associates, Inc., dated 3/16/2022.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Little Gloucester Road (CR 759) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen Little Gloucester 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. If a filing has already been made, provide deed book and page data on the plans, and provide copies of those documents on file to the County.

**TRAFFIC**

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

**SITE PLAN**

1. A note should be added to the site plan indicating the proposed sign next to the stop bar in the proposed driveway is a stop sign.
2. Extend the sidewalk from the adjacent lot 36 to the proposed access driveway, provide pedestrian access across the proposed driveway, and connect to a pedestrian route onsite. Revise the drawing and add ramps, crosswalk striping, etc.
3. Show clearing limits of trees for the site distances from the new stop bar location.



4. Install a drop manhole onsite and install a minimum 15" diameter RCP to a new inlet along the curb line to the double inlet in front of lot 36. Verify the capacity of the downstream County system and that the proposed drainage connection will not surcharge the County system for all storms and flow anticipated from the basins.

5. Site Plans Must Conform with the Following Standards:

- 3.3 Site Plan
- 3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design
- 3.3.1.10 Access Geometry and Driveway Intersection Design
- 3.3.1.10.F Americans with Disabilities Act (ADA) Requirements (***Plan Does Not Conform***) *Where curb returns are provided or required at the intersection of a new road or street and a county road depressed curb must be provided to meet the "Americans with Disability Act" design requirements whether or not sidewalks are provided. The plans shall be revised to meet this requirement.*

#### STORMWATER MANAGEMENT NJAC 7:8

6. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.
7. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided by the applicant to ensure that the stormwater system can be maintained in perpetuity.
8. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.

#### DETAILS

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

#### 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 (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 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. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
15. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
16. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.
17. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
18. Underground irrigation systems shall not be located within the County right-of-way.
19. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.



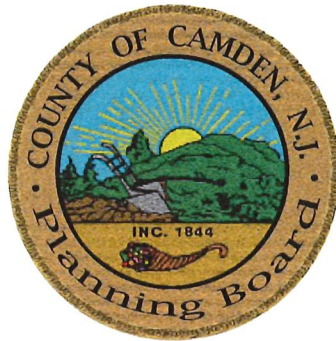
## OUTSIDE AGENCY APPROVALS

20. Applicant is responsible for all environmental permits required.

  
\_\_\_\_\_  
William England, PE

Assistant County Engineer

  
\_\_\_\_\_  
DATE



Cc: Applicant: Choice One Property [dbaker@choiceoneproperty.com](mailto:dbaker@choiceoneproperty.com)  
Applicant Attorney: Philip L. Hinerman [phinerman@foxrothschild.com](mailto:phinerman@foxrothschild.com)  
Applicant Engineer: Ahmad Tamous [atamous@bohlereng.com](mailto:atamous@bohlereng.com)  
Municipal Planning Board Secretary: Lydia Pendino [lpentino@glotwp.com](mailto:lpentino@glotwp.com)  
Municipal Review Engineer:



<b>STAFF REPORT MEETING OF:</b>	RE:	Ashbrook Landing
	Plan:	MJ-30-1-22
	Municipality:	Runnemedede
	Applicant:	D.R. Horton, Inc.
	Abuts County Route:	CR 544: Evesham Road

The applicant proposes to construct ninety-six (96) fee simple townhomes and associated site improvements as well as six (6) additional lots for off-street parking and stormwater facilities improvements for a total of 102 proposed lots.






**DESIGN** PREPARED BY  
**CONSULTING ENGINEER SERVICES**  
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS  
854 BURLING CROSS KEYS ROAD, SUITE 1, SICKLEVIEW, NEW JERSEY 08061  
PHONE (609) 528-2200 • FAX (609) 523-3344 • E-MAIL [design@ces-nj.com](mailto:design@ces-nj.com)  
NJ CERTIFICATE OF AUTHORIZATION No. 24A-003757700, 2114-000134

SHEET: 1 OF 1 DATE: 8/1/77 SCALE: 1"=60' CES No. 39045 FILE No. 39045-SPP1 DRAWN BY:

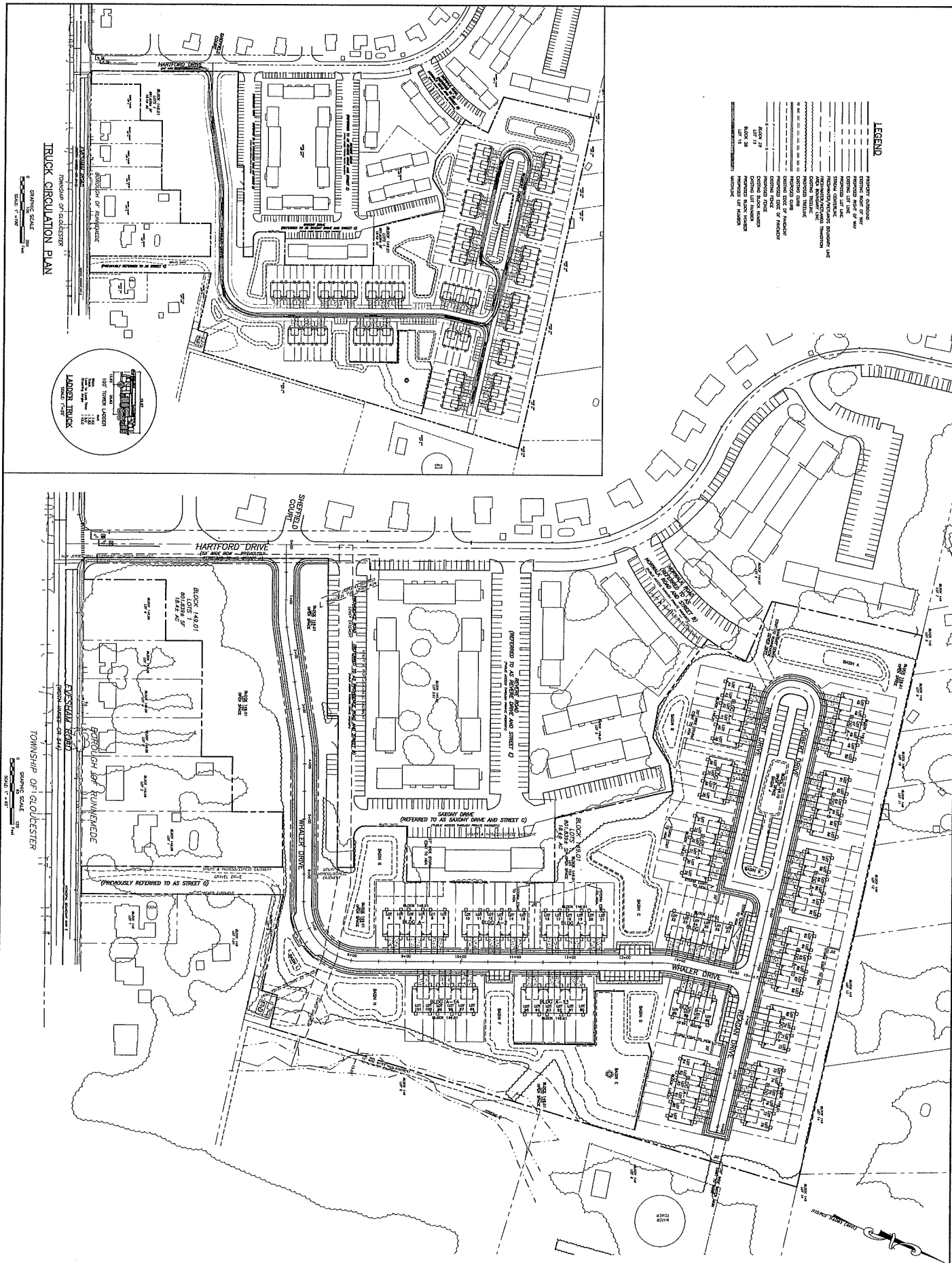
**ASHBROOK LANDING**

ASHBROOK LANDING  
BLOCK 149.01, LOT 1  
BOROUGH OF RUNNEMEDE, CAMDEN COUNTY, NEW JERSEY

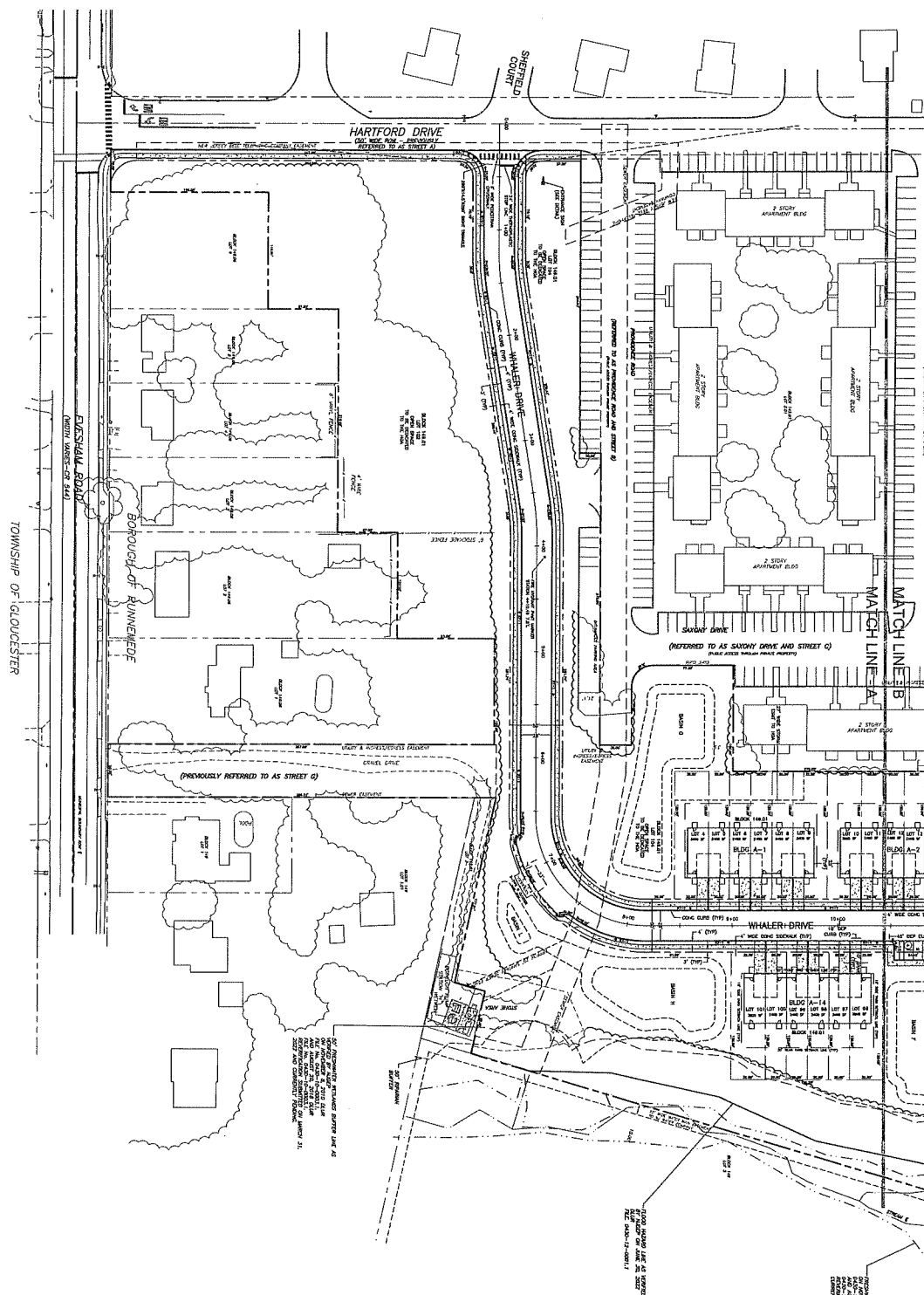
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\_\_\_\_\_  
JAY F. SIMS  
DATE 9/14/22  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24GE04721900










WISCONSIN NEWSWIRE USE AS ADVISED BY NALCO  
ON NOVEMBER 4, 2010 (FILE NO.  
0450-10-0001),  
AND AUGUST 20, 2010 (FILE NO.  
0450-10-0001).  
REPRODUCTION SUBMITTED ON MARCH 31, 2012 AND  
CURRENTLY PENDING.

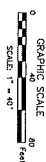
[illegible]

PLATE 11.01, BLOCK 149.01, LOT 1  
BOROUGH OF RUNNEMEDE, CAMDEN COUNTY, NEW JERSEY

[illegible]

  
JAY F. SIMS  
9/16/20  
DATE  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24GE04721900





RESEARCHER WILLIAMS LANE AS VOUCHER BY NAME  
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0430-12-20011,  
AND AUGUST 29, 2018 COLOR FILE HAS  
0430-12-20011,  
RESEARCHER SUBMITTED ON MARCH 31, 2022 AND  
CLASSIFY PENDING.


## LEGEND

- [illegible]

**ASHBROOK LANDING**

PLATE 11.01, BLOCK 149.01, LOT 1  
BOROUGH OF RUNNEMEDE, CAMDEN COUNTY, NEW JERSEY

[illegible]

  
\_\_\_\_\_  
JAY F. SIMS  
DATE 9/16/22  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24GE04721900



# 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: Ashbrook Landing

Project Address (if applicable) & Municipality: Block 149.01, Lot 1 Runnemede, NJ

Abuts County Road: Evesham Road County Route No.: C.R.544

### 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): 11.01

Existing Zoning: R-3

Block(s): 149.01

Variance(s) Required: None

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: D.R. Horton Homes Phone: 267-520-3333 Fax: \_\_\_\_\_  
Address: 2040-A Briggs Road Town & State: Mount Laurel, NJ  
Email: \_\_\_\_\_ Zip.: 08054

Attorney: Keith Davis, Esq Phone: 609-927-1177 Fax: \_\_\_\_\_  
Address: 4030 Ocean heights Avenue Town & State: Egg Harbor Township, NJ  
Email: \_\_\_\_\_ Zip.: 08202

Engineer: Consulting Engineer Services Phone: 856-228-2200 Fax: 856-232-2346  
Address: 645 Berlin-Cross Keys Road, Suite 1 Town & State: Sicklerville, NJ  
Email: \_\_\_\_\_ Zip.: 08081

## 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 checked="" 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: 96 Townhouse lots with 6 Open Space lots  
Subdivision entrance is located on Hartford Road, 400' +/- from intersection of Evesham Road  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Increase in Impervious Coverage?: YES / ☒ NO Total Increase or Decrease: \_\_\_\_\_  
Total Amount of Land Disturbed: None  
Total Gross SF of all Buildings/ Development: 86,782 SF  
Total New Residential Units: 96 units  
Total New Jobs Created: None



# 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? 102

Size of Existing Lot(s): 801,839 SF+-, 17.4+- Ac.

Portion to be Subdivided: 100%

## (?) 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: D.R.Horton Homes, Robert C Fesco, Development Manager VPLD

Signature of Applicant: Robert C Fesco Date: 10/13/22

Agent Completing Application: Jay Sims, PE, PP, CME  
Consulting Engineer Services

Signature of Agent: [Signature] Date: 11/22/22

### 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

Page - 4



Making It Better, Together.

### Company/ Organization Information

Name of Company/Organization: D. R. Horton

Is the Company a Corporation? ☒ YES / NO

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

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
N/A		
No entity holds a 10% stake or higher in the corporation		

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

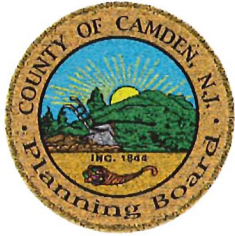
x  VPLD  
Signature of Owner & Title

10/14/22  
Date

x \_\_\_\_\_  
Signature of Owner & Title

\_\_\_\_\_  
Date





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

**COUNTY PLAN:  
MJ-30-1-22**

Ashbrook Landing

**PROJECT NAME**

Runnemede

**MUNICIPALITY**

**TYPE OF PLAN**

       SITE PLAN

       PRELIMINARY PLAN

  x   OTHER

**TAX MAP DATA**

PLATE: 11.01

BLOCK: 149.01

LOT (s): 1

**REVIEW STATUS**

Not approved

**NAME:** DR Horton Homes

**ADDRESS:** 2040-A Briggs Road

**CITY:** Mount Laurel **STATE:** NJ **ZIP:** 08054

**SITE ABUTS COUNTY HIGHWAY:** Evesham Road (CR 544)

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

**GENERAL**

The site is an 18.4-acre wooded site located off Hartford Drive in the Borough of Runnemede.

The applicant proposes to construct ninety-six (96) fee simple townhomes and associated site improvements as well as six (6) additional lots for off-street parking and stormwater facilities improvements for a total of 102 proposed lots.



**The following documents have been reviewed:**

1. Site plan prepared by Consulting Engineer Services; dated 9/16/2022.
2. Stormwater Management Report prepared by Sargent & Lundy, dated 9/2022.
3. Traffic Impact Analysis prepared by Shropshire Associates, LLC, dated 1/28/2022.
4. Land Title Survey prepared by Consulting Engineer Services; dated 6/30/2022.

**RIGHT OF WAY**

1. The applicant is not proposing any improvements in the County right-of-way.

**TRAFFIC**

The traffic resulting from the proposed development will have minimal impact on the adjacent County roadway.

**STORMWATER MANAGEMENT NJAC 7:8**

1. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing impervious surface by one-quarter acre (10,890 SF) or more. Stormwater management basins have been provided that do meet the Stormwater requirements of NJAC 7:8 for water quality and recharge. Regarding water quantity, our office concurs with comments 1 and 3 under the Stormwater section of the Municipal Engineer's review, performed by Bach Associates, dated December 6, 2022. These comments are as follows:
  - (1) Per NJAC 7:8-5.6, the design must utilize one method to control stormwater quantity impacts. However, the report indicates two methods are being utilized.
  - (3) The pre-developed run-off rate must be added to summary tables AP-1, AP-2 and AP-4, so that reduction comparisons can be reviewed.
2. A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant in order to ensure that the stormwater system can be maintained in perpetuity.
3. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval.



## ADMINISTRATIVE

4. 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 (no flash drives).
5. 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.
6. 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.
7. 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.
8. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
9. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
10. 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.
11. 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.




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

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

#### OUTSIDE AGENCY APPROVALS

14. Applicant is responsible for all environmental permits required.

  
William England, PE  
Assistant County Engineer

  
DATE



Cc: Applicant: Robert C. Fesco; [RCFesco@drhorton.com](mailto:RCFesco@drhorton.com)  
Applicant Attorney: Keith Davis, Esq [kdavis@ndglegal.com](mailto:kdavis@ndglegal.com)  
Applicant Engineer: Jay F. Sims P.E. [jsims@ces-1.com](mailto:jsims@ces-1.com)  
Municipal Planning Board Secretary: Joyce Pinto [kklehamer@runnemedeni.org](mailto:kklehamer@runnemedeni.org)  
Municipal Review Engineer: Steven Bach