

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

March 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 (February 28, 2023)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:

A. 22 North King Street
3-story building conversion

Gloucester City

SP-14-1-23

*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 April 25, 2023; 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
Robert Harris, Director of Public Works
James Winckowski, County Engineer
William England, Assistant County Engineer
Ilene Lampitt, Esq., Director of Planning & Permits

**Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
February 28, 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, Mr. Joseph Pillo, Mr. Matthew Marrone, and Mr. William England, Assistant County Engineer were all present.

Planning Board Solicitor: Brandon Hawkins, Esq. was present

MINUTES

A motion was made to approve the minutes of the January 24, 2023 meeting by Mr. Stephan Gandy and seconded by Mr. Joseph Pillo. Chairwoman Ms. Alexis Williams, Secretary Mr. Thomas Schina, Mr. Ryan Doran, voted in favor of the motion. Mr. Matthew Marrone abstained.

Public Comment on non-agenda items: none

Review of Projects for Board Action

A. Andersons Are Awesome, Waterford Township

David Avedissian, 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.

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

B. PSE&G Nicholson Substation, Audubon

Thomas Letizia, Esq., Gene Porzio, Eng., Timothy Holmes, applicant were present representing the applicant.

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).

**Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
February 28, 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, Mr. Joseph Pillo, Mr. Matthew Marrone, and Mr. William England, Assistant County Engineer were all present.

Planning Board Solicitor: Brandon Hawkins, Esq. was present

MINUTES

A motion was made to approve the minutes of the January 24, 2023 meeting by Mr. Stephan Gandy and seconded by Mr. Joseph Pillo. Chairwoman Ms. Alexis Williams, Secretary Mr. Thomas Schina, Mr. Ryan Doran, voted in favor of the motion. Mr. Matthew Marrone abstained.

Public Comment on non-agenda items: none

Review of Projects for Board Action

A. Andersons Are Awesome, Waterford Township

David Avedissian, 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.

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

B. PSE&G Nicholson Substation, Audubon

Thomas Letizia, Esq., Gene Porzio, Eng., Timothy Holmes, applicant were present representing the applicant.

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).

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

C. Choice One – Medical Dialysis Center, Blackwood

Jack Plackter, Esq., and Ahmad Tamous, Eng. were present representing the applicant.

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).

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

D. Ashbrook Landing Townhome Development, Runnemedede

Steve Nehmad, Esq., Keith Davis, Esq., Jay Sims, Eng., and Robert Fetch, applicant were present representing the applicant.

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.

A motion was made by Mr. Joseph Pillo and Seconded by Mr. Ryan Doran. 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 March 28, 2023, and it is expected to be virtual.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

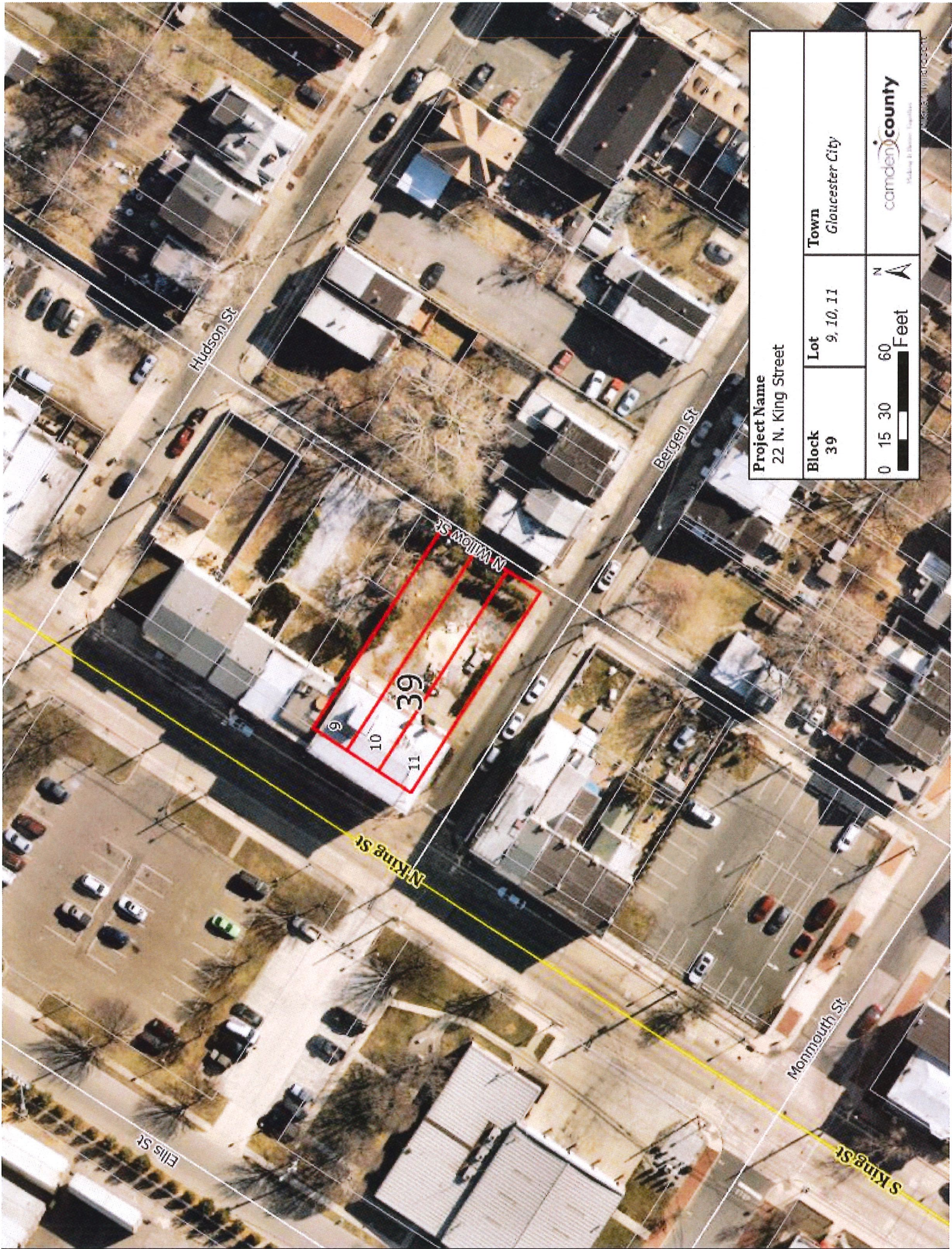
A motion was made to adjourn the meeting by Mr. Matthew Marrone and seconded by Mr. Joseph Pillo; all present were in favor.


Respectfully Submitted, Jerry Wawrzyniak

CAMDEN COUNTY PLANNING BOARD Land Development Review				Review List for Meeting
				March 28, 2023
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP- 1	22 N. King Street	SP-14-1-23	Gloucester City	Building Renovation/Parking lot construction

STAFF REPORT MEETING OF:	RE:	22 N. King Street
	Plan:	SP-14-1-23
	Municipality:	Gloucester City
	Applicant:	Viza N. King LLC
	Abuts County Route:	CR 631: King Street

The applicant proposes to convert an existing 3-story brick building located at the intersection of North King Street (CR 631) and Bergen Street to a 7-unit multi-family apartment facility. The existing building is a vacant structure on 7,200-SF of property situated in the CRO-Commercial-Residential Office Mixed Use Zoning District and contains principal footage along North King Street. The applicant proposes to modify the interior of the 3 story structure to create 1,200-SF of commercial retail spaces on the street level, 4-studio apartments on the second floor, and 3-one bedroom apartments on the third floor. In addition, the applicant proposes to create a parking area that will provide storage for eleven (11) automobiles to service the units.



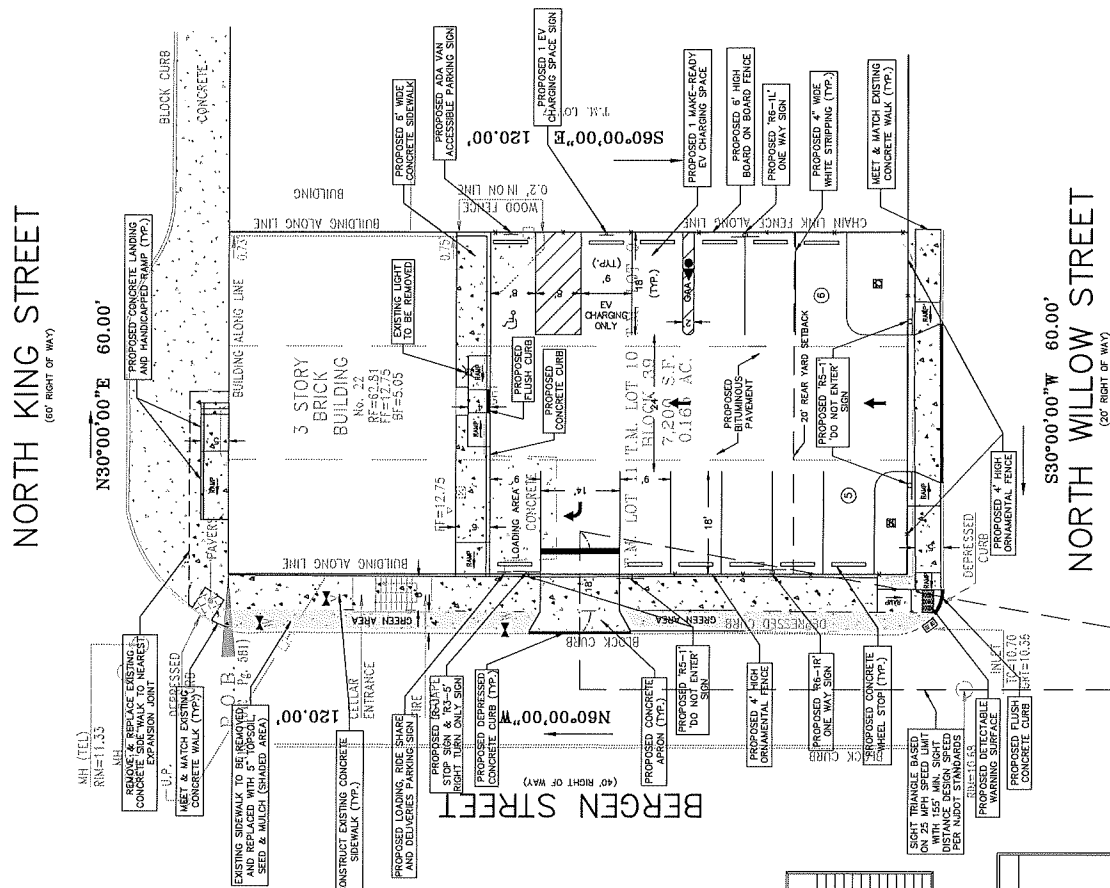
Project Name 22 N. King Street		Town Gloucester City
Block 39	Lot 9, 10, 11	N ▲ Feet 0 15 30 60 



SCHEDULE OF GENERAL REQUIREMENTS—			
MINIMUM COMPLIANCE WITH AASHTO (M 30)		M 30	
REGULATIONS	SECT. 1000 S.F.	7,000 S.F.	7,000 S.F.
MIN. OF AREA			
MIN. FRONT YARD	15' (1)	15'	15'
MIN. SIDE YARD	5'	5'	5'
MIN. REAR YARD	15' (1)	15'	15'
MIN. FRONT PORCHES	5'	5'	5'
MIN. SIDE PORCHES	5'	5'	5'
MIN. OF COVERAGE	65%	41.75%	35.125%
MIN. COVERED SPACE	100%	100%	100%
MIN. COVERED AREA	100%	100%	100%
MIN. PARKING OF BUFFER SPACE	N/A	N/A	N/A
MIN. PARKING OF BUFFER SPACE	0.0	0.0	0.0

NOTE: (V) DENOTES VARIANCE REQUIRED
(V) WHEN ADJACENT TO RESIDENTIAL LOT & OVERLOOKS

PARKING REQUIREMENTS	
<p>CARVING REQUIREMENTS:</p> <p>RETAL = 1 SPACE PER 250 S.F. OF GROSS FLOOR AREA</p> <p>RESIDENTIAL = 1 BEDROOM = 1.5 SPACES</p>	<p>CASTING REQUIREMENTS:</p> <p>RETAL = 1,200 S.F./250 S.F. = 4.8 SPACES</p> <p>RESIDENTIAL = 7 ONE BEDROOM UNITS X 1.5 = 10.5 SPACES</p>
<p>TOTAL SPACES REQUIRED = 45.3 SPACES (USE 15 SPACES)</p> <p>TOTAL SPACES PROVIDED = 12 SPACES</p> <p>(INCLUDES 1 NON ACCESSIBLE SPACE, 1 EV CHARGING STATION & 1 EV MAKE READY SPACE)</p> <p>(101.11 SPACES SHORT)</p> <p>(VARIANCE REQUIRED)</p>	



- [illegible]

SYMBOL	DESCRIPTION
	EXISTING SIGNAL ELEVATION
	EXISTING GROUND ELEVATION
	EXISTING CENTERLINE ELEVATION
	EXISTING TOP OF CURB ELEVATION
	EXISTING BOTTOM OF CURB ELEVATION
	EXISTING DEPRESSIONED CURB
	EXISTING SATISFACTORY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING UTILITY POLE
	EXISTING WATER VALVE
	EXISTING TREES TO BE REMOVED
	PROPOSED CENTER
	PROPOSED SPOT ELEVATION
	EXISTING PAVEMENT ELEVATION
	EXISTING GRAVEL ELEVATION
	EXISTING BUILDING ELEVATION
	EXISTING CONCRETE ELEVATION
	EXISTING TOP OF GRATE ELEVATION
	EXISTING INVERT
	EXISTING SPOT ELEVATION
	EXISTING EDGE OF PAVEMENT ELEVATION

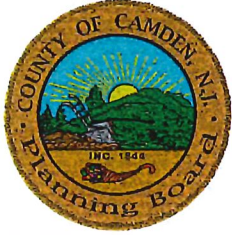
SITE PLAN
PRELIMINARY & FINAL SITE PLAN
TAX LOT 9, 10 & 11 BLOCK 39
CITY OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

EKA ASSOCIATES, P.A.

Engineers • Surveyors • Planners
avenue, Scotch Plains, N.J. 07076

Joseph N. Bachi
JOSEPH N. BACHI, P.E.
PROFESSIONAL ENGINEER

Job No. B48405	Date 10/20/2022	Scale 1"=10'	Drawn AB	Map No. FILE	Sheet 2 of 5
----------------	-----------------	--------------	----------	--------------	--------------



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

**COUNTY PLAN:
SP-14-1-23**

22 N. King Street

PROJECT NAME

Gloucester City

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW STATUS

x

SITE PLAN

PLATE:

 PRELIMINARY PLAN

BLOCK: 39

 OTHER

LOT (s): 9,10,11

Pending Planning Board
Action

NAME: Viza N. King, LLC

ADDRESS: 446 Liberty Street, Unit 201

CITY: Little Ferry **STATE:** NJ **ZIP:** 07643

SITE ABUTS COUNTY HIGHWAY: North King Street (CR 631)

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

GENERAL

The applicant proposes to convert the currently vacant 7,200SF existing 3-story building to a 7-unit multi-family apartment facility. The first floor will be dedicated to retail space with the second and third floors dedicated to studio and single bedroom apartments. The applicant also proposes to create a parking area that will provide storage for eleven (11) automobiles to service the units.

The following documents have been reviewed:

1. Site plan prepared by EKA Associates PA, dated 10/20/2022
2. Plan of Survey prepared by James P. Deady Surveyor, dated 9/19/2022

RIGHT OF WAY

1. The Camden County Master Plan indicates that North King Street (CR 631) has an existing and proposed right-of-way of 60 feet.

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. While the plans do not indicate proposed building signage, it shall be noted that the installation of advertising signs within the County right-of-way shall not be permitted unless permission is granted by the Camden County Development Review Committee.
3. The handicap ramps on Bergen St. do not line up. Provide a plan to improve pedestrian access in this area.
4. The site plan does not identify the location of the trees and the decorative light poles. Show this information on the plans and show the barrier free pedestrian route along the sidewalk in relation to these obstructions and to the ramp access proposed for this building.
5. Show the location of the property line/Right of way line on the plans. If the proposed ramp is in the County right of way, an easement from the County may be necessary.

STORMWATER MANAGEMENT NJAC 7:8

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

DETAILS

7. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
8. 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. The following County standard details are required for improvements in the County right-of-way:

Details:

5. Standard Concrete Sidewalk

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.

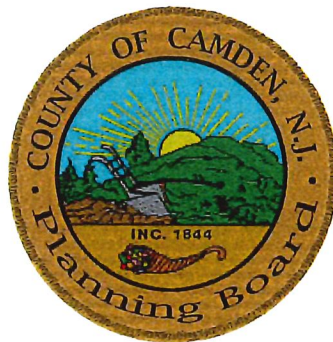
15. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. Copy of the final certification shall be furnished to the County Planning Board.
16. 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.
17. Underground irrigation systems shall not be located within the County right-of-way.
18. Underground electrical, telephone and fiber optic systems shall not be located within the County right-of-way.

OUTSIDE AGENCY APPROVALS

19. Applicant is responsible for all environmental permits required.


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: Thomas Viaggio thomas@vizapropertymanagement.com
Applicant Attorney: Sean McGowan, Esq smcgowan@greenbaumlaw.com
Applicant Engineer: EKA Associates jbachi@ekaassociates.com
Municipal Planning Board Secretary: Janice Hill
Municipal Review Engineer: William Ackley williamackley@cityofgloucester.org

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: Mixed use site plan

Project Address (if applicable) & Municipality: 22, Gloucester city

Abuts County Road: North King Street County Route No.: 631

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): Tax Sheet 4

Existing Zoning: CRO ZONE

Block(s): 39

Variance(s) Required: coverage, Buffers,

Lot(s): 9, 10, 11

Parking.

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: Viza N King LLC Phone: 201-927-9052 Fax: N/A

Address: 466 Liberty street, unit 201 Town & State: Little Ferry, NJ

Email: Thomas@vizapropertymanagement.com Zip: 07643

Attorney: Sean McGowan Phone: 973-577-1852 Fax: 973-577-1853

Address: 75 Livingston Avenue Town & State: Roseland, NJ

Email: smcgowan@greenbaumlaw.com Zip: 07068

Engineer: EKA Associates, P.A. Phone: 908-322-2030 Fax: 908-322-0505

Address: 328 Park Avenue Town & State: Scotch Plains, NJ

Email: MWelling@EKAAssociates.com Zip: 07076

Proposed Use (please check all that apply):

- | Residential | Commercial | Industrial |
|--|--|--|
| <input type="radio"/> Single Family Detached | <input checked="" type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input checked="" type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse |
| <input checked="" 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: Building Renovation and parking lot construction.

Increase in Impervious Coverage?: ☒ YES / NO Total Increase or Decrease: 3,874 S.F.

Total Amount of Land Disturbed: 6,700 S.F.

Total Gross SF of all Buildings/ Development: 7,161 S.F.

Total New Residential Units: 7 units

Total New Jobs Created: ?

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

Subdivision Description (If applicable):

Does this application include a lot consolidation? YES / NO

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

Size of Existing Lot(s): 60' X 120'

Portion to be Subdivided: N/A

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

Title of Municipal Official: BZ Board Sec.

Authorized Municipal Signature: [Signature] Date: 12/21/2022

Transmittal Date (if applicable): 12/5/2022

Phone Number: 202 452 3970 ext 209

Signatures Required:

Name of Applicant: Viza N King, LLC

Signature of Applicant: [Signature] Date: 11/2/2022

Agent Completing Application: Thomas Visaggio

Signature of Agent: [Signature] Date: 11/2/2022

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

Page - 4



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Viza N King, 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
Thomas Visaggio	466 Liberty St, Unit 201, Little Ferry, NJ	Managing Member
Mateusz Prudelzik	16 Grant St, Little Ferry, NJ	Managing Member
Tyler Olivieri	123 Fourth St, Ridgewood Park, NJ	Managing Member

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

X [Signature]
Signature of Owner & Title

11/2/2022
Date

X _____
Signature of Owner & Title

Date