

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

**May 23, 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 (March 28, 2023)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:

A. 100 Woodcrest Road                      Cherry Hill                      SP-12-2-23  
25,000-SF flex space building with parking and site improvements  
\*Public comment on the application

B. Gibbsboro Car Wash                      Gibbsboro                      SP-13-1-23  
4,215-SF car wash with self-serve interior car detailing & outside vacuum stations  
\*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 June 27, 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**  
**March 28, 2023**

The meeting was convened at 6:00 PM by Mr. Matthew Marrone.  
Mr. Matthew Marrone announced that the meeting was being held virtually.

The meeting opened with the Flag Salute and the Pledge of Allegiance.

Secretary Mr. Thomas Schina, Mr. Joseph Pillo, Mr. Ryan Doran, Mr. Stephan Gandy, 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 February 28, 2023 meeting by Secretary Mr. Thomas Schina and seconded by Mr. Joseph Pillo. Mr. Ryan Doran, Mr. Stephan Gandy, Mr. Matthew Marrone, and Mr. William England voted in favor of the motion.

Mr. William England commented to add his name to the voting on the minutes from February 28, 2023 since he voted on the minutes. Mr. Joseph Pillo commented to remove one of his names as it was listed twice on the attendance list from the February 28, 2023 meeting. All present were in favor.

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

**Review of Projects for Board Action**

A. 22 N. King Street; Gloucester, NJ

Sean McGowan, Esq., and Joseph Bachi, Engineer were present representing the applicant.

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 three (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.

**A motion was made by Mr. Joseph Pillo and Seconded by Mr. Ryan Doran. A roll call 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 April 25, 2023, and it is expected to be virtual.

## **NEW BUSINESS**

## **OLD BUSINESS**

## **ADJOURNMENT**

A motion was made to adjourn the meeting by Mr. Thomas Schina and seconded by Mr. Stephan Gandy; 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>May 25, 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>	100 Woodcrest Road	SP-12-2-23	Cherry Hill	25,000SF flex space building w/parking,site improvements
<b>SP- 2</b>	Gibbsboro Car Wash	SP-13-1-23	Gibbsboro	4,215SF car wash w/self serve car detailing & vacuum



<b>STAFF REPORT MEETING OF:</b>	RE:	Flex Space Building
	Plan:	SP-12-2-23
	Municipality:	Cherry Hill
	Applicant:	VCC 100 Woodcrest Road LLC
	Abuts County Route:	CR 670 & 667

The applicant proposes to construct a 25,000-SF flex space building with twenty-seven (27) parking spaces and ten (10) SU-30 box truck loading/parking in the rear of the building. Additional associated site improvements are to include lighting, landscaping, and stormwater management.



**AERIAL EXHIBIT**  
 PRELIMINARY / FINAL SITE PLAN  
 100 WOODCREST ROAD  
 BLOCK 431, LOT 100  
 CHERRY HILL TOWNSHIP  
 CAMDEN COUNTY, NJ

**TWT**  
 Taylor Wiseman & Taylor  
 ENGINEERS / SURVEYORS / SCIENTISTS  
 100 WOODCREST ROAD  
 CHERRY HILL, NJ 08002  
 TELEPHONE: 856-325-2000 FAX: 856-325-2006  
 NJ CERTIFICATE OF AUTHORIZATION NO. 14A00020060

DATE: FEBRUARY 14, 2023 SCALE: 1"=32' SHEET: 1 OF 3





# 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: 100 Woodcrest Road

Project Address (if applicable) & Municipality: 100 Woodcrest Road, Cherry Hill Township

Abuts County Road: Burnt Mill Road / Woodcrest Road County Route No.: 670 / 667

### 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 Map Sheet 220

Existing Zoning: IR (Industrial Restricted)

Block(s): 431.18

Variance(s) Required: Parking variance from section 511.B.5 to allow 27 spaces where a maximum of 20 spaces are permitted

Lot(s): 7.01

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: VCC 100 Woodcrest Road LLC Phone: 856-794-4710 Fax: 856-794-4721  
                   228 W. Landis Avenue, Suite 300  
 Address: P.O. Box 1617 Town & State: Vineland, NJ  
 Email: timothy.france@vinelandconstruction.com Zip.: 08360

Attorney: Jeffrey I. Baron, Esq. Phone: 856-627-6000 Fax: 856-627-4548  
                   Staffordshire Professional Center Building F  
 Address: 1307 White Horse Road - Suite 600 Town & State: Voorhees, NJ  
 Email: jbaron@baronbrennan.com Zip.: 08043

Engineer: Taylor Wiseman & Taylor Phone: 856-235-7200 Fax: 856-722-9250  
                   c/o Vladislav Koldomasov, PE  
 Address: 124 Galther Drive, Suite 150 Town & State: Mt. Laurel, NJ  
 Email: koldomasov@taylorwiseman.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 checked="" 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: Construct a 25,000 s.f. flex space building with 27 parking spaces and 10 SU-30 box truck loading/parking in the rear of the building. Other associated improvements include lighting, landscaping, and stormwater management.

Increase in Impervious Coverage?: (YES) NO      Total Increase or Decrease: 1.31 acres

Total Amount of Land Disturbed: 2.128 acres

Total Gross SF of all Buildings/ Development: 25,000 s.f.

Total New Residential Units: N/A

Total New Jobs Created: Not known at this time

# 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: Senior Planner

Authorized Municipal Signature: Jacob Richman      Date: 3/16/23

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

Phone Number: 856-488-7870

## Signatures Required:

Name of Applicant: VCC 100 Woodcrest Road LLC

Signature of Applicant: John S. Krummer, USA      Date: 3/12/23

Agent Completing Application: Taylor Wiseman & Taylor c/o Vladislav Koldomasov, PE

Signature of Agent: [Signature]      Date: 3/16/23

### For County Use:

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

Fees Included with Application: YES / NO

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

### Stamp Date Received Below

# CAMDEN COUNTY PLANNING BOARD APPLICATION

## AFFIDAVIT OF OWNERSHIP

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Making It Better, Together.

### Company/ Organization Information

Name of Company/Organization: VCC 100 Woodcrest Road 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

100% OWNER VINELAND CONSTRUCTION CO. LLC 220 W. LANDIS AVE. SUITE 300  
P.O. BOX 1577  
VINELAND, MS 08362

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

X John S. K... MGR  
Signature of Owner & Title

3/13/23  
Date

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

\_\_\_\_\_  
Date



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

**COUNTY PLAN:  
SP-12-2-23**

<u>100 Woodcrest Road</u> <b>PROJECT NAME</b>		<u>Cherry Hill</u> <b>MUNICIPALITY</b>	
<b><u>TYPE OF PLAN</u></b>	<b><u>TAX MAP DATA</u></b>	<b><u>REVIEW STATUS</u></b>	
<u>X</u> SITE PLAN	PLATE: <u>220</u>	<u>Pending Board Action</u>	
<u>      </u> PRELIMINARY PLAN	BLOCK: <u>431.18</u>		
<u>      </u> OTHER	LOT (s): <u>7.01</u>		
NAME: <u>VCC 100 Woodcrest Road, LLC</u>			
ADDRESS: <u>228 Landis Ave, Suite 300</u>			
CITY: <u>Vineland</u> STATE: <u>NJ</u> ZIP: <u>08360</u>			
SITE ABUTS COUNTY HIGHWAY: CR 670 (Burnt Mill Rd.) & CR 667 (Woodcrest Rd.)			

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

**GENERAL**

This project is located on the northwest corner of the intersection of Woodcrest Road (CR 667) and Burnt Mill Road (CR 670). The applicant proposes the construction of a 25,000-SF flex space building with twenty-seven (27) parking spaces and ten (10) SU-30 box truck loading/parking in the rear of the building. Additional associated site improvements include lighting, landscaping, and stormwater management.

Site access onto Woodcrest Road will be through an existing drive and onto Burnt Mill Road through adjacent Lot 7. Lot 7 is the site of an existing distribution center.



**The following documents have been reviewed:**

1. Site plan prepared by Taylor, Wiseman, & Taylor Engineering; dated 11/3/2022.
2. Stormwater Management Report prepared by Taylor, Wiseman, & Taylor Engineering, dated 10/7/2022.
3. Traffic Impact Analysis prepared by Langan Engineering and Environmental Services, Inc., dated 11/2/2022.
4. Land Title Survey prepared by Control Point Associates, Inc., dated 5/25/2022.

**RIGHT OF WAY**

1. The County is not requesting right of way along Burnt Mill Road (CR 670) or Woodcrest Road (CR 667).

**TRAFFIC**

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

**SITE PLAN**

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

**STORMWATER MANAGEMENT NJAC 7:8**

3. 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.
4. 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 in order to ensure that the

stormwater system can be maintained in perpetuity.

5. 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

6. All construction or reconstruction within the County right-of-way is to be performed to County standards, and Federal ADA standards.
7. The following County standard details are required for improvements in the County right-of-way:
  - Details:
    - 19. RCP Storm Sewer Installation
    - C. Trench Restoration in HMA Pavement

#### ADMINISTRATIVE

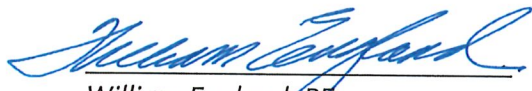
8. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk (no flash drives).
9. All Camden County Planning Board Approvals are contingent upon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

become a part of the approval.

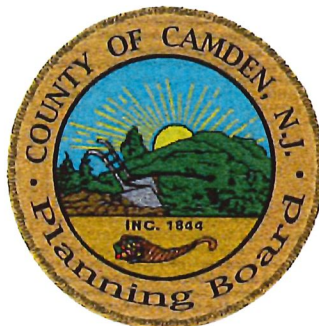
13. The applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work.
14. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection, and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. A copy of the final certification shall be furnished to the County Planning Board.
15. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
16. Underground irrigation systems shall not be located within the County right-of-way.
17. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

#### OUTSIDE AGENCY APPROVALS

18. The applicant is responsible for all environmental permits required.

  
William England, PE  
Assistant County Engineer

  
DATE

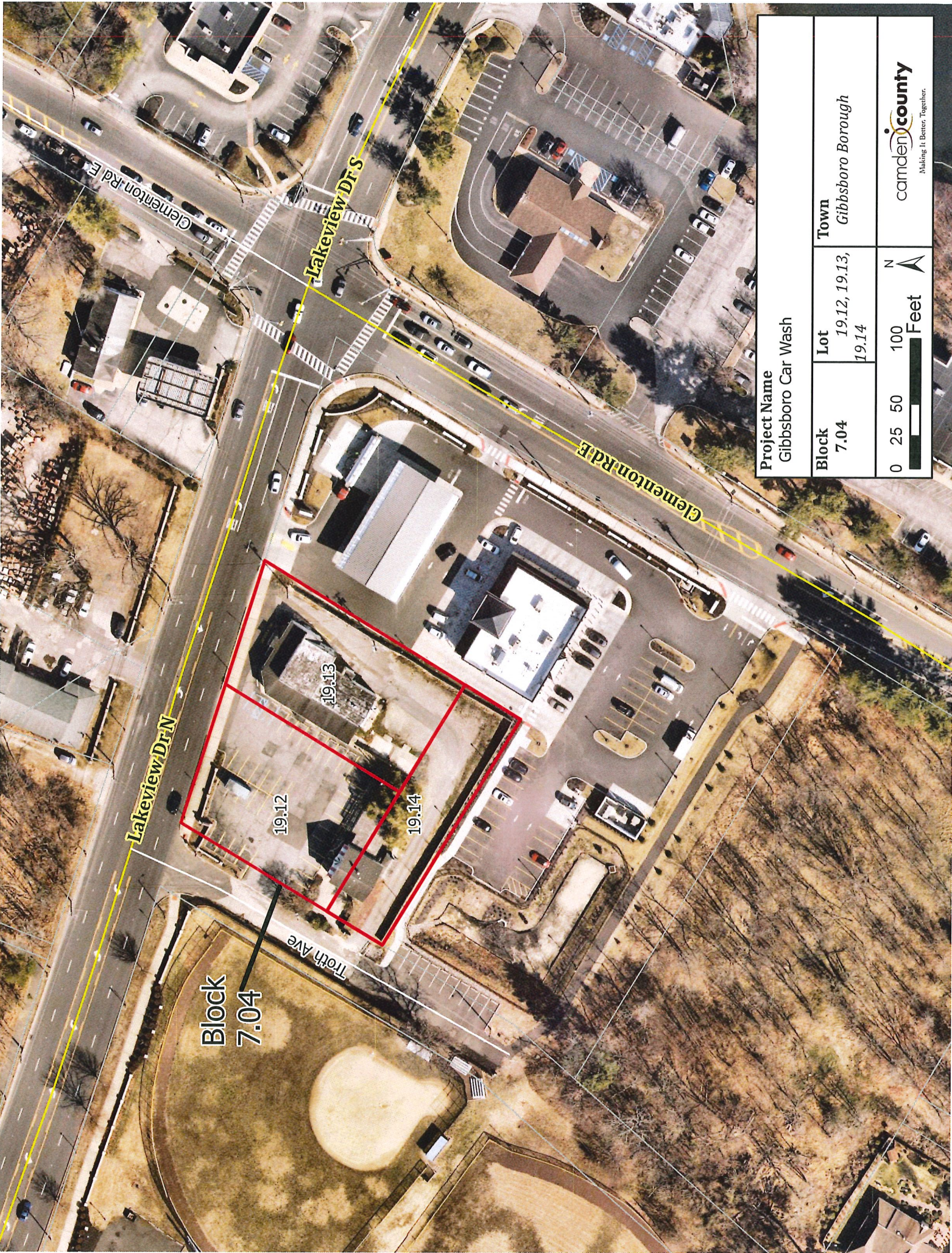



Cc: Applicant: Timothy France [timothy.france@vinelandconstruction.com](mailto:timothy.france@vinelandconstruction.com)  
Applicant Attorney: Jeffrey I Baron, Esq. [jbaron@baronbrennan.com](mailto:jbaron@baronbrennan.com)  
Applicant Engineer: Vadislav Koldomasov [koldomasov@taylorwiseman.com](mailto:koldomasov@taylorwiseman.com)  
Municipal Planning Board Secretary: Cosmos Diamantis [CDiamantis@chnj.gov](mailto:CDiamantis@chnj.gov)  
Municipal Review Engineer: Steven T. Musilli [CMusilli@chnj.gov](mailto:CMusilli@chnj.gov)

<b>STAFF REPORT MEETING OF:</b>	RE:	Car wash w/self serve detailing & vacuuming
	Plan:	SP-13-1-23
	Municipality:	Gibbsboro
	Applicant:	Gibbsboro Car Wash, LLC
	Abuts County Route:	Lakeview Dr. (CR 561)

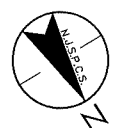
The applicant proposes to demolish the existing unoccupied deli and custard stand which sit on three (3) lots. Access to the lots is by way of Troth Avenue and Lakeview Drive. The three (3) lots will be consolidated into one (1) lot after demolition on which the applicant is proposing to construct an express interior car wash. The car wash will consist of a 4,215-SF two story car wash tunnel being 34ft wide and 122ft long with an area for self-serve interior car detailing, outside vacuum stations, and six (6) employee parking spaces. Additional associated site improvements are to be included.

















Project Name Gibbsboro Car Wash		
Block 7.04	Lot 19.12, 19.13, 19.14	Town Gibbsboro Borough
0 25 50 100 Feet		N 
camden county Making It Better Together		

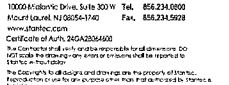




- [illegible]

	MICROVOID BUILDING
	PROPOSED CONCRETE CHAIR
	MICROVOID DEPRESSED CHAIR
	ADAPTED PAVING
	ADAPTED PAVING OVERLAY
	CONCRETE PAVING
	POROUS ASPHALT PAVING
	RAMP TO BE REMOVED TO LIFT 14' X 20' AREA & REPAIR
	RAMP TO BE REMOVED TO LIFT 14' X 20' AREA & REPAIR
	STAR POLE
	DEPRESSED CHAIR
	FLOOD CHAIR
FC	

Project Name: 10223419			
W1	CND	RPV	110462
Qm	Qm	Dep	000000V
Scale: 1" = 30'			
Drawing No. C-102			
Revision		Sheet	



3	RESULTS FOR COUNTY REVIEW	TIN	CINQ	03.04.23
2	NO CHANGES THIS SHEET	APP	CINQ	02.04.23
1	REVIEWED FOR COMPLETENESS REVIEW	TIN	CINQ	01.24.23
Revision		BY	APPR	VALDEO, TY

# 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: Gibbsboro Car Wash

Project Address (if applicable) & Municipality: 11 Lakeview Drive N

Abuts County Road: \_\_\_\_\_ County Route No.: 561 (Lakeview Drive ) a/k/a  
Haddonfield-Berlin Road

### Type of Submission (please check one):

- ☒ New Site Plan
- ☒ New Minor Subdivision
- ☐ New Major Subdivision
- ☐ Request for Letter of No Impact or Waiver Review
- ☐ Revision to Prior Site Plan

Original Site Plan Application No.: \_\_\_\_\_ Date Originally Approved: \_\_\_\_\_

- ☐ Resubmission of Major Subdivision

Original Major Subdivision Application No.: \_\_\_\_\_ Date Originally Approved: \_\_\_\_\_

### Tax Map Data:

Plate(s): 4

Existing Zoning: C-2

Block(s): 7.04

Variance(s) Required: \$400-19.B

Lot(s): 19.12, 19.13, 19.14

See Sheet Set

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: Edward Henry, Gibbsboro Car Wash LLC Phone: 302-218-8242 Fax: \_\_\_\_\_  
Address: 196 Onix Drive Town & State: Kennet Square, Pennsylvania  
Email: edhenry@gogreenncleancarwash.com Zip.: 19348

Attorney: Jennifer Johnson, Esq. Phone: 215-510-1299 Fax: \_\_\_\_\_  
Address: Commerce Center, 1810 Chapel Ave W Town & State: Cherry Hill, NJ  
Email: Jennifer.Johnson@flastergreenberg.com Zip.: 08002

Engineer: Clifton W. Quay Phone: 856-905-8453 Fax: \_\_\_\_\_  
Address: 10000 Midlantic Drive Town & State: Mount Laurel, New Jersey  
Email: clifton.quay@stantec.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 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>Car wash</u>

## Project Description & Statistics:

Short Description of Project: We are proposing to develop the current site into a drive thru car wash facility with outside vacuum stations. Troth Avenue is to be vacated as part of the proposed work. The current site buildings (Ice cream shop and Deli) will be demolished. The proposed site will have 6 parking spaces for employees.

Increase in Impervious Coverage?: YES / ☒ NO Total Increase or Decrease: 5,930 SF  
Total Amount of Land Disturbed: 33,555 SF  
Total Gross SF of all Buildings/ Development: 4,215.43 SF  
Total New Residential Units: N/A  
Total New Jobs Created: Approx. 8



# 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? 1 New Consolidated Lot

Size of Existing Lot(s): 47,585.54 SF (Lots 19.02, 19.03, 19.04 & a portion of Troth Avenue)

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

## Municipal Use:

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


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

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

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

## Signatures Required:

Name of Applicant: Edward Henry, Gibbsboro Car Wash LLC

Signature of Applicant:  Date: 3/16/23

Agent Completing Application: Jennifer Johnson

Signature of Agent:  Date: 3/16/23

### 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: Gibbsboro Carwash LLC

Is the Company a Corporation? YES / ☒ NO

If yes, what State is the Corporation incorporated in? N/A

Is the Company a Partnership? YES / ☒ NO

Is Company an Individual Owner? YES / ☒ NO

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

Name	Address	Title

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

X   
Signature of Owner & Title

3/6/23  
Date

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

\_\_\_\_\_  
Date



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

**COUNTY PLAN:  
SP-13-1-23**

Gibbsboro Car Wash

**PROJECT NAME**

Gibbsboro

**MUNICIPALITY**

**TYPE OF PLAN**

X SITE PLAN

       PRELIMINARY PLAN

       OTHER

**TAX MAP DATA**

PLATE: 4

BLOCK: 7.04

LOT (s): 19.12,19.13,19.14

**REVIEW STATUS**

Pending Board Approval

**NAME:** Gibbsboro Carwash LLC

**ADDRESS:** 196 Onix Drive

**CITY:** Kennett Square **STATE:** PA **ZIP:** 19348

**SITE ABUTS COUNTY HIGHWAY:** CR 561 (Lakeview Dr.) aka Haddonfield-Berlin Road

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

**GENERAL**

The applicant proposes to demolish the existing unoccupied deli and custard stand which sit on three (3) lots. Access to the lots is by way of Troth Avenue and Lakeview Drive (CR 561). The three (3) lots will be consolidated into one (1) lot after demolition on which the applicant is proposing to construct an express interior car wash. The car wash will consist of a 4,215-SF two story car wash tunnel being 34ft wide and 122ft long with an area for self-serve interior car detailing, outside vacuum stations, and six (6) employee parking spaces. Additional associated site improvements are to be included.

**The following documents have been reviewed:**

1. Site plan prepared by Stantec Consulting Services; dated 1/24/2023.
2. Stormwater Management Report prepared by Stantec Consulting Services, dated 11/8/2022.
3. Traffic Impact Analysis prepared by Stantec Consulting Services, dated 2/22/2023.
4. Land Title Survey prepared by Stantec Consulting Services, dated 7/19/2022.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Lakeview Dr. (Haddonfield-Berlin Rd.) (CR 561) has a proposed right-of-way of 66 to 74 feet. The existing right-of-way along this property frontage is 74 feet. Accordingly, the County is not requesting right-of-way along Lakeview Dr. (Haddonfield-Berlin Rd.) (CR 561).

**TRAFFIC**

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

**SITE PLAN**

1. The existing "No Stopping & End Center Lane" signs shall not be removed.
2. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative."
3. Curb realignment at the entrance to the adjacent WAWA indicates "...modifications by others". Please provide more detail regarding who will complete these improvements and the timing of same.

**STORMWATER MANAGEMENT NJAC 7:8**

4. The proposed improvements do not ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements do not meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are not required. The proposed improvements do provide a decrease in the post-development runoff.
5. **The Maintenance and Care Plan as provided on the Porous Asphalt Paving detail, 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

6. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
7. The following County standard details are required for improvements in the County right-of-way:  
Details:
  30. Asphalt Road Restoration: Water Utility
  36. Curb Face Form

## ADMINISTRATIVE

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

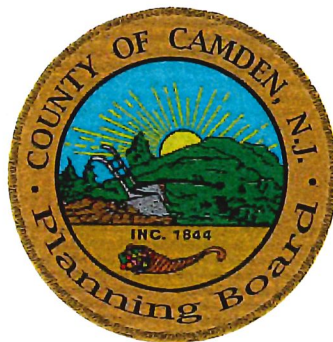
15. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities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

#### OUTSIDE AGENCY APPROVALS

18. Applicant is responsible for all environmental permits required.

  
William England, PE  
Assistant County Engineer

  
DATE



Cc: Applicant: Antonio Carollo [yacarollo@gmail.com](mailto:yacarollo@gmail.com)  
Applicant Attorney: Robert T. Cohen [robtcohen@aol.com.com](mailto:robtcohen@aol.com.com)  
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Municipal Planning Board Secretary: Lydia Pendino [lpentino@glotwp.com](mailto:lpentino@glotwp.com)  
Municipal Review Engineer: Gregory B. Fusco [gusco@keyengineers.com](mailto:gusco@keyengineers.com)