

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

# October 24, 2023

Revised October 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 (September 26, 2023)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:
7.
  - A. Ablett Village Condominiums: Phase 1 & 2 Camden MJ-8-1-23  
Proposed condominiums with associated site amenities.  
\*Public comment on the application
  - B. Rettinger Fireplace Systems Berlin Boro SP-5-2-23  
8,246-SF addition to existing building.  
\*Public comment on the application
  - C. VOLOL Care Transformation Ctr. Camden SP-8-11-23  
New 6 story bed tower to the existing hospital.  
\*Public comment on the application
  - D. Lightbridge Academy Cherry Hill SP-12-5-23  
New 12,000-SF Daycare Facility  
\*Public comment on the application
8. Chairperson's Report
9. Attorney's Report
10. County Engineer's Report
11. County Planning Report - next meeting to be held November 28, 2023; virtually
12. New Business
13. Old Business
14. Adjournment

#

\*Public comment shall be received after each application

**Camden County Planning Board  
County Public Works Complex, Lindenwold  
6:00 PM  
September 26, 2023**

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

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

Vice Chairman Mr. Matthew Marrone, Secretary Mr. Thomas Schina, Mr. Stephen Gandy, Mr. Joseph Pillo, and Assistant County Engineer Mr. William England were all present.

Planning Board Solicitor: Brandon Hawkins, Esq. was present

**MINUTES**

A motion was made to approve the minutes of the August 22, 2023, meeting by Mr. Stephen Gandy 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. Meridia @ Gloucester City; Gloucester City, NJ

Tyler Prime, Esq. and Kamil Baraniewicz, Engineer were present on behalf of the applicant.

The applicant proposes to redevelop the existing Block 48; Lots 2, 2.01, 2.02 for the purpose of constructing a new seven-story mixed use building along the existing pier of the Coast Guard Base site together with an eight-story residential building along South King Street. The project will provide 364 multi-family units. The existing three (3) story building on lot 2.01 shall remain and the existing parking lot is proposed to be reconstructed to support continued use. Associated site improvements include lighting, landscaping, signage, new sidewalks, utilities, and a stormwater management system.

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

B. Village of Little Pond; Gloucester Township, NJ

Damien DelDuca, Esq., Nathan Mosley, Traffic Engineer, and David Waronker, applicant were present, on behalf  
of the applicant.

The applicant proposes to construct eighty-one (81) townhouse units and a 20,000-sf commercial building with associated site improvements including landscaping, lighting, parking, recreational areas, and stormwater management at a 13.27-acre parcel known as Block 20601; Lots 4, 4.02, 5, and 6 located on the south side of Chews Landing-Clementon Road at Royalty Lane. The existing parcel is currently a recreational facility known as Little Pond Golf Center.



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

**C. Parkside Redevelopment; Camden, NJ**

Niall O'Brien, Esq., Jarod Thomas, Engineer, and Mike Brown, Traffic Engineer were present, on behalf of the applicant.

The applicant is seeking approval for the redevelopment of two locations known as Site A and Site B along Haddon Ave. CR 561 in the Parkside neighborhood in the City of Camden.

Site A consists of 2,650 SF of retail space, (4) four – one-bedroom units, and (4) four – two-bedroom units and has access via a driveway along Haddon Avenue (CR 561). Site B consists of a 1,415 SF fitness center, 1,060 SF retail space, 3,150 SF restaurant, 615 SF Café, 11,875 SF office space, (6) six – two-bedroom units, and (18) eighteen – three-bedroom units and has access via driveways along Euclid Avenue and Princess Avenue.

The applicant proposes to develop a driveway for site A in the signalized intersection of Haddon Ave. CR. 561 and Atlantic Ave. The applicant proposed to complete the integration of the driveway into this intersection and construct the signal upgrades including new ped heads, cross walks striping, and relocated/additional signal heads.

**A motion was made by Mr. Joseph Pillo and Seconded by Mr. Stephen Gandy. A roll call was held all and 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 October 24, 2023, and it is expected to be virtual.

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

A motion was made to adjourn the meeting at 6:48 PM by Mr. Thomas Schina and seconded by Mr. Stephen 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>October 24, 2023</b>
<b><i>Applications for Approval</i></b>				
	<b>PROJECT NAME</b>	<b>PROJECT NO.</b>	<b>MUNICIPALITY</b>	<b>DESCRIPTION</b>
SP-1	Ablett Village Phase I & II Condominiums	MJ-8-1-23	Camden City	Condominium Complex
SP-2	Rettinger Fireplace Systems	SP-5-2-23	Berlin Boro	8,250-SF Expansion to Existing Facility
SP-3	VOLOL Care Transformation Center	SP-8-11-23	Camden City	6 Story Bed Tower & Renovations
SP-4	Lightbridge Academy	SP-12-5-23	Cherry Hill	12,000-SF Daycare Facility

**STAFF REPORT  
MEETING OF:**

RE:

**Ablett Village Phase I & II  
Condominiums**

Plan:

**MJ-8-1-23**

Municipality:

**Camden City**

Applicant:

Ablett Village Urban Renewal , LLC

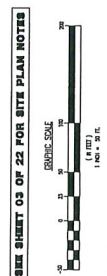
Abuts County Route:

East State St. (CR 601) &amp; River Rd. (CR 543)

Phase I: The applicant proposes to demolish ten (10) brick multi-family buildings and construct twelve (12) multi-family buildings with seventy-eight (78) affordable units.

Phase II: The applicant proposes to construct 144 units in eighteen (18) buildings, a clubhouse building, and a maintenance building on seven (7) new lots.

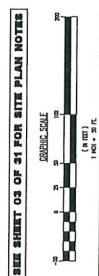
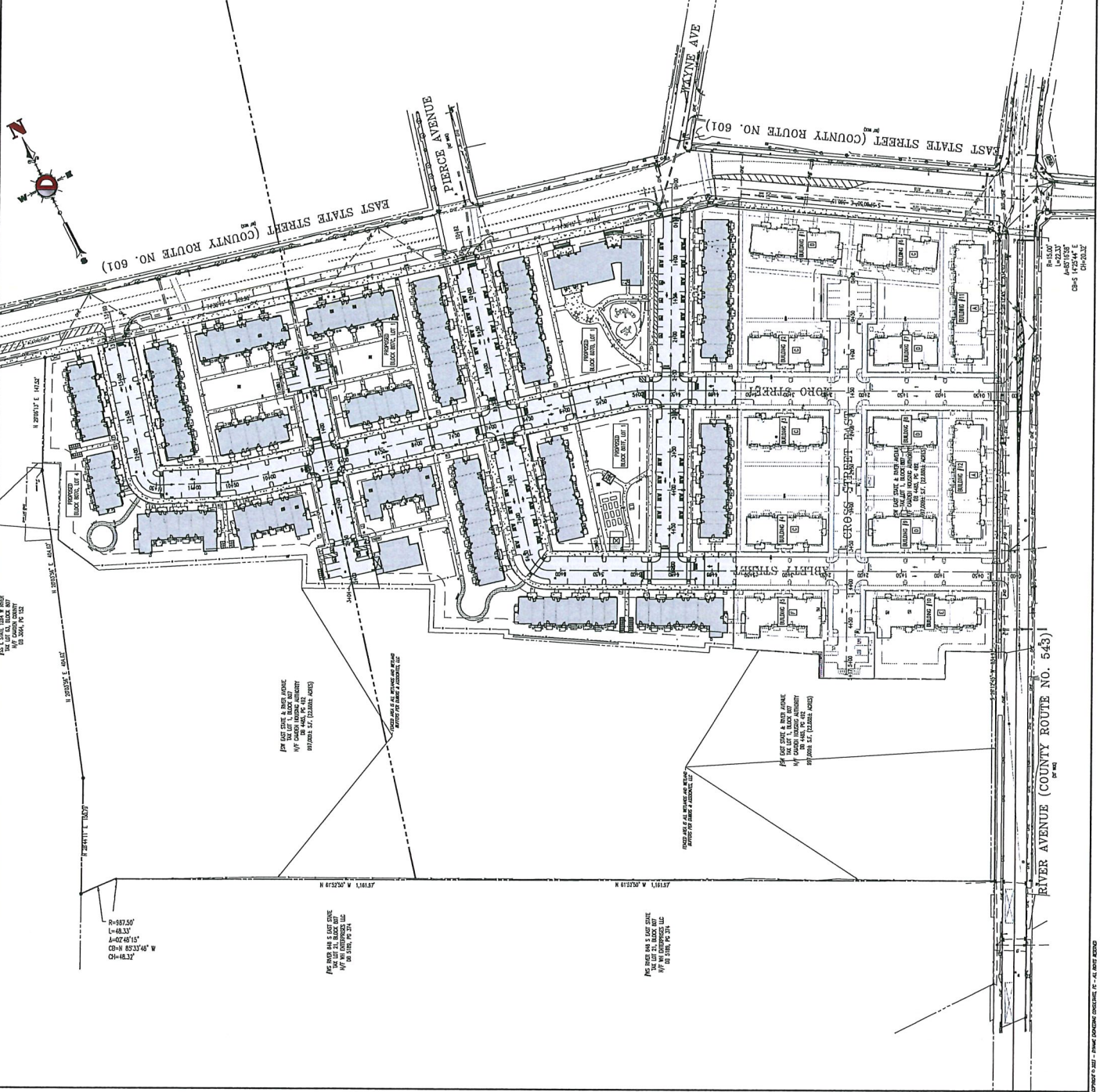
Associated site improvements include grading, stormwater management facilities, parking, sidewalks and ADA ramps, lighting, utilities, landscaping, and other associated site amenities.

[illegible]









SEE SHEET 03 OF 31 FOR SITE PLAN NOTES

**DYNAMIC**  
ENGINEERING  
INCORPORATED  
1000 N. 10TH ST., SUITE 200  
MILWAUKEE, WI 53233  
TEL: 414.224.1234  
FAX: 414.224.1235  
WWW.DYNAMIC-ENGINEERING.COM

**OVERALL SITE PLAN**  
PHASE 2  
ABLETT VILLAGE - PHASE 2  
PROPOSED CONDOMINIUM  
1000 N. 10TH ST., SUITE 200  
MILWAUKEE, WI 53233  
DATE: 06/17/2020  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
PROJECT NUMBER: 2019-001  
DESIGNED BY: J. HARRIS  
DATE: 06/17/2020  
PROJECT NUMBER: 2019-001  
DESIGNED BY: J. HARRIS  
DATE: 06/17/2020

**RODMAN R. BITCHE**  
PROFESSIONAL ENGINEER  
NO. 10000000000000000000  
DATE: 06/17/2020  
PROJECT NUMBER: 2019-001  
DESIGNED BY: J. HARRIS  
DATE: 06/17/2020

**5**  
OF 31

FOR THE CITY OF MILWAUKEE  
BY THE CITY ENGINEER  
DATE: 06/17/2020

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BY THE CITY ENGINEER  
DATE: 06/17/2020

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DATE: 06/17/2020

FOR THE CITY OF MILWAUKEE  
BY THE CITY ENGINEER  
DATE: 06/17/2020









SEE SHEET 03 OF 31 FOR SITE PLAN NOTES

GRAPHIC SCALE  
1" = 20' FT.

1" = 20' FT.

**DYNAMIC**  
ENGINEERING

10000 N. 10TH AVE., SUITE 100  
DENVER, CO 80231  
TEL: 303.733.1100  
WWW.DYNAMIC-ENG.COM

**SITE PLAN B**

PROJECT: ABILITY VILLAGE - PHASE 2  
PROPOSED COMMUNITAS  
SHEET NO. 03 OF 31

DESIGNED BY: ROBERT P. FREUD  
CHECKED BY: ROBERT P. FREUD  
DATE: 06/27/2022

PROJECT LOCATION: 10000 N. 10TH AVE., SUITE 100, DENVER, CO 80231

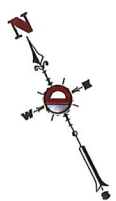


FIG. 1. SITE PLAN A  
10000 N. 10TH AVE., SUITE 100  
DENVER, CO 80231

FIG. 2. SITE PLAN B  
10000 N. 10TH AVE., SUITE 100  
DENVER, CO 80231

FIG. 3. SITE PLAN C  
10000 N. 10TH AVE., SUITE 100  
DENVER, CO 80231

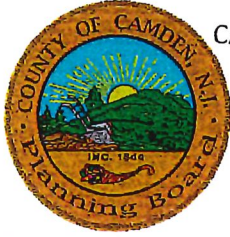












CAMDEN COUNTY PLANNING BOARD  
**COUNTY ENGINEER'S REVIEW  
OF SUBDIVISIONS AND  
SITE DEVELOPMENT PLANS**

**COUNTY PLAN:  
MJ-8-1-23**

Ablett Village Condominiums

**PROJECT NAME**

Camden

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW DATE & STATUS**

       SITE PLAN

PLATE: 13.01

10/10/2023

       PRELIMINARY PLAN

BLOCK: 807

Pending Board Approval

  X   OTHER

LOT (s): 1

**NAME:** Ablett Village Urban Renewal, LLC

**ADDRESS:** 2 Cooper Street, 14<sup>th</sup> Floor

**CITY:** Camden **STATE:** NJ **ZIP:** 08102

**SITE ABUTS COUNTY HIGHWAY:** East State St. (CR 601) & River Rd. (CR 543)

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

**GENERAL**

Phase I: The applicant proposes to demolish ten (10) brick multi-family buildings and construct twelve (12) multi-family buildings with seventy-eight (78) affordable units.

Phase II: The applicant proposes to construct 144 units in eighteen (18) buildings, a clubhouse building, and a maintenance building on seven (7) new lots.

Associated site improvements include grading, stormwater management facilities, parking, sidewalks and ADA ramps, lighting, utilities, landscaping, and other associated site amenities

**The following documents have been reviewed:**

1. Phase 1 Site plan prepared by Dynamic Engineering; dated 6/21/2023, revised 7/10/2023.
2. Phase 2 Site plan prepared by Dynamic Engineering; dated 6/21/2023, revised 7/11/2023.
3. Stormwater Statement prepared by Dynamic Engineering; dated 6/2023.
4. Traffic Statement prepared by Shropshire Associates, LLC; dated 7/21/2022.
5. Land Title Survey prepared by Vargo Associates, dated 1/14/2022, last revised 6/5/2023.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that East State Street (CR 601) has an existing right-of-way that is larger than the Master Plan's proposed right-of-way. Accordingly, the applicant is not required to provide additional right-of-way.
2. The Camden County Master Plan indicates that River Road (CR 543) has a proposed right-of-way of 60 feet, with an existing right-of-way of 50 feet. The Phase 1 plans indicate a proposed right-of-way which appears to meet the required 5-foot right-of-way dedication to the County to meet the Master Plan requirements, however dimensions of the proposed right-of-way are not provided. The following is noted:
  - a. The site plan should be revised to clearly indicate the roadway easement dedicated to Camden County, including the width of the proposed easement.
  - 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 review and approval.
  - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

**TRAFFIC**

3. Our office concurs that the traffic resulting from the proposed development will have a minimal impact on the adjacent county roadways.
4. Under Phase 2 of the project, a fourth leg will be added to the existing signalized intersection of East State Street with Wayne Avenue. This fourth leg will consist of single inbound and outbound lanes providing for all permitted movements. However, the project plans do not provide for the traffic signal adjustments that will be necessary to accommodate this additional approach to the intersection. The project plans shall be revised to provide the traffic signal equipment and signal timing modifications necessary for the addition of this leg to the intersection.

**SITE PLAN**

5. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
6. Additional proposed grading shall be provided at the proposed bump outs and curb lines along both county roads to ensure the drainage flow along the gutter line is not impeded and stormwater



ponding does not occur.

7. Two (2) existing A inlets along the south side of East State Street will be located behind the proposed curb line as shown within the Phase 2 design. These conflicts must be resolved.
8. 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.

9. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

3.3.1.6 Parking (**Plan Does Not Conform**) *Approved on-street parking shall not obstruct sight distance from the site driveway or an adjacent intersecting street or driveway. Site triangle dimensions must be added to the plans to determine approval of the proposed on-street parking within the county right-of-way.*

3.3.1.10 Access Geometry and Driveway Intersection Design

3.3.1.10.C Width of Driveways that Intersect a County Road (**Plan Does Not Conform**) *The minimum width of a driveway for non-residential or multi-family residential use shall be 24'. The plans shall be revised to meet this requirement.*

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'. Larger corner radii 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 plans shall be revised to meet this requirement. Submit vehicle turning templates for all driveways, both ingress and egress, for emergency vehicles, etc.*

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 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 this requirement.*

3.3.1.16 Pavement Markings (**Additional information required**) *Pavement marking materials installed on a county road shall either be long-life extruded thermoplastic, or long-life spray extruded thermoplastic. Additional information shall be added to the plans to specify the materials, colors, and dimensions of all proposed pavement markings on the county roadways.*

## STORMWATER MANAGEMENT NJAC 7:8

10. The applicant is ultimately disturbing one or more acres (43,560 SF) of land but is decreasing the impervious coverage by 3.74 acres. Accordingly, stormwater improvements under NJAC 7:8 for water quality and recharge are not required.
11. The design has met the water quantity requirement for peak runoff reduction.

## DETAILS

12. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
13. 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.
14. A detail should be provided for County roadway trench restoration for work adjacent to the curb. If the county roadway is a concrete road, the trench restoration detail must show 9" thick concrete replacement with dowels. If the county roadway is an asphalt road the pavement restoration should be 6" of dense grades aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement.
15. 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
  4. Standard Vertical Concrete Curb Taper
  5. Standard Concrete Sidewalk
  6. Standard Concrete Driveway and Concrete Apron
  10. Standard Pavement Marking Legend
  17. Hot Mix Asphalt Pavement
  18. Roadway Widening Roadway Restoration
    - A. Typical Roadway Restoration for Curb Installation

## ADMINISTRATIVE

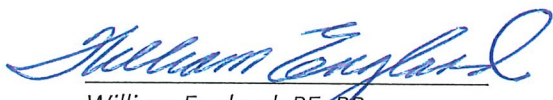
16. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk (no flash drive).
17. Camden County Planning Board Process- Once applicants are 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.
18. 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.

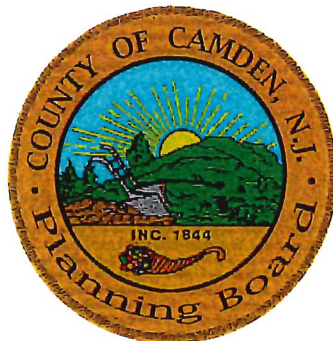
19. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
20. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection, and certification of the 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.
21. 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.
22. Underground irrigation systems shall not be located within the County right-of-way.
23. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

#### OUTSIDE AGENCY APPROVALS

24. The applicant is responsible for obtaining all environmental, local, County, State, and Federal permits, and approvals necessary for the proposed work (example: NJDOT, NJDEP, etc.)

  
William England, PE, PP  
Assistant County Engineer

  
DATE



Applicant: Ablett Village Urban Renewal, LLC [ncangelosi@tmo.com](mailto:ncangelosi@tmo.com)  
Applicant Attorney: Kevin Sheehan, Esq. [kd@parkermckay.com](mailto:kd@parkermckay.com)  
Applicant Engineer: Rodman R. Ritchie, [rritchie@dynamiccec.com](mailto:rritchie@dynamiccec.com)  
Municipal Planning Board Secretary: Angela Miller [AnMiller@ci.camden.nj.us](mailto:AnMiller@ci.camden.nj.us)  
Municipal Review Engineer: Jim Hopkins [JiHopkins@ci.camden.nj.us](mailto:JiHopkins@ci.camden.nj.us)



# 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: Proposed Condominiums

Project Address (if applicable) & Municipality: E. State Street (CR 601) & River Avenue (CR 543), City of Camden

Abuts County Road: E. State Street & River Avenue County Route No.: 601 & 543

### 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): 13.01

Existing Zoning: R-2 (Residential)

Block(s): 807

Variance(s) Required: Please refer to General Notes in the enclosed site plan drawings.

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: Ablett Village Phase 1 Urban Renewal, LLC Phone: 856-596-0500 Fax: \_\_\_\_\_

Address: 2 Cooper Street, 14th Floor Town & State: Camden, NJ

Email: ncangelosi@tmo.com Zip.: 08102

Attorney: Kevin Sheehan, Esq. Phone: 856-985-4020 Fax: \_\_\_\_\_

Address: 2 Cooper Street, Suite 1901 Town & State: Camden, NJ

Email: ksheehan@parkermccay.com Zip.: 08101

Engineer: Rodman R. Ritchie, PE, PP Phone: 856-334-2000 Fax: \_\_\_\_\_

Address: 5 Greentree Center, 525 Rt. 73 N., 4th Floor, Suite 406 Town & State: Marlton, NJ

Email: rritchie@dynamiccec.com Zip.: 08053

## 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 condominiums with accompanying improvements including grading, stormwater management facilities, lighting, landscaping and other associated site amenities.

Increase in Impervious Coverage?: YES / NO NO Total Increase or Decrease: 217,427 SF

Total Amount of Land Disturbed: 7.01 Acres

Total Gross SF of all Buildings/ Development: 40,855

Total New Residential Units: 78

Total New Jobs Created: TBD



# CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

## Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO **NO**

Will new lots be created? YES / NO **YES** How Many New Lots? <sup>5</sup> \_\_\_\_\_

Size of Existing Lot(s): 22.888 Acres

Portion to be Subdivided: 3.205 Acres

## 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: Nicholas Cangelosi

Signature of Applicant:  Date: 8/1/23

Agent Completing Application: Rodman R. Ritchie, PE, PP - Dynamic Engineering Consultants, PC

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

### For County Use:

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

Fees Included with Application: YES / NO

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

### Stamp Date Received Below



## Page - 4



Name of Company/Organization: Ablett Village Phase 1 Urban Renewal, LLC

If yes, what State is the Corporation incorporated in? New Jersey

Is Company an Individual Owner? YES / NO

Name	Address	Title
Michael J. Levitt Revocable Trust - 2 Cooper Street, 14th Fl., Camden, NJ 08102	51 % Ownership Interest	
Michael J. Levitt, Trustee/Sole Member - 24150 Deep Neck Road, Royal Oak, MD 21662		
Michaels Lifting Lives 2020, LLC (MLL 2020, LLC)- 2 Cooper Street, 14th Fl., Camden, NJ 08102	49% Ownership Interest	
MLL-JOD, LLC, 52% Managing Member of MLL 2020, LLC - 2 Cooper Street, 14th Fl., Camden, NJ 08102		
John J. O'Donnell, 100% Sole Member of MLL-JOD, LLC - 12 Russell Court, Newtown, PA 18940		
Mark Morgan - 21 % Non-Managing Member of MLL 2020, LLC - 4019 Alexander Drive, Mays Landing, NJ 08330		
Joseph F. Purcell - 21 % Non-Managing Member of MLL 2020, LLC - 21 O Georgian Drive, Cinnaminson, NJ 08077		

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*Date*

# 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: Proposed Condominiums

Project Address (if applicable) & Municipality: E. State Street (CR 601) & River Avenue (CR 543), City of Camden

Abuts County Road: E. State Street & River Avenue County Route No.: 601 & 543

### 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): 13.01

Existing Zoning: R-2 (Residential)

Block(s): 807

Variance(s) Required: Please refer to General Notes in the enclosed site plan drawings

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: Ablett Village Phase 2 Urban Renewal, LLC Phone: 856-596-0500 Fax: \_\_\_\_\_

Address: 2 Cooper Street, 14th Floor Town & State: Camden, NJ

Email: ncangelosi@tmo.com Zip.: 08102

Attorney: Kevin Sheehan, Esq. Phone: 856-985-4020 Fax: \_\_\_\_\_

Address: 2 Cooper Street, Suite 1901 Town & State: Camden, NJ

Email: ksheehan@parkermccay.com Zip.: 08101

Engineer: Rodman R. Ritchie Phone: 856-334-2000 Fax: \_\_\_\_\_

Address: 525 Rt. 73 North, 4th Floor, Suite 406 Town & State: Marlton, NJ

Email: rritchie@dynamiccec.com Zip.: 08053

## 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 condominiums with accompanying improvements, including grading, stormwater management facilities, lighting, landscaping and other associated site amenities.

Increase in Impervious Coverage?: YES / NO NO Total Increase or Decrease: 162,768 SF

Total Amount of Land Disturbed: 8.89 Acres

Total Gross SF of all Buildings/ Development: 88,493

Total New Residential Units: 144

Total New Jobs Created: TBD

# CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

## Subdivision Description (if applicable):

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

Will new lots be created? YES / NO YES How Many New Lots? 7

Size of Existing Lot(s): 22.888 Acres

Portion to be Subdivided: 6.022 Acres

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

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

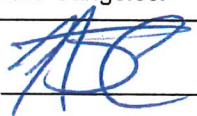
Authorized Municipal Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

## Signatures Required:

Name of Applicant: Nicholas Cangelosi

Signature of Applicant:  \_\_\_\_\_ Date: 8/1/23

Agent Completing Application: Rodman, R. Ritchie, PE, PP - Dynamic Engineering Consultants, PC

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

### For County Use:

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

Fees Included with Application: YES / NO

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

### Stamp Date Received Below



## Page - 4



Name of Company/Organization: Ablett Village Phase 2 Urban Renewal, LLC

If yes, what State is the Corporation incorporated in? New Jersey

Is Company an Individual Owner? YES / NO

Name	Address	Title
Michael J. Levitt Revocable Trust-	2 Cooper Street, 14th Fl., Camden, NJ 08102	51% Ownership Interest
Michael J. Levitt, Trustee/Sole Member -	24150 Deep Neck Road, Royal Oak, MD 21662	
Michaels Lifting Lives 2020, LLC (MLL 2020, LLC)-	2 Cooper Street, 14th Fl., Camden, NJ 08102	49% Ownership Interest
MLL-JOD, LLC, 52% Managing Member of MLL 2020, LLC -	2 Cooper Street, 14th Fl., Camden, NJ 08102	
John J. O'Donnell, 100% Sole Member of MLL-JOD, LLC -	12 Russell Court, Newtown, PA 18940	
Mark Morgan - 21 % Non-Managing Member of MLL 2020, LLC -	4019 Alexander Drive, Mays Landing, NJ 08330	
Joseph F. Purcell - 21% Non-Managing Member of MLL 2020, LLC -	210 Georgian Drive, Cinnaminson, NJ 08077	

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

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

8/22/23  
Date

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

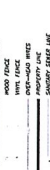
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*Date*

<b>STAFF REPORT MEETING OF:</b>	RE:	Rettinger Fireplace Systems
	Plan:	SP-5-2-23
	Municipality:	Berlin Boro
	Applicant:	David Rettinger
	Abuts County Route:	Cross Keys Road (CR 689)

The applicant proposes to renovate the existing building on the property to use it as a retail showroom, office space, and warehouse space for a fireplace sales business. The proposed renovations include a two-story expansion on the north side of the building which includes a retail showroom and offices. Exterior renovations are also proposed for the building facades. Portions of the existing parking lot will be repaved and restriped, and additional parking is proposed along the southern side of the site. In total 47 parking spaces are proposed. The proposed building will have approximately 20,250-SF in floor area of which 12,00-SF is existing and 8,250-SF will house the new expansion. The facility will operate on a customer appointment basis only, thereby reducing the number of visitors to the property per day.





PREPARED FOR  
 RETTINGER FIREPLACE SYSTEMS  
 PLATE 22, BLOCK 22M, LOT 22M  
 216 BERLIN AVENUE  
 BERLIN, NJ 08009  
 PREPARED IN  
 BOROUGH OF BERLIN  
 COUNTY OF CAMDEN, STATE OF NEW JERSEY

---

**SITE CIVIL ENGINEERING**  
 3345 DELAWARE AVENUE, SUITE 7  
 FRANKLINVILLE, NEW JERSEY 07222  
 (908) 985 - 8278  
 FAX (908) 951 - 6584  
 N.J. CERTIFICATE OF AUTHORIZATION NO. GA2418609

[illegible]



# Rettinger Fireplace

216 Berlin Cross-Keys Road  
Berlin, NJ 08009

## Legend

- 216 Berlin - Cross Keys Rd
- Berlin Park
- Feature 1
- Feature 2

216 Berlin - Cross Keys Rd

Rettinger Fireplace Systems Warehouse

Cross Keys Rd

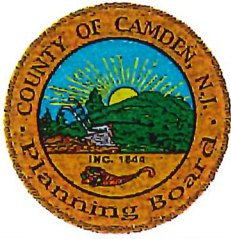
Olympic Dr

Wayside Rd

Google Earth

Image Landsat Copernicus





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

**COUNTY PLAN:  
SP-5-2-23**

Rettinger Fireplace Systems

**PROJECT NAME**

Berlin Boro

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW DATE & STATUS**

X

SITE PLAN

PLATE: \_\_\_\_\_

**10/12/2023**

\_\_\_\_ PRELIMINARY PLAN

BLOCK: 2201

**Pending Board Approval**

\_\_\_\_ OTHER

LOT (s): 2.01

**NAME:** Dave Rettinger

**ADDRESS:** 476 Centennial Blvd

**CITY:** Voorhees **STATE:** NJ **ZIP:** 08043

**SITE ABUTS COUNTY HIGHWAY:** Berlin-Cross Keys Road (CR 689)

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

**GENERAL**

The applicant proposes to renovate the existing building on the property to use it as a retail showroom, office space, and warehouse space for a fireplace sales business. The proposed renovations include a two-story expansion on the north side of the building which includes a retail showroom and offices. Exterior renovations are also proposed for the building facades. Portions of the existing parking lot will be repaved, and restriped, and additional parking is proposed along the southern side of the site. In total 47 parking spaces are proposed. The proposed building will have approximately 20,250-SF in floor area of which 12,00-SF is existing and 8,250-SF will house the new expansion. The facility will operate on a customer appointment basis only thereby reducing the number of visitors to the property per day.



**The following documents have been reviewed:**

1. Site plan prepared by Site Civil Engineering; dated 5/25/22.
2. Stormwater Statement prepared by Site Civil Engineering; dated 10/10/2023.
3. Traffic Statement prepared by Shropshire; dated 10/11/2023.
4. Land Title Survey prepared by JTS Engineers, dated 10/2/2021.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Berlin Cross Keys Road (CR 689) has a proposed right-of-way of 74 feet. The existing right-of-way at the applicant property frontage is also 74 feet. Accordingly, the applicant is not required to provide additional right-of-way.
2. The applicant is not proposing any improvements in the County right-of-way.

**SITE PLAN**

3. The applicant shall install a sidewalk along the frontage of the property. Sidewalk shall be installed behind the utility poles. Add the County sidewalk detail to the plan set.

**TRAFFIC**

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

**STORMWATER MANAGEMENT NJAC 7:8**

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

**ADMINISTRATIVE**

6. 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 drive).
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 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.

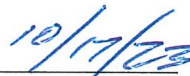
9. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
10. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection, and certification of the project. 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.
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

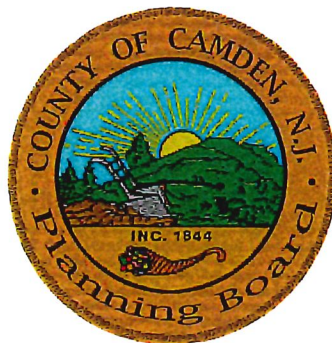
14. The applicant is responsible for obtaining all environmental, local, County, State, and Federal permits and approvals necessary for the proposed work (example: NJDOT, NJDEP, etc.)



William England, PE, PP  
Assistant County Engineer



DATE



Cc: Applicant: David Rettinger [david@rettingerfireplace.com](mailto:david@rettingerfireplace.com)  
Applicant Attorney: Mark A. Rinaldi, Esq. [mrinaldi@singleylaw.com](mailto:mrinaldi@singleylaw.com)  
Applicant Engineer: William Gilmore, [wgilmore@sitecivilengineering.com](mailto:wgilmore@sitecivilengineering.com)  
Municipal Planning Board Secretary: Donna Plute [construction@berlinni.org](mailto:construction@berlinni.org)  
Municipal Review Engineer: Al Hallworth [construction@berlinni.org](mailto:construction@berlinni.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](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: Rettinger Fireplace Systems

Project Address (if applicable) & Municipality: 216 Berlin Cross Keys Road

Abuts County Road: Cross Keys Road County Route No.: 689

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

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

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

- ☐ Resubmission of Major Subdivision

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

### Tax Map Data:

Plate(s): \_\_\_\_\_

Block(s): 2201

Lot(s): 2.01

Existing Zoning: C-2

Variance(s) Required: As set forth on the attached

Borough Professionals  
Reports

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: David Rettinger Phone: 856-783-5501 Fax: \_\_\_\_\_  
 Address: 476 Centennial Blvd Town & State: Voorhees, NJ 08043  
 Email: david@rettingerfireplace.com Zip.: 08043  
 Attorney: Mark A. Rinaldi Phone: 856-429-3144 Fax: 856-429-3188  
 Address: 200 Haddonfield-Berlin Rd., Suite 400 Town & State: Gibbsboro, NJ  
 Email: mrinaldi@singleylaw.com Zip.: 08026  
 Engineer: William Gilmore - Site Civil Engineering Phone: 856-885-8679 Fax: \_\_\_\_\_  
 Address: 2205 Delsea Drive, Suite 7 Town & State: Franklinville, NJ 08322  
 Email: wgilmore@sitecivilengineering.com Zip.: 08322

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

<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>
<input type="radio"/> Single Family Detached	<input checked="" type="radio"/> Retail	<input type="radio"/> Maintenance/ Repair Shop
<input type="radio"/> Town Homes	<input checked="" type="radio"/> Office	<input type="radio"/> Flex Space
<input type="radio"/> Duplex	<input type="radio"/> Restaurant/ Food Establishment	<input checked="" 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: The applicant proposes a 8,246 sf addition to the existing 11,900 sf building. The addition will be utilized as additional office, showroom and storage space. The operation will continue to operate on a customer appointment basis only thereby reducing the number of visitors to the property.

Increase in Impervious Coverage?: YES / NOX    Total Increase or Decrease: NA  
 Total Amount of Land Disturbed: Less than 1/4 acre  
 Total Gross SF of all Buildings/ Development: 20,146  
 Total New Residential Units: 0  
 Total New Jobs Created: 32 Employees have relocated from the Applicant's former location

# CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

## Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO ☒ YES

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

Size of Existing Lot(s): 3.44 acres

Portion to be Subdivided: NA

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

Title of Municipal Official: Board Secretary

Authorized Municipal Signature: [Signature]      Date: 7/12/2022

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

Phone Number: (856) 767-7777 ext 316

## Signatures Required:

Name of Applicant: Rettinger Fireplace Systems

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Agent Completing Application: Mark A. Rinaldi, Esq., Attorney for the Applicant

Signature of Agent: [Signature]      Date: 9.25.23

### For County Use:

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

Fees Included with Application: YES / NO

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

### Stamp Date Received Below



# CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

## Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO ☒ YES

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

Size of Existing Lot(s): 3.44 acres

Portion to be Subdivided: NA

## 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: Rettinger Fireplace Systems

Signature of Applicant:  Date: 9-25-23

Agent Completing Application: Mark A. Rinaldi, Esq., Attorney for the Applicant

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

### For County Use:

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

Fees Included with Application: YES / NO

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

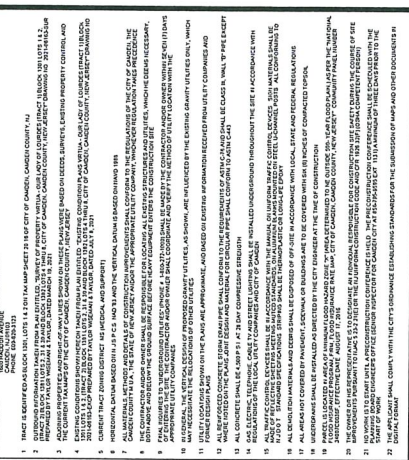
### Stamp Date Received Below

<b>STAFF REPORT MEETING OF:</b>	RE:	VOLOL Care Transformation Center
	Plan:	SP-8-11-23
	Municipality:	Camden City
	Applicant:	Virtua Our Lady of Lourdes Hospital, Inc.
	Abuts County Route:	Haddon Avenue (CR 561)

The applicant proposes the construction of a new six (6) story bed tower totaling 214,155-SF and extensive internal renovations to the existing hospital facilities including new elevators and sprinklers of all buildings. The new building will be the principal entrance to the lobby area of the hospital and to the patients rooms. The applicant also proposes to relocate the existing ground-level helipad to a new helipad on the rooftop of the Pavilion Building along Vesper Boulevard.

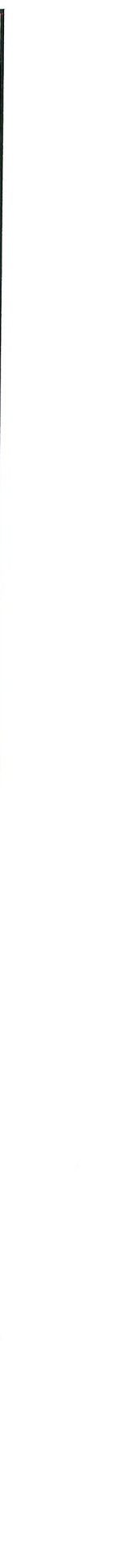
Associated site improvements include grading, stormwater management facilities, parking, sidewalks and ADA ramps, lighting, utilities, landscaping, and other associated site amenities.



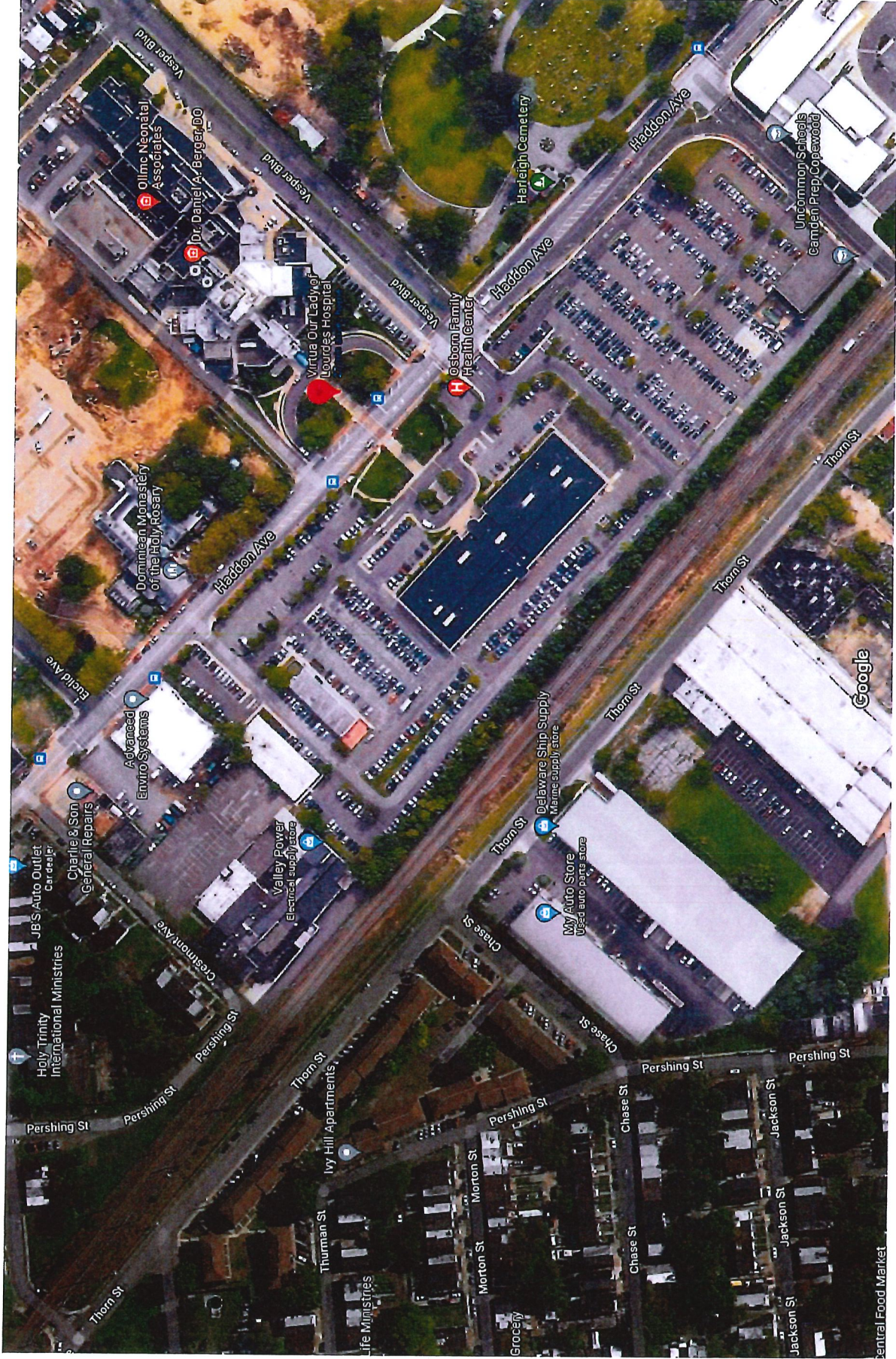


PREIMINARY / FINAL SITE PLAN / LAYOUT IN

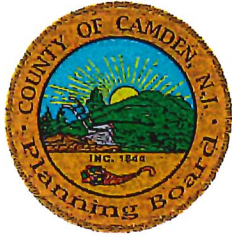
DATE RECEIVED	DATE FORWARDED	DATE RECEIVED	DATE FORWARDED	DATE RECEIVED	DATE FORWARDED	DATE RECEIVED	DATE FORWARDED
06/22/2023							
VIRTUOUS LADY OF LOURDES HOSPITAL BLOCK 13 PROPOSED PATIENT TOWER CITY OF CAMDEN CAMDEN COUNTY, NEW JERSEY				TWT TOWER TECHNOLOGICAL ENGINEERS / ARCHITECTS / SCIENTISTS 300 EAST 10TH STREET SUITE 1000 CAMDEN, NJ 08102 TEL: 856-966-1000 FAX: 856-966-1001 WWW.TOWERTECHNICAL.COM			
SITE PLAN SHEET 20.16				TWT TOWER TECHNOLOGICAL ENGINEERS / ARCHITECTS / SCIENTISTS 300 EAST 10TH STREET SUITE 1000 CAMDEN, NJ 08102 TEL: 856-966-1000 FAX: 856-966-1001 WWW.TOWERTECHNICAL.COM			
DATE: JUNE 22, 2023 TIME: 10:00 AM LOCATION: 22220103/273701				DATE: JUNE 22, 2023 TIME: 10:00 AM LOCATION: 22220103/273701			











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

**COUNTY PLAN:  
SP-8-11-23**

VOLOL Care Transformation Project

**PROJECT NAME**

Camden City

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW DATE & STATUS**

X

SITE PLAN

PLATE:     

**10/17/2023**

     PRELIMINARY PLAN

BLOCK: 1301

**Pending Board Approval**

     OTHER

LOT (s): 1 & 2

**NAME:** Virtua Our Lady of Lourdes, Inc.

**ADDRESS:** 1600 Haddon Avenue

**CITY:** Camden **STATE:** NJ **ZIP:** 08103

**SITE ABUTS COUNTY HIGHWAY:** Haddon Avenue (CR 561)

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

**GENERAL**

The applicant proposes the construction of a new six (6) story tower totaling 214,155-SF and extensive internal renovations to the existing hospital facilities, including new elevators and sprinklers of all buildings. The new building will be the principal entrance to the lobby area of the hospital and to the patient rooms. The applicant also proposes to relocate the existing ground-level helipad to a new helipad on the rooftop of the Pavilion Building along Vesper Boulevard.

Associated site improvements include grading, stormwater management facilities, parking, sidewalks and ADA ramps, lighting, utilities, landscaping, and other associated site amenities.

**The following documents have been reviewed:**

1. Site plan prepared by Taylor Wiseman & Taylor; dated 8/25/2023.
2. Stormwater Management Report prepared by Taylor Wiseman & Taylor; dated 4/25/2023.
3. Traffic Engineering Report prepared by Shropshire Associates; dated 5/26/2023.
4. Land Title Survey prepared by Taylor Wiseman & Taylor; dated 6/22/2023.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Haddon Avenue (CR 561) has an existing and proposed right-of-way of 66 feet. Accordingly, the applicant is not required to provide additional right-of-way.

**TRAFFIC**

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

**SITE PLAN**

2. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative."

**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 and water quality.
4. 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 (PA1).
5. 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 to ensure that the stormwater system



can be maintained in perpetuity.

6. 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.

## DETAILS

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

## 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 drive).
9. 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.
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. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
12. 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.
13. The Cost of any inspection work of improvements to County facilities shall be the

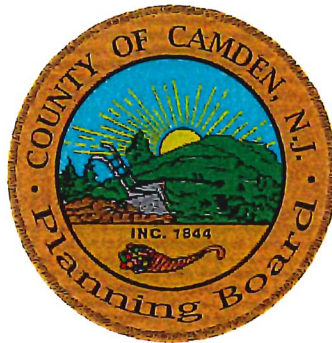
responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.

14. Underground irrigation systems shall not be located within the County right-of-way.
15. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

#### OUTSIDE AGENCY APPROVALS

16. The applicant is responsible for obtaining all environmental, local, County, State, and Federal permits, and approvals necessary for the proposed work (example: NJDOT, NJDEP, etc.)

 10/17/23  
William England, PE, PP DATE  
Assistant County Engineer



Cc: Applicant: Virtua Our Lady of Lourdes Hospital, Inc. [jherb@virtua.com](mailto:jherb@virtua.com)  
Applicant Attorney: William F. Hyland, Jr., Esq. [hyland@hylandlevin.com](mailto:hyland@hylandlevin.com)  
Applicant Engineer: Joseph J. Whitman IV, PE, [Whitman@taylorwiseman.com](mailto:Whitman@taylorwiseman.com)  
Municipal Planning Board Secretary: Angela Miller [AnMiller@ci.camden.nj.us](mailto:AnMiller@ci.camden.nj.us)  
Municipal Review Engineer: Jim Hopkins [JH Hopkins@ci.camden.nj.us](mailto:JH Hopkins@ci.camden.nj.us)



# 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: VOLOL Care Transformation Project

Project Address (if applicable) & Municipality: 1600 Haddon Ave, City of Camden

Abuts County Road: Haddon Ave County Route No.: 561

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

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

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

- ☐ Resubmission of Major Subdivision

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

### Tax Map Data:

Plate(s): \_\_\_\_\_

Block(s): 1301

Lot(s): 1 & 2

Existing Zoning: Medical and Support Zone

Variance(s) Required: None

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):

Virtua Our Lady of Lourdes Hospital, Inc.  
Applicant: \_\_\_\_\_ Phone: 609.820.3123 Fax: \_\_\_\_\_  
Address: 1600 Haddon Ave Town & State: Camden NJ  
Email: jherb@virtua.org Zip.: 08103

Attorney: William F. Hyland, Jr., Esq. Phone: 856.355.2900 Fax: Hyland Levin Shapiro LLP  
Address: 6000 Sagemore Drive, Suite 6301 Town & State: Marlton, NJ  
Email: hyland@hylandlevin.com Zip.: 08053

Engineer: Joseph J. Wittman IV, PE Phone: 856.235.7200 Fax: Taylor Wiseman & Taylor  
Address: 124 Gaither Drive, Suite 150 Town & State: Mt. Laurel, NJ  
Email: Wittman@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 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: See attached municipality rider.

Increase in Impervious Coverage?: ☒ YES / NO Total ☒ Increase or Decrease: 13.1%

Total Amount of Land Disturbed: 36,430 sf

Total Gross SF of all Buildings/ Development: 197,670 SF

Total New Residential Units: N/A

Total New Jobs Created: See attached sheet.



# CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

## Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / ☒ NO

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

Size of Existing Lot(s): N/A

Portion to be Subdivided: N/A

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

Title of Municipal Official: ZONING OFFICER

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

Transmittal Date (if applicable): 8/22

Phone Number: 852 - 757-7244

## Signatures Required:

Name of Applicant: Virtua Our Lady of Lourdes Hospital, Inc.

Signature of Applicant: \_\_\_\_\_ Date: 8/9/23  
William F. Hyland, Jr., Esq., Hyland Levin Shapiro LLP, Attorney for Applicant

Agent Completing Application: William F. Hyland, Jr., Esq., Hyland Levin Shapiro LLP

Signature of Agent: \_\_\_\_\_ Date: 8/9/23  
William F. Hyland, Jr., Esq., Hyland Levin Shapiro LLP, Attorney for Applicant

### 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: Virtua Our Lady of Lourdes Hospital, Inc.

Is the Company a Corporation? YES / NO

Non-profit.

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**

See list of Board of Trustees attached.

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

X

*Signature of Owner & Title*

William F. Hyland, Jr., Esq., Hyland Levin Shapio LLP, Attorney for Applicant

X

*Signature of Owner & Title*

*Date*

*Date*



### **Board of Trustees**

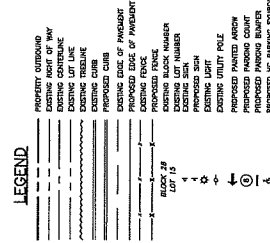
- Edward Cloues, Chair
- James Dwyer, DO, Vice Chair
- Dennis W. Pullin, President & CEO
- Patricia Codey
- Elaine Damm
- Leslie Donato
- Damien Ghee
- Grayling Johnson
- Saniah Johnson
- Pratap Khedkar
- David Kindlick
- George Lynn
- Faye Meloy
- John Parker
- Adolfo Piperno
- Stacy Robinson
- Marvin Samson
- Charles Vila



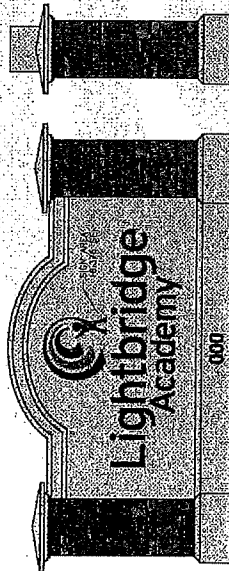


LIGHTBRIDGE ACADEMY  
BLCK 282 02 LOTS

DATE 5/31/23



A SEPARATE SIGN PACKAGE WILL BE SUBMITTED WITH ADDITIONAL DETAILS INCLUDING DIMENSIONS REGARDING SIGNS



### CONJUNCT SIGN

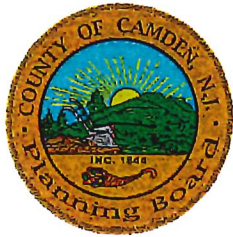




Lightbridge Academy - 2323 Church Road

Block	Lot	Town
282.02	10 & 13	Cherry Hill Township
0 50 100 200 Feet		
camden county Making It Better, Together.		





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

**COUNTY PLAN:  
SP-12-5-23**

Lightbridge Academy

**PROJECT NAME**

Cherry Hill

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW DATE & STATUS**

X

SITE PLAN

PLATE: \_\_\_\_\_

10/16/2023

PRELIMINARY PLAN

BLOCK: 28.02

Pending Board Approval

OTHER

LOT (s): 10 & 13

**NAME:** Piyush & Kalpesh Patel

**ADDRESS:** 43 Summit Drive

**CITY:** E Brunswick **STATE:** NJ **ZIP:** 08816

**SITE ABUTS COUNTY HIGHWAY:** Church Road (CR 616/ Coles Road (CR 627)

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

**GENERAL**

The applicant proposes to demolish all the existing buildings and construct a 12,000-SF daycare facility with associated playgrounds, parking lot, lighting, landscaping, and other improvements.

The site is located at the northeast corner of Church Road Circle, with frontage on Coles Ave (CR 627) and Church Road (CR 616). There are multiple non-conforming driveways on the existing site, which will be closed. One (1) new full access driveway is proposed on Coles Avenue. The site is bounded by other retail and commercial site driveways to the north and south, and by a single-family residential area to the west.

**The following documents have been reviewed:**

1. Site plan prepared by Consulting Engineering Services; dated 5/31/2023.
2. Stormwater Management Report prepared by Consulting Engineering Services; dated 4/2023.
3. Traffic Impact Study prepared by Consulting Engineering Services; dated 5/2023.
4. Land Title Survey prepared by Consulting Engineering Services, dated 7/7/2022.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Church Road (CR 616) has a proposed right-of-way of 66 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen 8.25' from the centerline along the applicant's frontage.
2. The Camden County Master Plan indicates that Coles Road (CR 627) has a proposed right-of-way of 66 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen 8.25' from the centerline along the applicant's frontage. The following is noted:
  - a. The site plan should be revised to clearly 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 review and approval.
  - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

**TRAFFIC**

1. Our office concurs that the traffic resulting from the proposed development will not create significant adverse impacts on the adjacent County roadways.

**SITE PLAN**

2. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative."
3. Show all utility connections on the plans. Final restoration requirements for all work completed within the County ROW, including final pavement restoration, will be determined post construction.
4. Site Plans Must Conform with the Following Standards:
  - 3.3 Site Plan
  - 3.3.1.10 Access Geometry and Driveway Intersection Design
  - 3.3.1.10.E Driveway and Apron Material (***Plan Does Not Conform***) *The depressed curb shall extend to a distance of at least 5' further than the width of the driveway {...}*



*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.*

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

5. The applicant is decreasing the impervious coverage by 0.34 acres and does not meet the definition of major development under the stormwater regulations. Stormwater improvements as required under NJAC 7:8 are not required.
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 (PA1).
7. The design has met the water quantity requirement for reduction of peak runoff rates.

#### **DETAILS**

8. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
9. The following County standard details are required for improvements in the County right-of-way:  
Details:
  3. Standard Depressed Concrete Curb
  5. Standard Concrete Sidewalk
  6. Standard Concrete Driveway and Concrete Apron

#### **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 drive).
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 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. All sections of the subdivision and site plan review act are to be complied with and shall become a

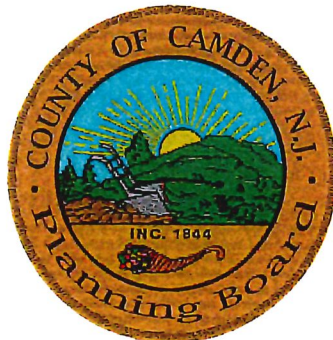
part of the approval.

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 obtaining all environmental, local, County, State, and Federal permits, and approvals necessary for the proposed work (example: NJDOT, NJDEP, etc.)

 10/17/23  
William England, PE, PP                      DATE  
Assistant County Engineer



Cc: Applicant: Pivush & Kalpesh Patel [bobfreemanandmintzpa.com](mailto:bobfreemanandmintzpa.com)  
Applicant Attorney: Jeff Baron, Esq. [bob@fremmanandmintz.com](mailto:bob@fremmanandmintz.com)  
Applicant Engineer: Consulting Engineers Services, [smody@keller-engineers.com](mailto:smody@keller-engineers.com)  
Municipal Planning Board Secretary: Angela Miller [mbrown@ces-1.com](mailto:mbrown@ces-1.com)  
Municipal Review Engineer: C. Jeremy Knoll [jnoll@erini.com](mailto:jnoll@erini.com)



# 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: Children's day care facility

Project Address (if applicable) & Municipality: 2323 Church Road / 41 Coles Avenue, Cherry Hill

Abuts County Road: 2323 Church Rd / 41 Coles Ave County Route No.: 616

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

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

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

- ☐ Resubmission of Major Subdivision

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

### Tax Map Data:

Plate(s): \_\_\_\_\_

Existing Zoning: Commercial B2

Block(s): 282.02

Variance(s) Required: Bulk "C"

Lot(s): 10 and 13

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):

c/o 856-795-1234      856-795-4620

Applicant: Piyush & Kalpesh Patel Phone: c/o 856-627-6000 Fax: \_\_\_\_\_

Address: 43 Summit Drive Town & State: East Brunswick, NJ  
c/o bob@freemanandmintzpa.com Moorestown, NJ  
 E-mail: \_\_\_\_\_

Robert D. Mintz, Esq., Freeman & Mintz, P.A. 856-795-1234 Zip: 856-795-4620

Attorney: Jeff Baron, Esq., Baron & Brennan Phone: 856-627-6000 Fax: \_\_\_\_\_  
34 Tanner Street Haddonfield, NJ  
 Address: 1307 White Horse Road Town & State: Voorhees, NJ  
 08033  
 Email: bob@freemanandmintzpa.com / jbaronbrennan.com Zip: 08043

Consulting Engineering Services  
 Engineer: Michael R. Brown, PE, PTOE, CMF Phone: 856-228-2200 Fax: 856-232-2346  
 Address: 645 Berlin Cross Keys Road, Suite 1 Town & State: Sicklerville, New Jersey  
 Email: mbrown@ces-1.com 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 type="radio"/> Town Homes               | <input checked="" type="radio"/> Office Day care facility | <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:

Day care center with playground and parking

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Increase in Impervious Coverage?: ~~YES~~ / NO      Total Increase or Decrease: \_\_\_\_\_

Total Amount of Land Disturbed: \_\_\_\_\_

Total Gross SF of all Buildings/ Development: \_\_\_\_\_

Total New Residential Units: N/A

Total New Jobs Created: 30 +/-



# 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: N/A

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

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

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

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

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

## Signatures Required:

Contract Purchaser: Coles and Church Realty LLC (to be formed)

Name of Applicant: Piyush Patel / Kaspesh Patel

Signature of Applicant: [Signature] Date: 5/8/23

Agent Completing Application: Robert D. Mintz, Esq., Freeman & Mintz, P.A.

Signature of Agent: Robert Mintz Date: \_\_\_\_\_

<b>For County Use:</b>	<b>Stamp Date Received Below</b>
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: Piyush Patel / Kalpesh Patel (pending LLC formation)

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
Contract Purchaser:		
Piyush Patel (50%)	43 Summit Drive, E. Brunswick, NJ 08816	
Kalpesh Patel (50%)	43 Summit Drive, E. Brunswick, NJ 08816	

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

x  Member  
Signature of Owner & Title

5/8/23  
Date

x  Member  
Signature of Owner & Title

5/8/23  
Date