

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

January 23, 2024

Revised January 23, 2024

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:

"This Camden County Planning Board meeting was advertised pursuant to the New Jersey Open Public Meeting Act (N.J.S.A. 10:4-6 thru 10:4-21). Notices were placed in the official publications for the County of Camden. A copy of the notice is posted on the County Website and on the bulletin board at the County of Camden Charles DePalma Complex."

2. Pledge of Allegiance

3. Roll Call

4. Minutes from last meeting (December 19, 2023)

5. Public Comments on non-agenda items

6. Review of Projects for Board Action:

- A. Bellmawr Waterfront Redevelopment Bellmawr
Logistics Center & Park/ Waterfront Park Along Creek
*Public comment on the application

SP-4-1-24

7. Chairperson's Report

8. Attorney's Report

9. County Engineer's Report

10. County Planning Report - next meeting to be held February 27, 2024; virtually

11. New Business

12. Old Business

13. Adjournment

*Public comment shall be received after each application

CC: Hon. Louis Cappelli, Jr., Esq., Commissioner Director
Hon. Almar Dyer, Commissioner
Dominic J. Vesper, Jr, Deputy County Director
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
December 19, 2023**

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

Meeting opened with the Flag Salute and pledge of allegiance.

Chairwoman Alexis Williams announced prior to Roll Call that Commissioner Al Dyer was present at the meeting and asked if he would like to say a few words.

Commissioner Dyer thanked everyone for being there and wished everyone a Happy Holidays.

Chairwoman Ms. Alexis Williams, Vice Chairman Matthew Marrone, Secretary Mr. Thomas Schina, Mr. Joseph Pillo, 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 November 28, 2023 meeting by Vice Chairman Marrone and seconded by Secretary Schina. All present voted in favor of the motion, Chairwoman William Abstained.

Public Comment on non-agenda items: none

Review of Projects for Board Action

A. Stonegate III @ St. Stephen's – Pennsauken, NJ

A request was made by Mr. DeDuca prior to the meeting to have this application heard first as he needed to be at another meeting in Haddonfield. His request was granted, and item D was heard first.

Damien DeDuca, Esq., James Reynolds, Esq., the executive director of the Diocese and Housing Services Center of the Diocese of Camden, which is affiliated with the entity that is the applicant, Stonegate Three LLC, as well as the civil engineer, Jason Shula, with Shula Engineering were present representing the applicant.

Applicant proposed the demolition of an existing two (2) story masonry building along with the removal of associated parking areas and pavement to construct a four (4) story apartment building containing fifty-four (54) one-bedroom senior affordable units with associated parking areas, trash enclosures, concrete curb and sidewalk, and community green with walking paths leading to a 12' x 16' gazebo. A larger gazebo will also be built on site. Additional improvements

include landscaping, lighting, utilities, and the reconstruction of an access driveway extending from Stonegate Drive.

The proposed apartment building will front on Stonegate Drive which also provides access to the adjoining western lot containing the six (6) sided St. Steven's Church sanctuary and a two (2) story masonry Rectory building.

This application was for the third phase of the project. Applicants received municipal approval on November 29, 2023, and will provide a resolution to the County. The proposed project does not abut a county road and they do not believe that it will have any impact on any county facility. Additionally, the applicants traffic engineer concluded that the traffic resulting from the proposed development will have a minimal impact on the adjacent county roadway.

The Applicant has agreed to all comments in the County Engineer's review letter, including the question about sidewalk and whether there's going to be a pedestrian connection to facilitate pedestrian's walking from Browning Road to the West and the applicant confirmed that there would be.

Secretary Shina confirmed that the traffic access was on Browning Road from Stone Gate Drive Mr. DelDuca confirmed. No other questions were asked.

A motion was made by Vice Chairman Marrone to approve the application, Joe Pillo seconded the motion. A roll call vote was taken, all were in favor. Motion passed.

B. Holtec International – Camden City, NJ

Kevin Sheehan, Esq., from Parker McCay, P.A. and Blake Fitzgerald, Engineer from Pennoni Associates were present representing the applicant.

Mr. Sheehan provided background on the property. This is the 46 acres that Holtec International leased from the South Jersey Port Alliance. Mr. Sheehan walked through the background of the Broadway realignment to accommodate the Holtec project. Holtec international has already construct its headquarters on the property.

The applicant is now proposing to construct a new 51,568-SF office building, a pole barn, and related improvements on the property including sidewalks, parking, landscaping, lighting, and stormwater management.

The City of Camden approved the application on November 2, 2023, and they are waiting on the resolution which will be provided to the County. Mr. Sheehan addressed the three comments in the County Engineer's review letter and confirmed that they will be making those changes for conformance.

A motion was made by Mr. Pillo to approve the application, Secretary Schina seconded the motion. A roll call vote was taken, all were in favor. Motion passed.

C. Victory Commons – Voorhees, NJ

James Burns, Esq., from Dembo, Brown, and Burns LLP, as well as Nick Cangelosi on behalf of Victory Commons and our engineer, Mark Malinowski of Stout and Caldwell, were present representing the applicant.

The applicant proposes to construct a multi-family affordable housing residential development comprising of eighty-one (81) garden apartments. The development will include nine (9) residential buildings, a clubhouse, recreation space, and on-site parking. Additional features will include landscaping, lighting, and stormwater management facilities. The subject property fronts on Haddonfield-Berlin Road (CR 561) and consists of 8.12 acres. There is an office building on Haddonfield-Berlin Road to the property's north and a shopping plaza to the south.

Chairwoman Willaims asked the applicant to elaborate on the items of concern that were discussed with the County Engineer, specifically the Bike path required by Voorhees twp. and the entrance to the property. The applicant discussed the proposed bike path and elaborated on the turning radii required.

Secretary Schina asked about the emergency access drive and how they will deter residents and visitors from using it. The applicant stated that there will be a depressed driveway for access, and they will add signs.

A motion was made by Vice Chairman Marrone to approve the application, Secretary Schina seconded the motion. A roll call vote was taken, all were in favor. Motion passed.

D. Erial Road Townhouse Development – Winslow, NJ

Robert DeSanto, Esq. from Gruccio, Pepper, De Santo & Ruth, Mark Janiszweski, P.E. from Colliers Engineering and Max Polachek, managing member of Winslow Developers, LLC. were present representing the applicant.

The applicant proposes the construction of an eighty-six (86) unit townhouse development in 12 buildings located off Erial Road. Additional proposed improvements include associated car parking, recreation areas, landscaping, lighting, stormwater management facilities, curbing, sidewalk, and other related site improvements.

Chairwoman Williams asked if there was going to be full movement of the driveway on Erial Road, which the applicant confirmed. She also asked about the cul-de-sac's if they were going to be for future development, but Mr. DeSanto stated that it was a requirement of the municipality and there is no intention for future development as this site.

There was a question from the public made prior to the meeting asking if this land was preserved Open Space, the County did confirm with the State that it was not Open Space and was able to be developed.

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

CHAIRPERSON'S REPORT - No Report, thanked everyone for a great year and to have a wonderful Holiday.

ATTORNEY'S REPORT - No Report

COUNTY ENGINEER'S REPORT- No Report

COUNTY PLANNING REPORT

The next planning board meeting is scheduled for January 23, 2024, and it is expected to be virtual. Thanked everyone for their hard work this year, Bill and Jerry. Also recognized that Jerry was not at the meeting as his Aunt Alma had passed away and the funeral was on the 19th. We recognized Alma as a long-standing County employee who, up until the day she passed, was a concerned member of the County and only wanting the best for the residents.

The meeting dates had been sent to the newspapers for the upcoming year.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

A motion was made to adjourn the meeting by Vice Chairman Matthew Marrone and seconded by Mr. Joseph Pillo; all present were in favor. The meeting ended at 6:35 p.m.

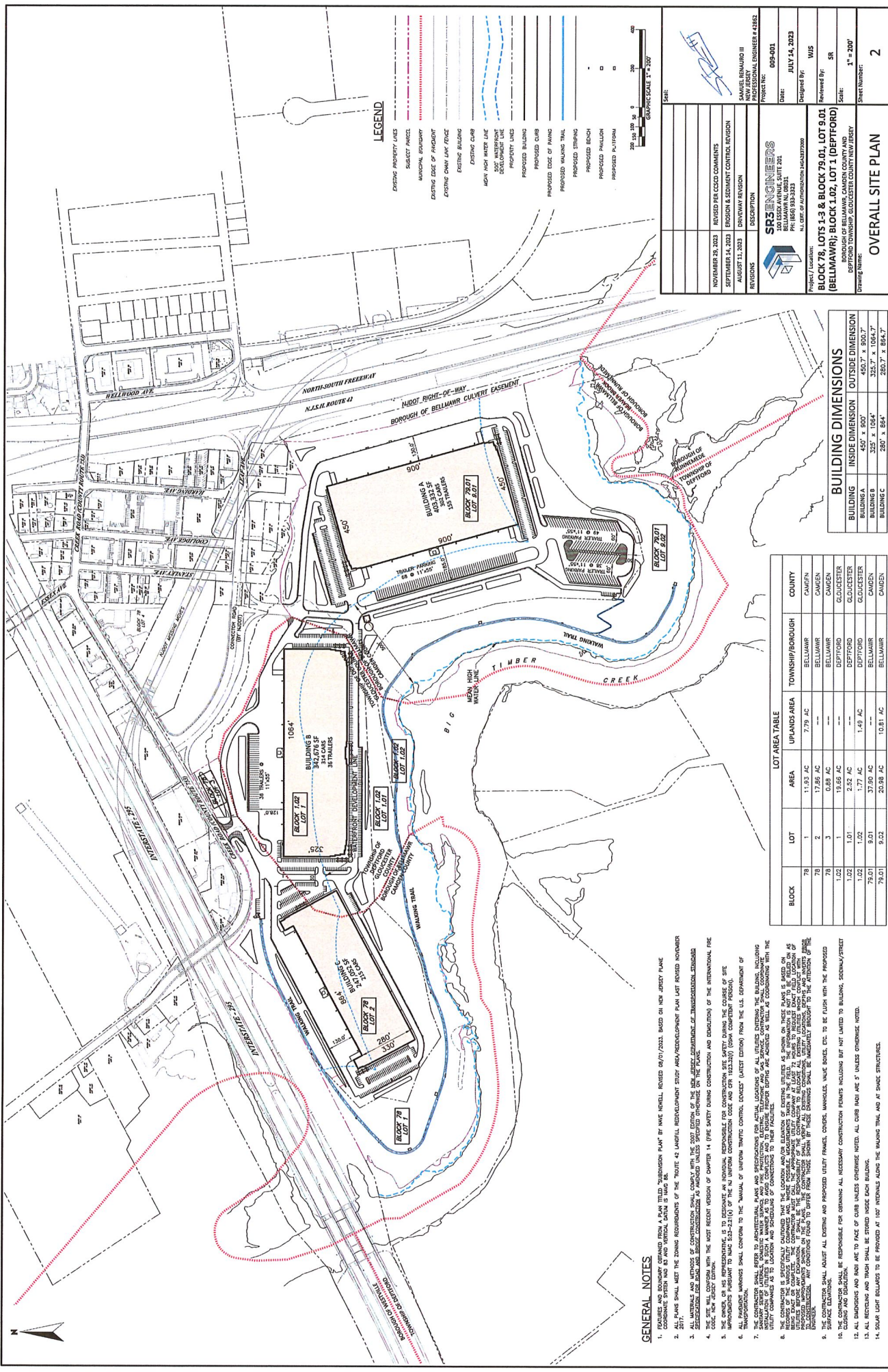
Respectfully Submitted,

Ilene Lampitt, Esq
Director of Planning and Permits

CAMDEN COUNTY PLANNING BOARD Land Development Review				Review List for Meeting January 23, 2024
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Bellmawr Waterfront Redevelopment	SP-4-1-24	Bellmawr	Logistics Center & Park/Waterfront Park

STAFF REPORT MEETING OF:	RE:	New Logistics Center & Park Along w/New Waterfront Park
	Plan:	SP-4-1-24
	Municipality:	Bellmawr
	Applicant:	Big Timber Junction, LLC
	Abuts County Route:	Creek Road (CR 753)

The applicant proposes the construction of a new waterfront park and logistics center consisting of three (3) warehouses totaling 993,060-SF and associated parking and site improvements. The parcel is a 36.9-acre vacant lot that currently contains existing landfills and is located on the westerly side of Route 42 South between Interstate Route 295 and the New Jersey Turnpike.



LEGEND

- EXISTING PROPERTY LINES
- SUBJECT PARCEL
- MUNICIPAL BOUNDARY
- EXISTING EDGE OF ROADWAY
- EXISTING CHALK LANE FENCE
- EXISTING BUILDING
- EXISTING CURB
- MEAN HIGH WATER LINE
- 100' INTERFERENCE
- PROPOSED WALKING TRAIL
- PROPOSED STUMPING
- PROPOSED STUMP
- PROPOSED BRUSH
- PROPOSED PAVEMENT
- PROPOSED PAVEMENT

GRAPHIC SCALE 1" = 200'

DATE: 06/14/2023

DESIGNED BY: WMS

REVIEWED BY: SR

SCALE: 1" = 200'

SHEET NUMBER: 2

PROJECT NO: 009-001

DATE: JULY 14, 2023

DESIGNED BY: WMS

REVIEWED BY: SR

SCALE: 1" = 200'

SHEET NUMBER: 2

PROJECT NO: 009-001

DATE: JULY 14, 2023

DESIGNED BY: WMS

REVIEWED BY: SR

SCALE: 1" = 200'

SHEET NUMBER: 2

GENERAL NOTES

1. PARCELS AND BOUNDARY LINES SHOWN ON THIS PLAN WERE OBTAINED FROM A PLAN TITLED "SUBDIVISION PLAN" BY NAVE KIRKELL, DATED 06/17/2023, BASED ON NEW JERSEY PLAT 2017.
2. ALL LOTS SHALL MEET THE ZONING REQUIREMENTS OF THE ZONING ORDINANCE OF THE TOWNSHIP OF BELLMAR, NEW JERSEY, AS AMENDED.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE 2007 EDITION OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. THE SITE SHALL CONFORM WITH THE MOST RECENT VERSION OF CHAPTER 14 (FIRE SAFETY) DURING CONSTRUCTION AND OCCUPANCY OF THE INTERVENING PERIOD.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP OF BELLMAR, NEW JERSEY, AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP OF BELLMAR, NEW JERSEY, AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP OF BELLMAR, NEW JERSEY, AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP OF BELLMAR, NEW JERSEY, AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP OF BELLMAR, NEW JERSEY, AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP OF BELLMAR, NEW JERSEY, AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP OF BELLMAR, NEW JERSEY, AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
12. ALL DIMENSIONS AND SPACING SHALL BE SHOWN UNLESS OTHERWISE NOTED. ALL CURB RADIUS ARE 5' UNLESS OTHERWISE NOTED.
13. ALL RETAINING AND TRUSS SHALL BE SPACED INSIDE EACH BUILDING.
14. SQUARE LIGHT BOLLARDS TO BE PROVIDED AT 10' INTERVALS ALONG THE WALKING TRAIL AND AT SPACED STRUCTURES.

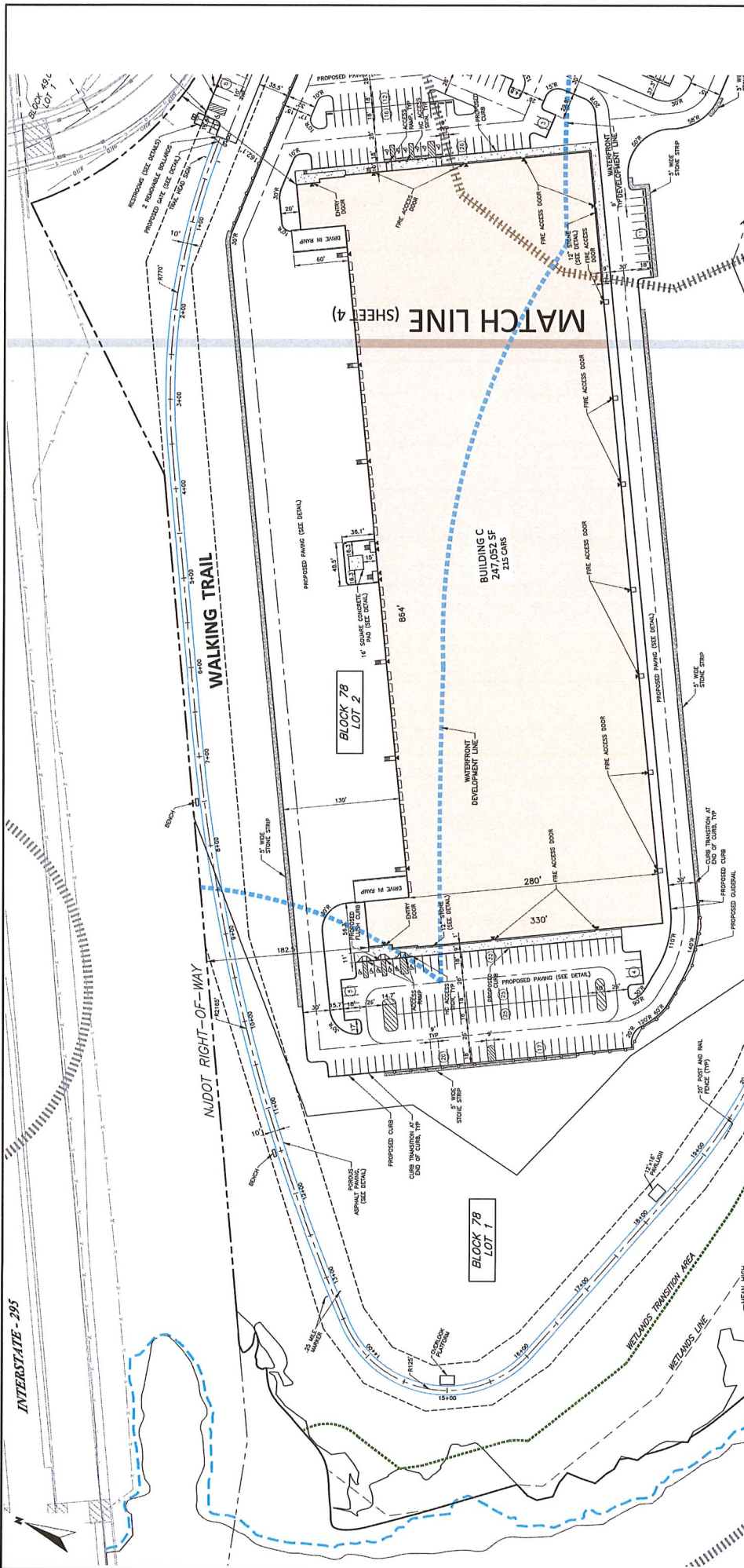
BUILDING DIMENSIONS

BUILDING	INSIDE DIMENSION	OUTSIDE DIMENSION
BUILDING A	325' x 1054'	325' x 1054'
BUILDING B	325' x 1054'	325' x 1054'
BUILDING C	280' x 864'	280' x 864'

LOT AREA TABLE

BLOCK	LOT	AREA	UPLANDS AREA	TOWNSHIP/BOROUGH	COUNTY
78	1	11.53 AC	7.79 AC	BELLMAR	CAMDEN
78	2	17.86 AC	---	BELLMAR	CAMDEN
78	3	0.89 AC	---	BELLMAR	CAMDEN
102	1.01	19.66 AC	---	DEPTFORD	GLoucester
102	1.02	2.52 AC	---	DEPTFORD	GLoucester
102	1.03	1.77 AC	1.49 AC	DEPTFORD	GLoucester
79.01	9.01	37.00 AC	---	BELLMAR	CAMDEN
79.01	9.02	20.88 AC	10.81 AC	BELLMAR	CAMDEN

INTERSTATE - 295



LEGEND

EXISTING PROPERTY LINES	PROPOSED BUILDING
SUBJECT PARCEL	PROPOSED CURB
EXISTING SIDE OF PARKWAY	PROPOSED SIDE WALK
EXISTING DRIVE LANE FENCE	PROPOSED SIDE WALK
EXISTING BUILDING	PROPOSED SIDE OF PARKING
EXISTING CURB	PROPOSED SIDE OF PARKING
EXISTING WALKING TRAIL	PROPOSED SIDE OF PARKING
EXISTING SIDE WALK	PROPOSED SIDE OF PARKING
NEW HIGH WATER LINE	PROPOSED SIDE OF PARKING
WETLANDS LINE	PROPOSED SIDE OF PARKING
WETLANDS TRANSITION AREA	PROPOSED SIDE OF PARKING

PARKING TOTALS

BUILDING SF	CARS	TRAILERS	PARKING RATIO
WASHHOUSE A	403,332	135	0.25/1000 SF
WASHHOUSE B	343,978	36	0.24/1000 SF
WASHHOUSE C	247,032	0	0.27/1000 SF
TOTAL	994,342	171	

NOTES
1. REFER TO SHEET 2 FOR NOTES.

*DOES NOT INCLUDE WALKING TRAIL PARKING

SR3ENGINEERS
100 LEXA AVENUE, SUITE 201
NEW JERSEY 07033-3323
TEL: (908) 983-3323
FAX: (908) 983-3323

PROJECT: 009-001
DATE: JULY 14, 2022
DESIGNED BY: WIS
REVIEWED BY: SR
SCALE: 1" = 50'
SHEET NUMBER: 3

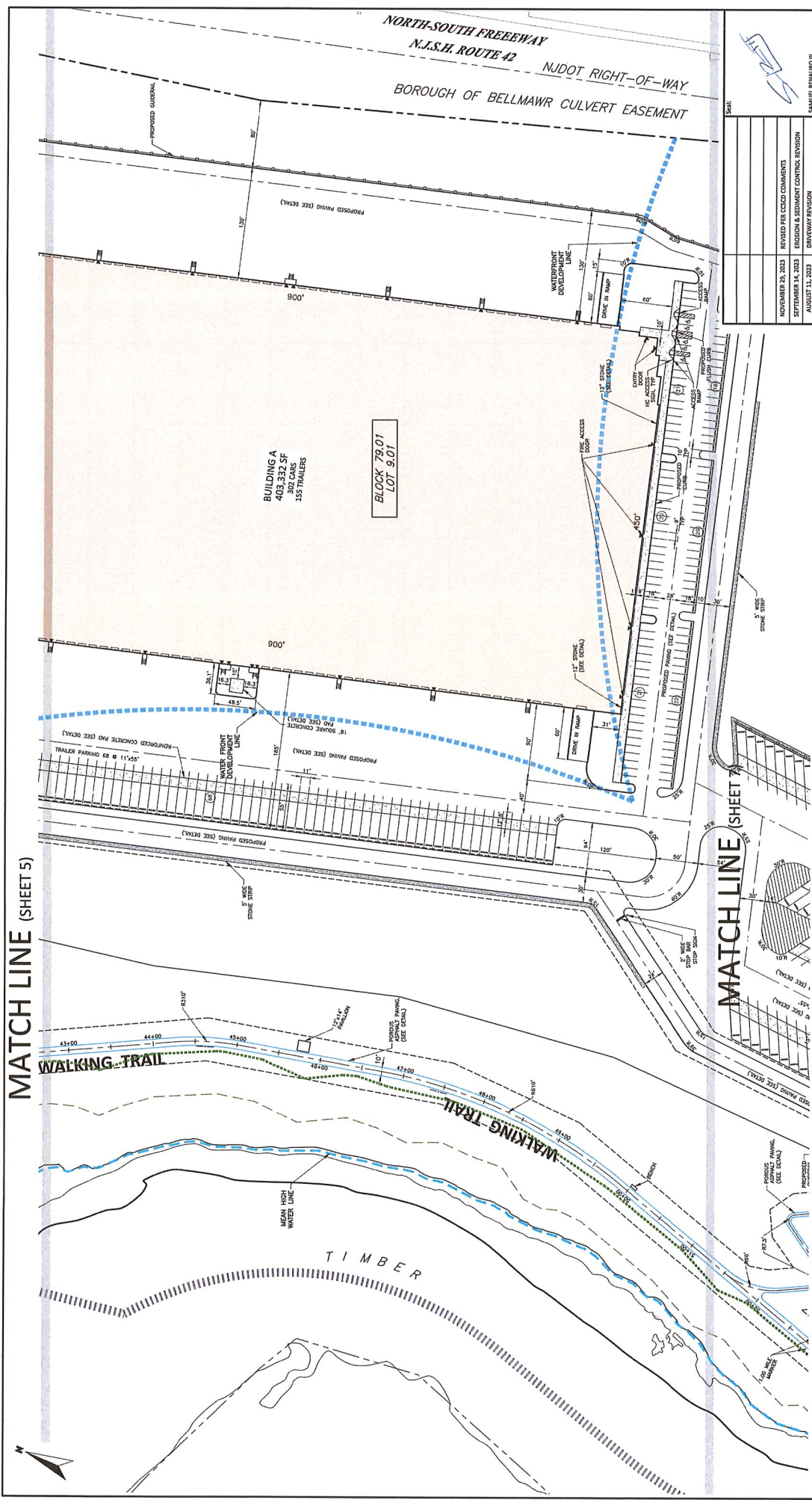
DESCRIPTION:
REVISIONS
NOVEMBER 29, 2023 REVISED PER CCSD COMMENTS
SEPTEMBER 14, 2023 BRIDGEMAN & EDWARDS CONTRACT REVISION
AUGUST 11, 2023 DRIVEWAY REVISION

PROJECT / LOCATION:
Borough of Belmar, Camden County and
(Belmar) Township, Gloucester County, New Jersey
Drawing Name: **SITE PLAN 1**

PROJECT / LOCATION:
BLOCK 78, LOTS 1-3 & BLOCK 79.01, LOT 9.01
(BELMAR) BOROUGH OF BELMAR, CAMDEN COUNTY AND
GLoucester COUNTY, NEW JERSEY



MATCH LINE (SHEET 5)



BLOCK 79.01
LOT 9.01

MATCH LINE (SHEET 7)

NOVEMBER 20, 2023	REVISED PER CSD COMMENTS
SEPTEMBER 14, 2023	EDGSON & SEDIMENT CONTROL REVISION
AUGUST 11, 2023	DRIVEWAY REVISION
REVISION	DESCRIPTION
SR3 ENGINEERS 300 ESTATE AVENUE, SUITE 201 LITTLE ROCK, AR 72620 PH: (501) 932-3333 N.J. STATE OF AUTHORIZATION #A0457898	
PROJECT / LOCATION: BLOCK 78, LOTS 1-3 & BLOCK 79.01, LOT 9.01 (BELLMAWR); BLOCK 1.02, LOT 1 (DEPTFORD) BOROUGH OF BELLMAWR, CAMDEN COUNTY AND DEPTFORD TOWNSHIP, SOUTHWEST COUNTY, NEW JERSEY	
PROJECT NO:	009-001
DESIGNED BY:	WIS
DATE:	JULY 14, 2022
REVIEWED BY:	SR
SCALE:	1" = 50'
SHEET NUMBER:	6
SITE PLAN 4	

NOTES:


1. REFER TO SHEET 3 FOR LEGEND AND SHEET 2 FOR NOTES.





MISSING MOVIES

MISSING MOVIES

 <div>SR3ENGINEERS 100 ESSEX AVENUE, SUITE 201 BELLMAWR NJ, 08031 PH: (856) 933-3323</div>		Project / Location:	
Project No: 009-001		Project / Location:	
Date: DECEMBER 12, 2023		BIG TIMBER JUNCTION	
Revision Date:		BOROUGH OF BELLMAWR, CAMDEN COUNTY, NEW JERSEY DEPTFORD TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY	
Drawn: WJS		Drawing Name:	
Designed By: SR		EXISTING	
Scale: 1" = 400'		EXISTING PLAN	
Sheet Number:		1 of 1	



CAMDEN COUNTY PLANNING BOARD APPLICATION



Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board
Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

Phone: 856.566.2978 Fax: 856.566.2988
E-mail: planningdivision@camdencounty.com

This application must be completed in full, duplicated, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Bellmawr Redevelopment Site

Project Address (if applicable) & Municipality: Bellmawr, South of Leaf Ave, SE of Route 42

Abuts County Road: Creek Road County Route No.: CR753

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: L1; vacant

Block(s): 79.01, 78

Variance(s) Required: _____

Lot(s): 9.01, 1, 2 & 3

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: Big Timber Junction, LLC Phone: 609-922-4164 Fax: _____

Address: 100 Essex Ave #203 Town & State: Bellmawr, NJ

Email: _____ Zip.: 08031

Attorney: Donald A. Nogowski, Esq. Phone: 609-922-4164 Fax: 856-354-0842

Address: Earp Cohn PC 20 Brace Rd, suite 400 Town & State: Cherry Hill, NJ

Email: dnowgowski@earpcohn.com Zip.: 08034

Engineer: Sam Renauro Phone: 856-933-3323 Fax: _____

Address: SR3 Engineers 100 Essex Ave #201 Town & State: Bellmawr, NJ

Email: srenauro@SR3engineers.com Zip.: 08031

Proposed Use (please check all that apply):

- | Residential | Commercial | Industrial |
|--|--|--|
| <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: Logistic Center and Park |

Project Description & Statistics:

Short Description of Project: Development +/- 993 thousand SF Logistic Center and park; Development of new water front park along Big Timber Creek

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: See Plans

Total Amount of Land Disturbed: See Plans

Total Gross SF of all Buildings/ Development: +/- 993

Total New Residential Units: none

Total New Jobs Created: 100+

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: Bellmawr Joint Land Use Board, Secretary

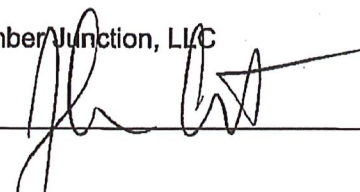
Authorized Municipal Signature:  Date: 12/15/2023

Transmittal Date (if applicable): _____

Phone Number: 856-933-1313

Signatures Required:

Name of Applicant: Big Timber Junction, LLC

Signature of Applicant:  Date: 12/12/2023

Agent Completing Application: Donald A. Nogowski, Esq.

Signature of Agent: _____ Date: _____

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION 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: Bellmawr Joint Land Use Board, Secretary

Authorized Municipal Signature:  Date: 12/15/2023

Transmittal Date (if applicable): _____

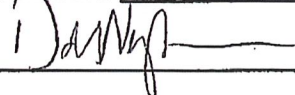
Phone Number: 856-933-1313

Signatures Required:

Name of Applicant: Big Timber Junction, LLC

Signature of Applicant: _____ Date: _____

Agent Completing Application: Donald A. Nogowski, Esq.

Signature of Agent:  Date: 12/14/2023

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: Big Timber Junction, LLC

Is the Company a Corporation? YES / NO NJ LLC

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

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.

[illegible]

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

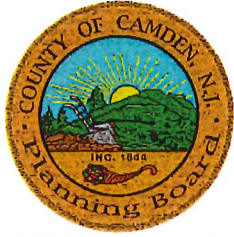
Belmar Waterfront Development, LLC

X _____
Signature of Owner & Title
Managing Member

12-13-23
Date

X _____
Signature of Owner & Title

Date _____



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

**COUNTY PLAN:
SP-4-1-24**

Bellmawr Waterfront Redevelopment

PROJECT NAME

Bellmawr

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X

SITE PLAN

PLATE:

1/18/2024

PRELIMINARY PLAN

BLOCK: 79.01, 78

Pending Board Approval

OTHER

LOT (s): 9.01, 1, 2, 3

NAME: Big Timber Junction, LLC

ADDRESS: 100 Essex Avenue, #203

CITY: Bellmawr **STATE:** NJ **ZIP:** 08031

SITE ABUTS COUNTY HIGHWAY: Creek Road (CR 753)

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

GENERAL

The applicant proposes the construction of a new waterfront park and logistics center consisting of three (3) warehouses totaling 993,060-SF and associated parking and site improvements. The parcel is a 36.9-acre vacant lot that currently contains existing landfills and is located on the westerly side of Route 42 South between Interstate Route 295 and the New Jersey Turnpike.

The following documents have been reviewed:

1. Site plan prepared by SR3 Engineers; dated 12/13/2023.
2. Stormwater Management Report prepared by SR3 Engineers; dated 12/13/2023.
3. Traffic Impact Study prepared by McMahon; dated 11/2023.
4. Land Title Survey prepared by SR3 Engineers; dated 9/12/2023.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Creek Road (CR 753) has an existing and proposed right-of-way of 50 feet. Accordingly, the applicant is not required to provide additional right-of-way.

TRAFFIC

2. Our office concurs that the traffic resulting from the proposed development will have negligible impact on the adjacent County roadway, and that traffic conditions along Creek Road will be improved following the construction of the Connector Road as proposed by the N.J.D.O.T.

SITE PLAN

3. The plans should include a note indicating "All curbs within the County right-of-way along the property frontage that is deteriorated, does not have appropriate reveal, or presents other hazards shall be replaced under the direction of the County Engineer or his/her representative.
4. The applicant shall provide a construction schedule for all improvements including a phasing plan if the project is to be phased.
5. Provide turning templates for all egress moves onto Creek Road.
6. The guide rail along Creek Road will be modified by this project. Provide a design document and repair/replacement plan conforming to the latest MASH standards. The applicant shall make all modifications and/or replace the existing guiderail to conform to the current standards.
7. Show all utility connections on the site plan. Interim and final restoration of Creek Road will be determined as the construction progresses. Detailed videos of Creek Road shall be taken to establish the condition of the road prior to construction. Any damage to Creek Road shall be repaired by the applicant to County standards.
8. A separate set of plans for Creek Road, the connector road, and all intersections shall be prepared by the applicant showing all improvements proposed, including grading, ADA ramps, drainage, utilities, lighting, guiderail, etc.
9. The applicant shall design the connector road and all related improvements to NJDOT standards and coordinate closely with the County and local municipality on all aspects of design, where applicable. All necessary permits and approvals for the construction of the connector road shall be

obtained by the applicant. A jurisdictional map shall be prepared showing the limits of NJDOT jurisdiction.

10. 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***) *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 {...} It is unclear whether the plan conforms to this requirement. Plans shall be updated to indicate the proposed driveway material per this section.*
- 3.3.1.10.F Americans with Disabilities Act (ADA) Requirements
(***Plan Does Not Conform***) *Where curb returns are provided or required at the intersection of a new road or street and a county road depressed curb must be provided to meet the "Americans with Disability Act" design requirements whether sidewalks are provided. Plans shall be revised to meet this requirement.*

STORMWATER MANAGEMENT NJAC 7:8

- 11. 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. Multiple stormwater management basins have been provided that do meet the requirements of NJAC 7:8, Stormwater requirements for water quantity and water quality.
- 12. The report cites a letter dated March 9, 2023, from RT Environmental (LSRP for the property) as stating that the applicant is not required to meet the groundwater recharge requirements under NJAC 7:8 due to the clay cap on the landfill. **A copy of this letter should be provided in conjunction with the report.**
- 13. 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.
- 14. The plans indicate that two (2) existing B inlets on Creek Road (CR 753) along the property frontage are proposed to be converted to manholes as a part of this project. **The applicant must demonstrate that this change will not have adverse effects on the existing drainage conditions along the County Road.**

DETAILS

- 15. All construction or reconstruction within the County right-of-way is to be to County standards, and Federal ADA standards.
- 16. **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.**

17. Depressed curbing shall be installed at all driveways on County roads.

18. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. If Creek Road is a concrete road, the trench restoration detail must show 9" thick concrete replacement with dowels. If Creek Road 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.

19. 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
6. Standard Concrete Driveway and Concrete Apron
18. Roadway Widening / Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation
 19. RCP Storm Sewer Installation
 - B. Trench Restoration in Concrete Pavement with HMA Pavement
 - OR
 - C. Trench Restoration in HMA Pavement

ADMINISTRATIVE

20. The Camden County Planning Board file number shall be referenced in all correspondence, including email.

21. 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).

22. 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.**

23. 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.

24. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

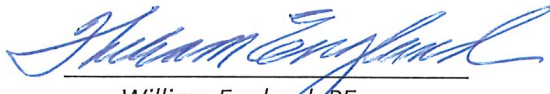
25. The applicant's site plan includes improvements to both local and county facilities. The Municipal

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.

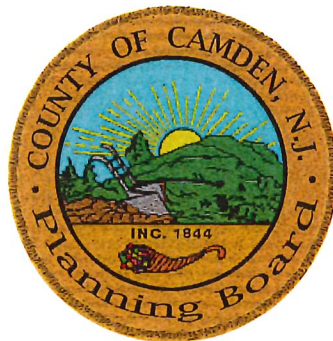
26. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities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

OUTSIDE AGENCY APPROVALS

29. 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
Assistant County Engineer


DATE



Cc: Applicant: Star Real Estate of Cherry Hill II, LLC. dsalter@edinburghcap.com
Applicant Attorney: Donald A. Nagowski, Esq. dnagowski@earpcohn.com
Applicant Engineer: Sam Renauro, PE, srenauro@SR3engineers.com
Municipal Planning Board Secretary: Tina Johnson tinaj@bellmawr.com
Municipal Review Engineer: Chris Mecca cmecca@bellmawr.com