

Department of Public Works
Robert Harris-Director

Louis Cappelli, Jr.
Commissioner Director

Almar Dyer
Commissioner

James Winckowski
County Engineer



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

February 27, 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 (January 23, 2024)

5. Public Comments on non-agenda items

6. Review of Projects for Board Action:

- | | | | |
|-----------|---|-------------|-------------|
| A. | Subaru Car Dealership | Cherry Hill | SP-12-11-23 |
| | Car Dealership w/Office, Repair Services, Parking | | |
| | *Public comment on the application | | |
| B. | Taco Bell/Tim Horton's/Retail | Pennsauken | SP-27-8-23 |
| | New Drive-thru Restaurants, & Retail Building | | |
| | *Public comment on the application | | |
| C. | 101 Cross Keys Road | Pine Hill | SP-28-1-24 |
| | New Drive-thru Restaurants, & Retail Building | | |
| | *Public comment on the application | | |

7. Chairperson's Report

8. Attorney's Report

9. County Engineer's Report

10. County Planning Report - next meeting to be held March 26, 2024; virtually

11. New Business

12. Old Business

Department of Public Works
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Board Members
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Alexis M. Williams – Chairwoman
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Joseph Pillo
Ryan Doran
Stephen C. Gandy

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
January 23, 2024**

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

Meeting opened with the Flag Salute and pledge of allegiance.

Chairwoman Ms. Alexis Williams, Vice Chairman Mr. Matthew Marrone, Secretary Mr. Thomas Schina, Mr. Stephan Gandy, Mr. Joseph Pillo, and Mr. William England, Assistant County Engineer were all present.

Planning Board Solicitor: Brandon Hawkins, Esq. was present.
Director of Planning and Permits: Ilene Lampitt, Esq. was present.

MINUTES

A motion was made to approve the minutes of the December 19, 2023 meeting by Vice Chairman Matthew Marrone and seconded by Mr. Joseph Pillo. All present voted in favor of the motion. Chairwoman Ms. Alexis Williams abstained.

Public Comment on non-agenda items: none

Review of Projects for Board Action

A. Bellmawr Waterfront Redevelopment: Logistics Center/Waterfront Park; Bellmawr, NJ

Don Nagowski, Esq. and Sam Renauro, Civil Engineer were present, on behalf of the applicant.

Mr. Nagowski provided an overview of the project. The applicant is to develop a contiguous parcel that includes ground located in both Bellmawr, Camden County and Deptford, Gloucester County on the site of about 120 total acres.

The improvements proposed include a Green Acres waterfront park, which will stretch from Route 295 to the NW to the NJ Turnpike on the along the north shore of the Big Timber Creek, along with associated site improvements. Also proposed, is a 993,000-SF logistics center consisting of three (3) warehouses and associated parking and site improvements. In conjunction with Bellmawr and the Bellmawr Redevelopment Agency, a long planned and DOT promised roadway improvement, referred to as a connector road between Creek Road and Route 42, will be constructed by the applicant.

The planning board requested more information relating to the traffic pattern of getting to Rte. 295N, Rte. 42N, and Rte. 295S; specially the trip generation created by this development; large

vehicle traffic movement; how much traffic within the local municipal roads it may it create; landfill remediation; ownership; parking; and the timing of the design and construction of the connector road. All questions were addressed, with the applicant adding that they will not start any vertical building construction until all approvals and financial arrangements are finalized. The construction of the buildings and connector road will begin at the same time, and the buildings will not be occupied until the connector road is completed and fully operational.

There was a question from the public made by Anne Forline of the South Jersey Observer as to the timeline for when the road construction would start if the application were approved. The applicant stated that if all approvals were in place by June of 2024 their plan is to start between the third and fourth quarters of year 2024 and have construction completed by June of 2025.

A motion was made by Secretary Mr. Thomas Schina to approve the application conditional upon the applicant's statement that no vertical construction will take place until the County Planning Board sees final approved plans for the connector road and the facility will not operate until the connector road is completed and fully operational. Joe Pillo seconded the motion with Tom Schina's conditions. A roll call vote was taken, all were in favor. Mr. Stephen Gandy abstained. Motion passed.

CHAIRPERSON'S REPORT - No Report

ATTORNEY'S REPORT - No Report

COUNTY ENGINEER'S REPORT- No Report

COUNTY PLANNING REPORT - No Report

The next planning board meeting is scheduled for February 27, 2024, and it is expected to be virtual.

NEW BUSINESS - None

OLD BUSINESS - None

ADJOURNMENT

A motion was made to adjourn the meeting by Mr. Stephen Gandy and seconded by Secretary Mr. Thomas Schina; all present were in favor. The meeting ended at 6:50 PM.

Respectfully Submitted,

Jerry Wawrzyniak

CAMDEN COUNTY PLANNING BOARD Land Development Review				Review List for Meeting February 27, 2024
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Subaru Car Dealership	SP-12-11-23	Cherry Hill	Car Dealership w/Office, Repair Services, Parking
SP-2	Taco Bell, Tim Horton's, & Retail Building	SP-27-8-23	Pennsauken	New Drive-thru Restaurants, & Retail Building
SP-3	101 Cross Keys Road	SP-28-1-24	Pine Hill	Drive-thru Addition to Convenience Store

STAFF REPORT MEETING OF:	RE:	Car Dealership w/Offices, Repair Services, & Parking
	Plan:	SP-8-12-23
	Municipality:	Cherry Hill
	Applicant:	Subaru Car Dealership
	Abuts County Route:	Park Boulevard (CR 628)

The applicant proposes the construction of a new 21,840-SF showroom building, a 36,350-SF service area, with a 5,845-SF drive through area. A 3,000-SF storage mezzanine is also proposed, resulting in a total building footprint of 67,035-SF. The site is currently vacant but has remnants of parking lots associated with the former Subaru Headquarters building.

Associated site improvements include stormwater management facilities, parking, lighting, landscaping, and other associated site amenities. The applicant is also proposing a lot consolidation of three (3) lots into one (1) lot.



NEW JERSEY STATE HIGHWAY ROUTE 70

LOT 1
LOT 2
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LOT 4
LOT 5
LOT 6
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LOT 9
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LOT 99
LOT 100

REQUIRED VARIANCES

- 1. VARIANCE TO ZONING MAP TO REZONE THE ENTIRE PROJECT AREA FROM THE EXISTING ZONING OF R-1 TO THE PROPOSED ZONING OF R-2.
- 2. VARIANCE TO THE MINIMUM LOT AREA REQUIREMENT TO ALLOW THE PROPOSED LOT SIZES TO BE SMALLER THAN THE MINIMUM LOT AREA REQUIREMENT.
- 3. VARIANCE TO THE MINIMUM LOT WIDTH REQUIREMENT TO ALLOW THE PROPOSED LOT WIDTHS TO BE SMALLER THAN THE MINIMUM LOT WIDTH REQUIREMENT.
- 4. VARIANCE TO THE MINIMUM LOT DEPTH REQUIREMENT TO ALLOW THE PROPOSED LOT DEPTHS TO BE SMALLER THAN THE MINIMUM LOT DEPTH REQUIREMENT.
- 5. VARIANCE TO THE MINIMUM LOT AREA REQUIREMENT TO ALLOW THE PROPOSED LOT SIZES TO BE SMALLER THAN THE MINIMUM LOT AREA REQUIREMENT.
- 6. VARIANCE TO THE MINIMUM LOT WIDTH REQUIREMENT TO ALLOW THE PROPOSED LOT WIDTHS TO BE SMALLER THAN THE MINIMUM LOT WIDTH REQUIREMENT.
- 7. VARIANCE TO THE MINIMUM LOT DEPTH REQUIREMENT TO ALLOW THE PROPOSED LOT DEPTHS TO BE SMALLER THAN THE MINIMUM LOT DEPTH REQUIREMENT.
- 8. VARIANCE TO THE MINIMUM LOT AREA REQUIREMENT TO ALLOW THE PROPOSED LOT SIZES TO BE SMALLER THAN THE MINIMUM LOT AREA REQUIREMENT.
- 9. VARIANCE TO THE MINIMUM LOT WIDTH REQUIREMENT TO ALLOW THE PROPOSED LOT WIDTHS TO BE SMALLER THAN THE MINIMUM LOT WIDTH REQUIREMENT.
- 10. VARIANCE TO THE MINIMUM LOT DEPTH REQUIREMENT TO ALLOW THE PROPOSED LOT DEPTHS TO BE SMALLER THAN THE MINIMUM LOT DEPTH REQUIREMENT.

REQUIRED AGENCY APPROVALS

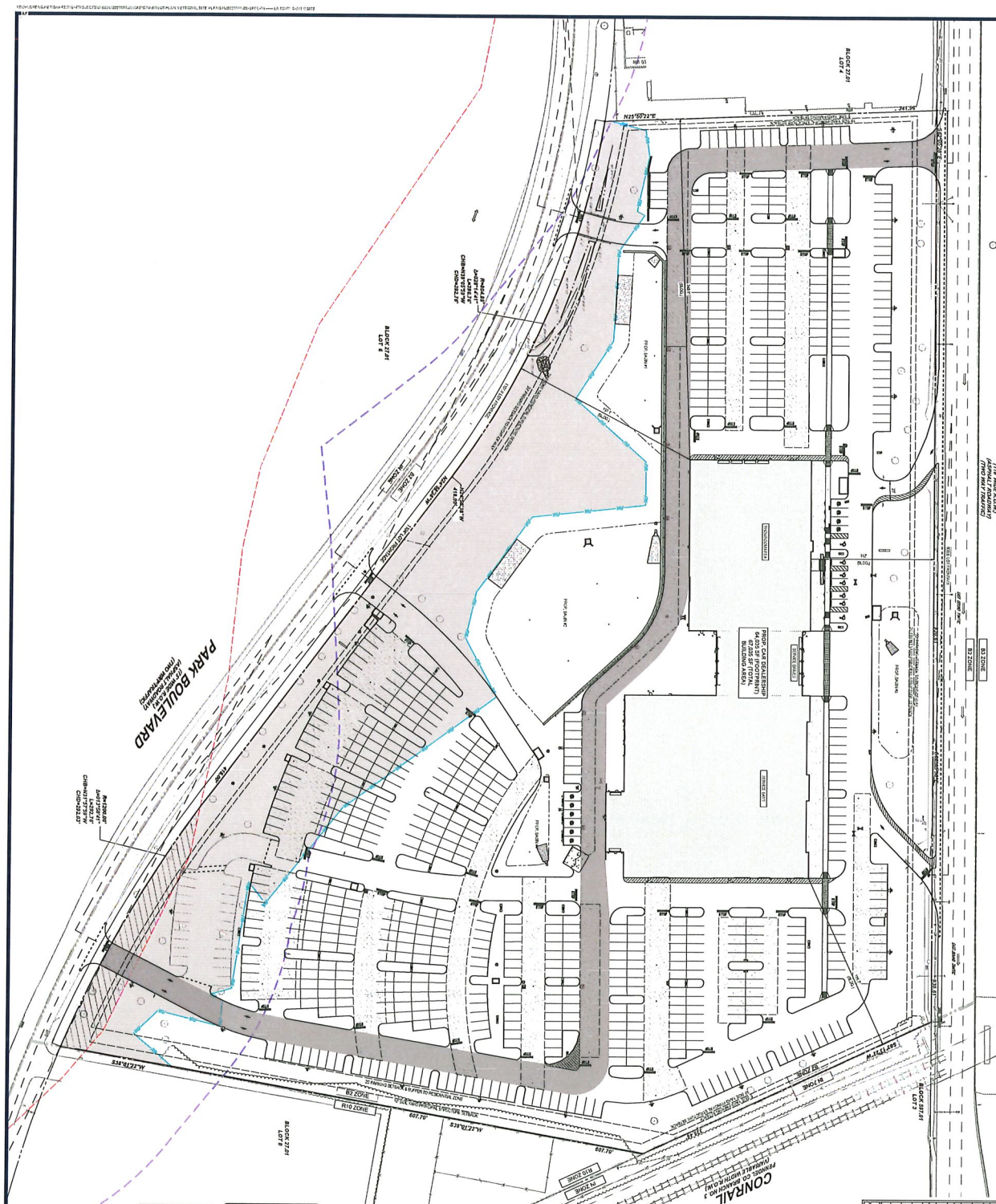
- 1. APPROVAL OF THE BOARD OF FREEHOLD TOWNSHIP.
- 2. APPROVAL OF THE BOARD OF FREEHOLD TOWNSHIP.
- 3. APPROVAL OF THE BOARD OF FREEHOLD TOWNSHIP.
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- 10. APPROVAL OF THE BOARD OF FREEHOLD TOWNSHIP.

OPERATIONS NOTE

- 1. THE PROPOSED LOT SIZES AND LOT DEPTHS ARE BASED ON THE ASSUMPTION THAT THE PROPOSED LOT SIZES AND LOT DEPTHS WILL BE SMALLER THAN THE MINIMUM LOT AREA REQUIREMENT.
- 2. THE PROPOSED LOT SIZES AND LOT DEPTHS ARE BASED ON THE ASSUMPTION THAT THE PROPOSED LOT SIZES AND LOT DEPTHS WILL BE SMALLER THAN THE MINIMUM LOT AREA REQUIREMENT.
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SITE SPECIFIC NOTE

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ZONING TABLE			
OWNER / APPLICANT INFORMATION			
PROJECT NAME: NEW JERSEY STATE HIGHWAY ROUTE 70			
PROJECT ADDRESS: 1000 PARK BOULEVARD, FREEHOLD, NJ 07728			
PROJECT CONTACT: JOHN DOE, 1234 567 STREET, FREEHOLD, NJ 07728			
BULK REQUIREMENTS			
ITEM	CODE	REQUIRED	PROPOSED
1. LOT AREA	1.1	10,000 SQ. FT.	10,000 SQ. FT.
2. LOT WIDTH	2.1	100 FT.	100 FT.
3. LOT DEPTH	3.1	100 FT.	100 FT.
4. LOT AREA	4.1	10,000 SQ. FT.	10,000 SQ. FT.
5. LOT WIDTH	5.1	100 FT.	100 FT.
6. LOT DEPTH	6.1	100 FT.	100 FT.
7. LOT AREA	7.1	10,000 SQ. FT.	10,000 SQ. FT.
8. LOT WIDTH	8.1	100 FT.	100 FT.
9. LOT DEPTH	9.1	100 FT.	100 FT.
10. LOT AREA	10.1	10,000 SQ. FT.	10,000 SQ. FT.

PARKING REQUIREMENTS			
ITEM	CODE	REQUIRED	PROPOSED
1. LOT AREA	1.1	10,000 SQ. FT.	10,000 SQ. FT.
2. LOT WIDTH	2.1	100 FT.	100 FT.
3. LOT DEPTH	3.1	100 FT.	100 FT.
4. LOT AREA	4.1	10,000 SQ. FT.	10,000 SQ. FT.
5. LOT WIDTH	5.1	100 FT.	100 FT.
6. LOT DEPTH	6.1	100 FT.	100 FT.
7. LOT AREA	7.1	10,000 SQ. FT.	10,000 SQ. FT.
8. LOT WIDTH	8.1	100 FT.	100 FT.
9. LOT DEPTH	9.1	100 FT.	100 FT.
10. LOT AREA	10.1	10,000 SQ. FT.	10,000 SQ. FT.

GROUND / POLE SIGNS			
ITEM	CODE	REQUIRED	PROPOSED
1. LOT AREA	1.1	10,000 SQ. FT.	10,000 SQ. FT.
2. LOT WIDTH	2.1	100 FT.	100 FT.
3. LOT DEPTH	3.1	100 FT.	100 FT.
4. LOT AREA	4.1	10,000 SQ. FT.	10,000 SQ. FT.
5. LOT WIDTH	5.1	100 FT.	100 FT.
6. LOT DEPTH	6.1	100 FT.	100 FT.
7. LOT AREA	7.1	10,000 SQ. FT.	10,000 SQ. FT.
8. LOT WIDTH	8.1	100 FT.	100 FT.
9. LOT DEPTH	9.1	100 FT.	100 FT.
10. LOT AREA	10.1	10,000 SQ. FT.	10,000 SQ. FT.

WALL SIGNS			
ITEM	CODE	REQUIRED	PROPOSED
1. LOT AREA	1.1	10,000 SQ. FT.	10,000 SQ. FT.
2. LOT WIDTH	2.1	100 FT.	100 FT.
3. LOT DEPTH	3.1	100 FT.	100 FT.
4. LOT AREA	4.1	10,000 SQ. FT.	10,000 SQ. FT.
5. LOT WIDTH	5.1	100 FT.	100 FT.
6. LOT DEPTH	6.1	100 FT.	100 FT.
7. LOT AREA	7.1	10,000 SQ. FT.	10,000 SQ. FT.
8. LOT WIDTH	8.1	100 FT.	100 FT.
9. LOT DEPTH	9.1	100 FT.	100 FT.
10. LOT AREA	10.1	10,000 SQ. FT.	10,000 SQ. FT.

PARKING LEGEND			
1. LOT AREA	1.1	10,000 SQ. FT.	10,000 SQ. FT.
2. LOT WIDTH	2.1	100 FT.	100 FT.
3. LOT DEPTH	3.1	100 FT.	100 FT.
4. LOT AREA	4.1	10,000 SQ. FT.	10,000 SQ. FT.
5. LOT WIDTH	5.1	100 FT.	100 FT.
6. LOT DEPTH	6.1	100 FT.	100 FT.
7. LOT AREA	7.1	10,000 SQ. FT.	10,000 SQ. FT.
8. LOT WIDTH	8.1	100 FT.	100 FT.
9. LOT DEPTH	9.1	100 FT.	100 FT.
10. LOT AREA	10.1	10,000 SQ. FT.	10,000 SQ. FT.

LOT CONSOLIDATION TABLE			
1. LOT AREA	1.1	10,000 SQ. FT.	10,000 SQ. FT.
2. LOT WIDTH	2.1	100 FT.	100 FT.
3. LOT DEPTH	3.1	100 FT.	100 FT.
4. LOT AREA	4.1	10,000 SQ. FT.	10,000 SQ. FT.
5. LOT WIDTH	5.1	100 FT.	100 FT.
6. LOT DEPTH	6.1	100 FT.	100 FT.
7. LOT AREA	7.1	10,000 SQ. FT.	10,000 SQ. FT.
8. LOT WIDTH	8.1	100 FT.	100 FT.
9. LOT DEPTH	9.1	100 FT.	100 FT.
10. LOT AREA	10.1	10,000 SQ. FT.	10,000 SQ. FT.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGER
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

A. TAMOUS
PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW JERSEY
NO. 123456789
BOHLER & ASSOCIATES, INC.
1234 567 STREET
FREEHOLD, NJ 07728
TEL: 123-456-7890
WWW.BOHLERENGINEERING.COM

STAN REAL ESTATE OF
CHERRY HILL, NJ, LLC
1234 567 STREET
CHERRY HILL, NJ 08002
TEL: 123-456-7890
WWW.STANREALTY.COM

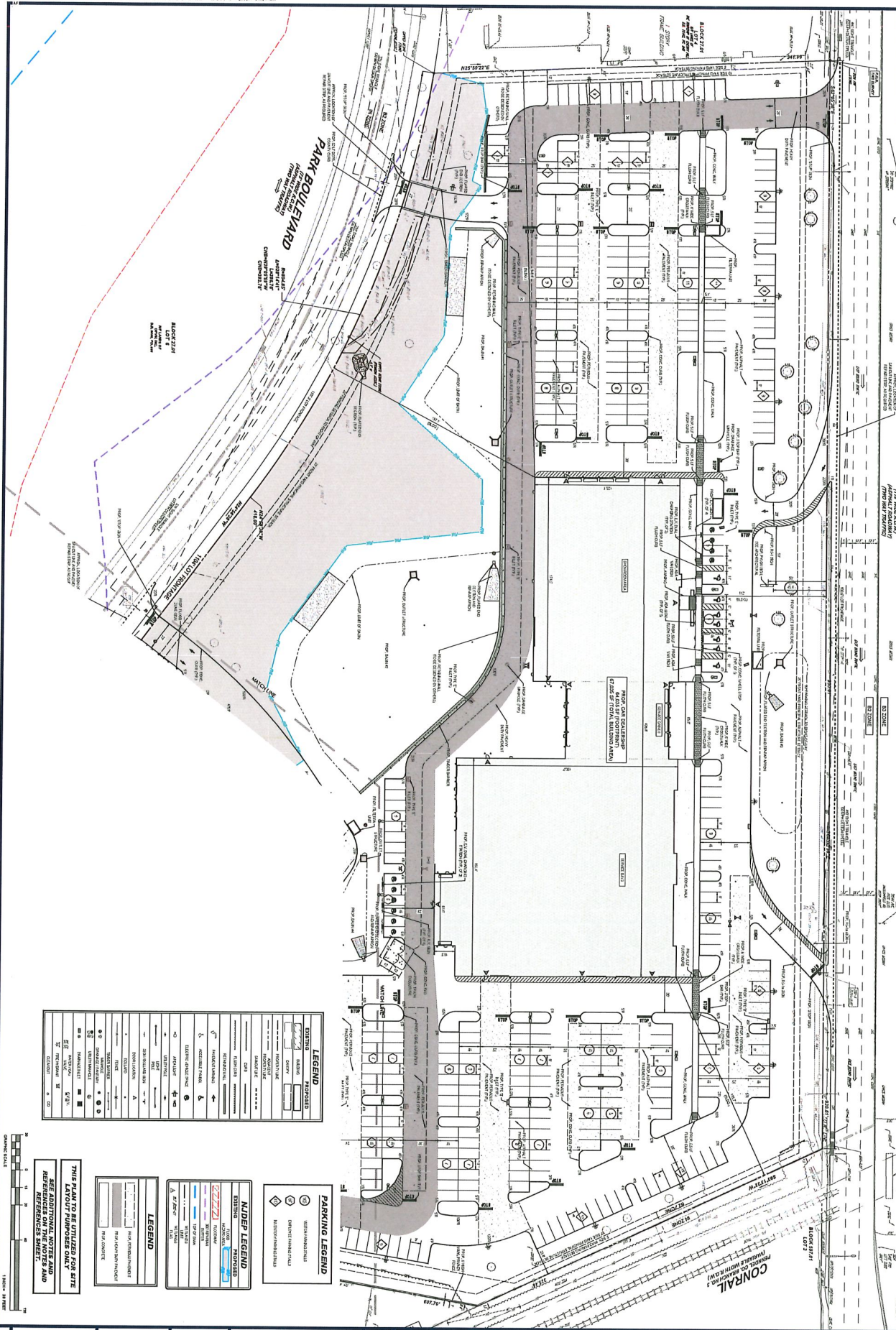
PRELIMINARY & FINAL SITE PLAN & SUBDIVISION
1234 567 STREET
FREEHOLD, NJ 07728
TEL: 123-456-7890
WWW.BOHLERENGINEERING.COM

ISSUED FOR MUNICIPAL & COUNTY REVIEW & APPROVAL
1234 567 STREET
FREEHOLD, NJ 07728
TEL: 123-456-7890
WWW.BOHLERENGINEERING.COM

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. SEE ADDITIONAL NOTES AND REFERENCES ON THE NOTES AND ADJACENT SHEETS.
C-301
REVISION 1 - 10/2023



NEW JERSEY STATE HIGHWAY ROUTE 70
(AKA. MARTIN TURNPIKE)
CRIST LUMBER CO. INC.



BOHLER  TM

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

[illegible]

PROJECT NAME: **PRELIMINARY & FINAL SITE PLAN & SUBDIVISION**
 PROJECT NO.: **14-00000000-00000000**
 CHECKED BY: **DATE:**
 CAD LDC: **14-00000000-00000000**

CHERRY HILL II, LLC
PROPOSED
SUBARU CAR DEALERSHIP
MAP: 103 | BLK: 27.01 | LOT: 5-7
225 MARLTON PIKE WEST
CHERRY HILL TOWNSHIP
CAMDEN COUNTY, NEW JERSEY
(B-2 ZONE)

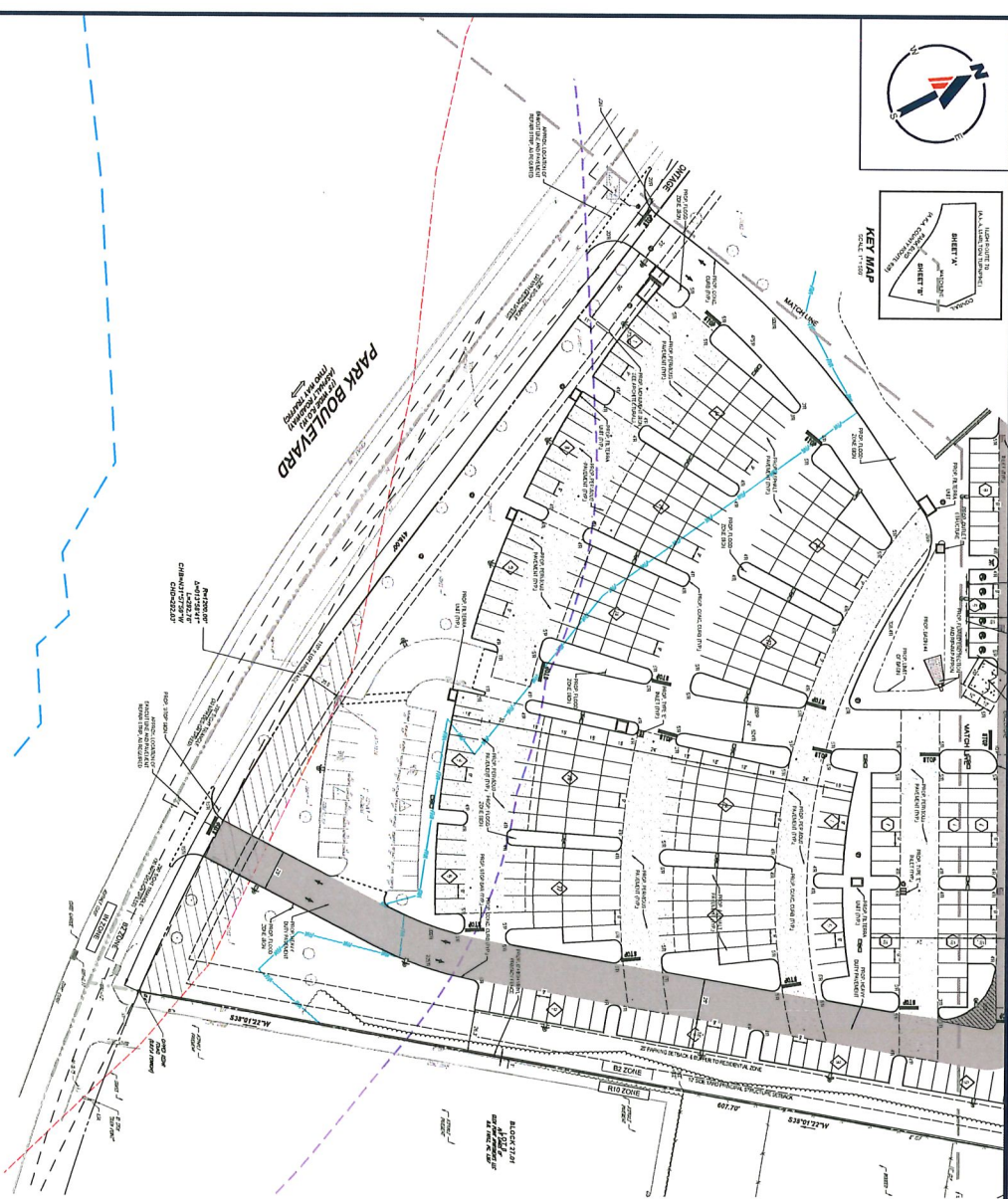
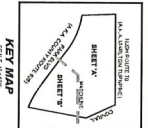
A. TAMOUS
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 41454
PENNSYLVANIA LICENSE NO. 22089

PLAN 'A'

SHEET NUMBER:

C-302

REVISION 3 - 08/23/2023



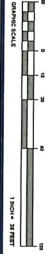
PARKING LEGEND	
	ASPHALT PARKING
	GRAVEL PARKING
	CONCRETE PARKING

LEGEND	
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING PARKING
	PROPOSED PARKING
	EXISTING ROAD
	PROPOSED ROAD
	EXISTING UTILITY
	PROPOSED UTILITY

MATERIAL LEGEND	
	CONCRETE
	ASPHALT
	GRAVEL
	SAND
	STONE

LEGEND	
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING PARKING
	PROPOSED PARKING

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. SEE ADDITIONAL NOTES AND REFERENCES ON THE NOTES AND SPECIFICATIONS SHEET.



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS	
NO.	DATE
1	10/10/2023
2	10/10/2023
3	10/10/2023

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL
DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: 10/10/2023

STAR REAL ESTATE OF CHERRY HILL II, LLC
225 MAIN STREET, SUITE 200
CHERRY HILL, NJ 08003
TEL: 609.683.1234
WWW.STARREALTY.COM

A. TAMOUS
PROFESSIONAL ENGINEER
LICENSED IN THE STATE OF NEW JERSEY
NO. 123456789
BOHLER & ASSOCIATES, INC.
1000 INDUSTRIAL DRIVE, SUITE 200
CHERRY HILL, NJ 08003
TEL: 609.683.1234
WWW.BOHLERENGINEERS.COM

C-303
SITE LAYOUT PLAN 'B'
REVISION 1 - 10/10/2023

Block 27.01
Lot 5,6,7

Park Blvd

STAR REAL ESTATE OF CHERRY HILL, LLC
SUBARU CAR DEALERSHIP
BLOCK 27.01 LOT 5,6,7



camden county
Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

Phone: 856.566.2978 Fax: 856.566.2988
E-mail: planningdivision@camdenccounty.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 Subaru Car Dealership

Project Address (if applicable) & Municipality: 2235 Marlton Pike West, Cherry Hill Township

Abuts County Road: N/A County Route No.: N/A

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): 103

Existing Zoning: B2 (Highway Business)

Block(s): 27.01

Variance(s) Required: \$415.F - Minimum

Lot(s): 5-7

Open Space

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.camdenccounty.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: Star Real Estate of Cherry Hill II, LLC Phone: (302) 562-3072 Fax: _____

Address: 621 Delaware Street Town & State: New Castle, Delaware

Email: dsalter@edinburghcap.com Zip.: 19720

Attorney: David M. Scolnic Phone: (215) 496-7048 Fax: (215) 568-0300

Address: One Logan Square, 27th Floor Town & State: Philadelphia, PA 19103

Email: dscolnic@hangley.com Zip.: 19103

Engineer: Ahmad Tamous Phone: (856) 930-4000 Fax: (856) 930-4001

Address: 10000 Midlantic Drive Town & State: Mount Laurel, New Jersey

Email: atamous@bohlereng.com Zip.: 08054

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 car dealership consisting of one (1) building and associated parking, sidewalks, and utilities. The proposed use is for automobile new sales and used sales, including accessory sales of parts and body repair services, accessory offices, parking, loading and signage.

Increase in Impervious Coverage?: (YES) / NO Total Increase or Decrease: 2.76 Acres (19.7%)

Total Amount of Land Disturbed: 13.0 Acres

Total Gross SF of all Buildings/ Development: 64,035 SF

Total New Residential Units: 0

Total New Jobs Created: unknown

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): Lot 5: 86,246 SF (1.98 Acres)

Lot 6: 37,494 SF (0.86 Acres)

Lot 7: 485,780 SF (11.08 Acres)

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:

Name of Applicant: STAR REAL ESTATE OF CHERRY HILL, II LLC
DENNIS M. SALTER

Signature of Applicant: *Dennis M. Salter, Principal* Date: 10/10/23

Agent Completing Application: DENNIS M. SALTER

Signature of Agent: *Dennis M. Salter, Principal* Date: 10/10/23

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: STAR REAL ESTATE OF CHERRY HILL II, LLC

Is the Company a Corporation? (YES) / NO

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

Is the Company a Partnership? YES (NO)

Is Company an Individual Owner? YES / NO

Name	Address	Title
ZIAD NASHED	432 Kilgrass Terr Avondale PA 19311	PRINCIPAL
DENNIS M. SAUER	631 DELAWARE STREET NEW CASTLE DE 19720	PRINCIPAL

Summer Renee Gonzalez

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

X  - PRINCIPAL
Signature of Owner & Title

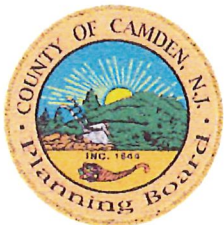
10/10/23

Date _____

 - PREPARED BY
Signature of Owner & Title

10/10/2025

Date _____



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

**COUNTY PLAN:
SP-12-11-23**

Subaru Dealership

PROJECT NAME

Cherry Hill

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X SITE PLAN

PLATE:

01/18/2024

 PRELIMINARY PLAN

BLOCK: 27.01

Pending Board Approval

 OTHER

LOT (s): 5,6,7

NAME: Star Real Estate of Cherry Hill, LLC

ADDRESS: 621 Delaware Street

CITY: New Castle **STATE:** DE **ZIP:** 19720

SITE ABUTS COUNTY HIGHWAY: Park Boulevard (CR 628)

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

GENERAL

The applicant proposes the construction of a new 21,840-SF showroom building, a 36,350-SF service area, with a 5,845-SF drive through area at 2235 Marlton Pike West in Cherry Hill. In addition, a 3,000-SF storage mezzanine is also proposed, resulting in a total building square footage of 67,035-SF. The site is currently vacant but has remnants of parking lots associated with the former Subaru Headquarters building.

Associated site improvements include stormwater management facilities, parking, lighting, landscaping, and other associated site amenities. The applicant is also proposing a lot consolidation of three (3) lots into one (1) lot.

The following documents have been reviewed:

1. Site plan prepared by Bohler Engineering N.J., LLC; dated 8/3/2023.
2. Stormwater Management Report prepared by Bohler Engineering N.J., LLC; dated 8/3/2023.
3. Traffic Engineering Report prepared by Shropshire Associates; dated 3/8/2023.
4. Land Title Survey prepared by Control Point Associates; dated 1/6/2023.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Park Blvd. (CR 628) has an existing and proposed right-of-way of 75 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.

SITE PLAN

3. The applicant shall install concrete curb along the property frontage on Park Blvd. and connect to existing curb on both sides. Install additional drainage where required. Add additional construction details to the plans and detail sheets, including pavement cross-section, trench repair, etc. A separate set of plans for all improvements to Park Boulevard are to be submitted for review and approval.
4. The applicant shall clean, TV and prepare a report on the condition of the downstream CMP. Any damaged CMP shall be replaced with concrete pipe. Entire runs shall be replaced with concrete pipe, not individual CMP sections.
5. 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.C | Width of Driveways that Intersect a County Road (<i>Plan Does Not Conform</i>)
<i>The minimum width of a driveway for non-residential or multi-family residential use shall be 24'. The northern driveway along Park Blvd is shown with a proposed width of 22'. Plans shall be revised accordingly.</i> |
| 3.3.1.10.D | Corner Radii / Curb Return Radii / Driveway Aprons
<i>(Plan Does Not Conform)</i> <i>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 plan only provides a turning template for a truck <u>exiting</u> the development onto the county road, and only at one of the three (3) proposed</i> |

driveways. Additionally, this template shows the vehicle path crossing the centerline of the county road. Plans shall be revised to meet the requirements of this section.

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 or not sidewalks are provided. Plans shall be revised to meet this requirement.*

STORMWATER MANAGEMENT NJAC 7:8

6. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing impervious surface by one-quarter acre (10,890 SF) or more. Multiple stormwater management basins have been provided that do meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.
7. 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).
8. 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.
9. 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. Submit turning templates as needed.

DETAILS

10. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
11. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic.
12. The following County standard details are required for improvements in the County right-of-way:

Details:

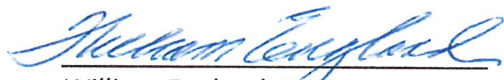
2. Standard 8"X9"X18" Concrete Vertical Curb
4. Standard Vertical Concrete Curb Taper
6. Standard Concrete Driveway and Concrete Apron

ADMINISTRATIVE

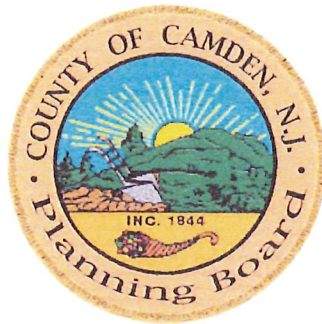
13. The Camden County Planning Board file number shall be referenced in all correspondence, including email.
14. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk (no flash drive).
15. 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.
16. 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.
17. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
18. 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.
19. 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.
20. Underground irrigation systems shall not be located within the County right-of-way.
21. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

22. 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

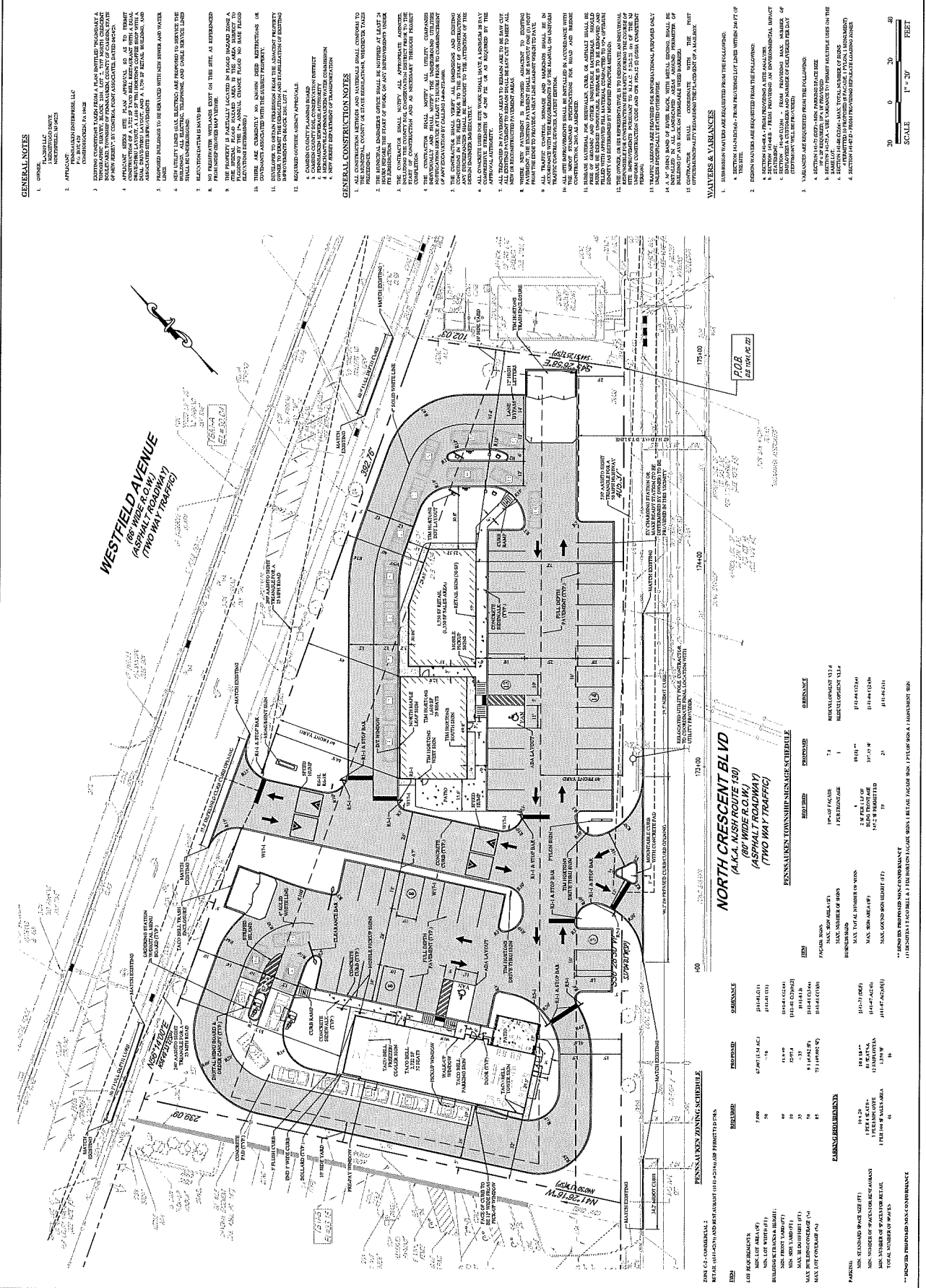

DATE



Cc: Applicant: Star Real Estate of Cherry Hill II, LLC. dsalter@edinburghcap.com
Applicant Attorney: David M. Scolnic, Esq. dscolinic@hanglev.com
Applicant Engineer: Ahmad Tamous, PE, atamous@bohlereng.com
Municipal Planning Board Secretary: Cosmas Diamantis AnMiller@chnj.gov
Municipal Review Engineer: ERI, Inc.: Stacey Arcari, PE, PP, CME, PTOE.

STAFF REPORT MEETING OF:	RE:	Taco Bell, Tim Horton's, Retail Building
	Plan:	SP-27-8-23
	Municipality:	Pennsauken
	Applicant:	Pennsauken Enterprise, LLC
	Abuts County Route:	Westfield Avenue (CR 610)

The applicant proposes to demolish the existing improvements on the property and construct a 2,722-SF Taco Bell Restaurant with a dual drive-thru and outdoor patio seating area, a 1,610-SF Tim Horton's coffee shop with a dual drive-thru and outdoor patio area, and a 1,750-SF retail building. Parking lots containing forty-six (46) parking spaces, inclusive of two (2) ADA will also be constructed to serve the proposed buildings. Access to the property is proposed via a full-movement access driveway extending from Westfield Avenue (CR 610) and via a right-in/right-out driveway extending from Crescent Boulevard (NJSH Rte. 130). Other site amenities include utilities, striping, landscaping, and lighting.



Block 2301
Lot 2

TACO BELL, TIM HORTONS, RETAIL BUILDING
7377 N CRESCENT BLVD, PENNSAUKEN NJ
BLOCK 2301 LOT 2

camden county
Making It Better. Together.

0 75 150 300 Feet

N

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Taco Bell

Project Address (if applicable) & Municipality: 7377 N. Crescent Boulevard, Pennsauken

Abuts County Road: _____ County Route No.: _____

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): 23

Existing Zoning: C-2

Block(s): 2301

Variance(s) Required: Section 141-73 (DEF) – Minimum Parking Size: 10' x 20' required; 10' x 18' proposed
Section 141-86 C(2)(a) – Maximum total number of signs: 4 signs permitted; 10 signs proposed

Lot(s): 2

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: Pennsauken Enterprise, LLC Phone: (215) 307-6463 Fax: _____
Address: PO Box 429 Town & State: Conshohocken, PA
Email: jdepascale@summerwood.biz Zip.: 19422
Kristopher J. Berr, Esquire
Attorney: Del Duca Lewis & Berr, LLC Phone: (856) 427-4200 Fax: (856) 427-4241
Address: 21 E. Euclid Avenue, Suite 100 Town & State: Haddonfield, NJ
Email: kjb@delducalewis.com Zip.: 08033
Brian W. Cleary, PE
Engineer: The Pettit Group, LLC Phone: (856) 464-9600 Fax: _____
Address: 497 Center Street Town & State: Sewell, NJ
Email: bcleary@pettitgroup.com Zip.: 08080

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 type="radio"/> Office	<input type="radio"/> Flex Space
<input type="radio"/> Duplex	<input checked="" 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: The construction of a 2,722 sf Taco Bell Restaurant with a dual drive-thru, a 1,610 sf Tim Horton's coffee shop with a dual drive- thru and a 1,750 sf retail building, together with associated site improvements.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: _____
Total Amount of Land Disturbed: _____
Total Gross SF of all Buildings/ Development: 2,722 sf Taco Bell, 1,610 sf Tim Hortons, 1,750 sf retail.
Total New Residential Units: N/A
Total New Jobs Created: 12

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

Subdivision Description (if applicable): N/A

Does this application include a lot consolidation? YES / NO

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

Size of Existing Lot(s): _____

Portion to be Subdivided: _____

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

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: _____

Signature of Applicant: _____ Date: _____

Agent Completing Application: Kristopher J. Berr, Esquire/Attorney for Applicant

Signature of Agent:  Date: 9/28/23

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: See attached ownership disclosure

If yes, what State is the Corporation incorporated in?

Is Company an Individual Owner? YES / NO

Name

Address

Title

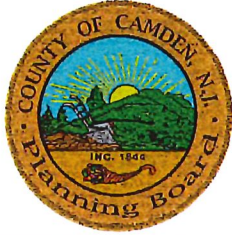
I certify that the above information is true and correct to the best of my knowledge:

X _____
Signature of Owner & Title

Date

X _____
Signature of Owner & Title

Date



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

**COUNTY PLAN:
SP-27-8-23**

Taco Bell
PROJECT NAME

Pennsauken Township
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X SITE PLAN

PLATE:

02/06/24

 PRELIMINARY PLAN

BLOCK: 2301

Pending Board Approval

 OTHER

LOT (s): 2

NAME: Pennsauken Enterprise, LLC

ADDRESS: P.O. Box 429

CITY: Conshohocken **STATE:** PA **ZIP:** 19422

SITE ABUTS COUNTY HIGHWAY: Westfield Avenue (CR 610)

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

GENERAL

The applicant proposes to demolish the existing improvements on the property and construct a 2,722-SF Taco Bell Restaurant with a dual drive-thru and outdoor patio seating area; a 1,610-SF Tim Horton's coffee shop with a dual drive-thru and outer door patio area; and a 1,750-SF retail building. Parking lots containing forty-six (46) parking spaces, inclusive of two (2) ADA compliant spaces will also be constructed to serve the proposed buildings. Access to the property is proposed via a full-movement access driveway extending from Westfield Avenue (CR 610) and via a right-in/right-out driveway extending from Crescent Boulevard (NJSH Rte. 130). Other site amenities include utilities, striping, landscaping, and lighting.

The following documents have been reviewed:

1. Site plan prepared by The Pettit Group, LLC; dated 8/1/2023.
2. Stormwater Management Report prepared by The Pettit Group, LLC; dated 8/2023.
3. Traffic Engineering Report prepared by Shropshire Associates; dated 6/13/2023.
4. Land Title Survey prepared by Control Point Associates; dated 6/5/2023.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Westfield Avenue (CR 610) has an existing and proposed right-of-way of 66 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 minimal impact on the adjacent County roadway.
3. Present testimony as it relates to sight distance, breaks in traffic, conflicts with left turns from Westfield Ave, and the overall safety of the left turn out of this project onto Westfield Ave.

SITE PLAN

4. The applicant shall construct a sidewalk along the property frontage on Westfield Ave. and connect to the sidewalk at the adjacent gas station property. The sidewalk shall be 6 feet wide if the sidewalk directly abuts the concrete curb on Westfield Ave.
5. The proposed monument sign shall be placed outside the Clear Zone of Westfield Ave.
6. Reroute the onsite storm sewer system to avoid connecting a pipe through the corner of the existing inlet in Westfield. Inspect the existing basin and parge/mortar as needed. Replace the frame if broken and replace the grate with a bicycle safe unit where required.
7. The County does not permit plastic pipe (HDPE) within the ROW. Replace it with concrete or ductile iron for the entire run between inlets.
8. The plans should be revised to show that the area within the Sight Triangle shall be free of all vegetation or obstructions 18" high or higher.

9. The plans should include a note indicating "All 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.

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.A Angle of Intersection (**Plan Does Not Conform**) *Driveways shall intersect the county road at right angles (90° as measured at the centerlines of the intersecting driveway and the centerline of the county road). Plans shall be revised to meet this requirement.*

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 or not 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 but is decreasing the total impervious coverage. A stormwater management system has been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.

DETAILS

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

13. All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic. Submit all ingress and egress turning movements.

14. The following County standard details are required for improvements in the County right-of-way:

Details:

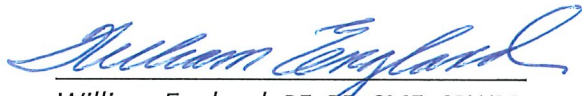
6. Standard Concrete Driveway and Concrete Apron

ADMINISTRATIVE

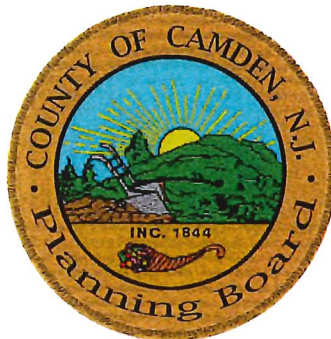
15. The Camden County Planning Board file number shall be referenced in all correspondence, including email.
16. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of 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 may include improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection, and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. 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, CME, CPWM
Assistant County Engineer


DATE



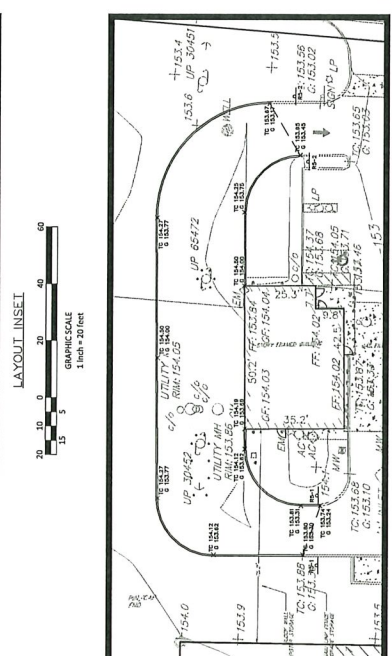
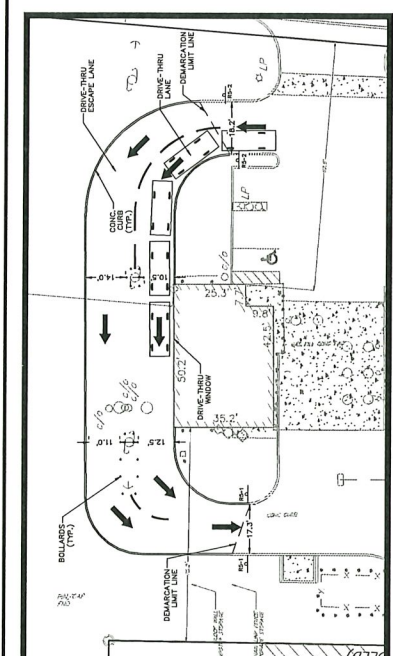
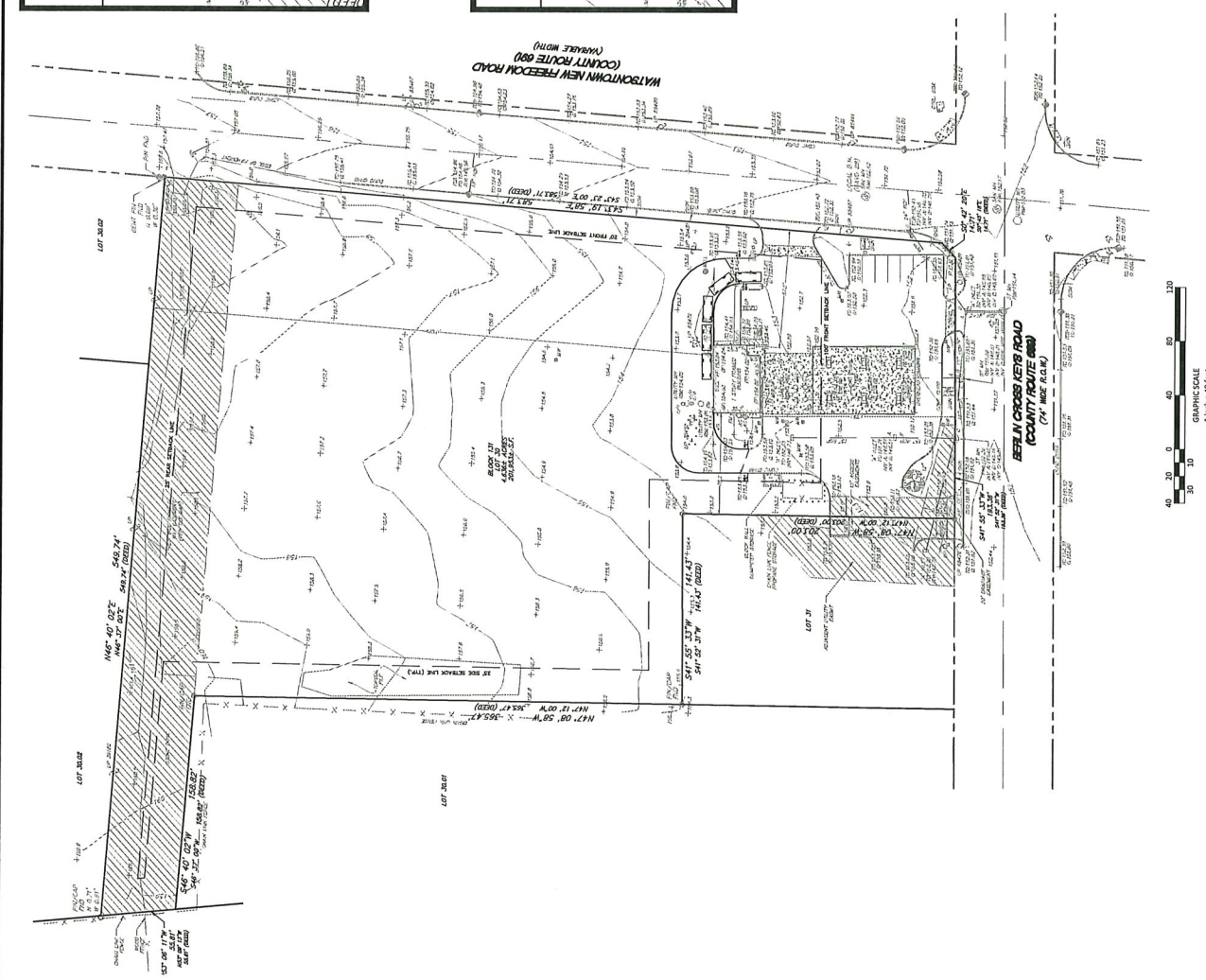
Cc: Applicant: Pennsauken Enterprise, LLC. jdepascale@summerwood.biz
Applicant Attorney: Kristopher J. Berr, Esq. kid@delducalewis.com
Applicant Engineer: Brian W. Cleary, PE, bcleary@pettitgroup.com
Municipal Planning Board Secretary: Daniela Martinez-Tavarez dtavarez@pennsauken.gov
Municipal Review Engineer: Douglas A. White, P.E., C.M.E. dwhite@tandmassociates.com

STAFF REPORT MEETING OF:	RE:	103 Cross Keys Road
	Plan:	SP-28-1-24
	Municipality:	Pine Hill Borough
	Applicant:	Multani & Sons, LLC
	Abuts County Route:	Cross Keys Rd. (CR 689) & Watsontown New Freedom Rd. (CR 691)

The applicant proposes to construct a drive-thru lane to the existing convenience store located at the Conoco gas station on the west side of the intersection of Cross Keys Road (CR 689) and Watsontown New Freedom Road (CR 691).

The site currently contains a Conoco gas station and associated convenience store. The site is accessible from one access point on New Freedom Road (ingress/egress) and two access points on Cross Keys Road. The southwestern access point on New Freedom Road is provided via an access easement that is shared with Lot 31.

Seven (7) vehicle parking spaces are located facing New Freedom Road. Three (3) additional spaces are located adjacent to the convenience store with two (2) allocated for vehicles using the vacuum. An additional three (3) spaces are located near the access easement shared with Lot 31.



NOTES

1. APPLICATIONS FOR THE BOROUGH OF PINE HILL, CAMDEN COUNTY, NEW JERSEY.
2. PROJECT SITE KNOWN AND DESIGNATED AS BLOCK 131, LOT 30, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF PINE HILL, CAMDEN COUNTY, NEW JERSEY (SHEET 28).
3. LOT INFORMATION BASED UPON SURVEY ENTITLED "TESTING CONDITIONS SURVEY OF BLOCK 131, LOT 30, BOROUGH OF PINE HILL, CAMDEN COUNTY, NJ," DATED MAY 6, 2022, PREPARED BY MANTAN & DONALD, L.L.C.
4. VERTICAL DATUM: NAVD 83.
5. PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BOROUGH OF PINE HILL, CAMDEN COUNTY, NEW JERSEY, ZONING ORDINANCE, CHAPTER 100, ARTICLE 1, SECTION 100-1.1, AND THE BOROUGH OF PINE HILL, CAMDEN COUNTY, NEW JERSEY, CONSTRUCTION, AMENDMENT, SOIL INVESTIGATION, AND/OR EXCAVATIONS.

General Building Services (GDS) Building Schedule			
Item	Proposed	Existing	Complete
Min. Lot Area	100 FT.	100 FT.	100 FT.
Min. Lot Width	200 FT.	200 FT.	200 FT.
Min. Front Yard Setback	100 FT.	100 FT.	100 FT.
Min. Side Yard Setback	25 FT.	25 FT.	25 FT.
Min. Rear Yard Setback	25 FT.	25 FT.	25 FT.
Min. Building Height*	50 FT.	50 FT.	50 FT.
Min. Impervious Coverage	75 %	75 %	75 %

*The minimum height of 50 feet is based on the height of the building, not the height of the roof. The height of the roof shall not exceed the height of the building.

APPROVED BY THE BOROUGH OF PINE HILL PLANNING BOARD AS AN AMENDED SITE PLAN.

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

REVISED	DATE	REVISION/COMMENTS	BY

SHORE POINT ENGINEERING
Certificate of Authorization No. 24000017000
Professional Engineer
Kevin E. Shelby, P.E.
1000 Highway 100, Suite 100
Pine Hill, NJ 07055-1000
Tel: 908-231-1000
Fax: 908-231-1001
www.shorepointeng.com

AMENDED SITE PLAN
101 CROSS KEYS ROAD
BLOCK 131, LOT 30

STATED IN
BOROUGH OF PINE HILL, CAMDEN COUNTY, NEW JERSEY

SITE PLAN

SCALE: AS SHOWN
PROJECT NO.: CON-222
RECEIVED BY: KES
DATE: 03/20/23
CHECKED BY: KES
DRAWN BY: KES

Sheet Number
1 OF 2



**SHORE POINT
ENGINEERING**

Date

Kevin E. Shelly, P.E.

PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com
Certificate of Authorization No. 24GA28317800

**AERIAL EXHIBIT
101 CROSS KEYS ROAD**

BLOCK 131, LOT 30

SITUATED IN

BOROUGH OF PINE HILL, CAMDEN COUNTY, NEW JERSEY

PROJECT No.:
CON-222

SCALE:
1"=100'

DATE:
01/12/24

DRAWN BY:
MVW

CHECKED BY:
MVW

RELEASED BY:

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: 101 CROSS KEYS ROAD

Project Address (if applicable) & Municipality: BOROUGH OF PINE HILL

Abuts County Road: BERLIN CROSS KEYS ROAD County Route No.: ROUTE 689
WATSONTOWN NEW FREEHOM ROAD ROUTE 691

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: GBD

Block(s): 131

Variance(s) Required: _____

Lot(s): 30

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: MULTANI & SONS LLC Phone: 856-258-6014 Fax: _____

Address: 1200 LAUREL OAK ROAD Town & State: VOORHEES, NJ

Email: smultani@satrajinc.com Zip: 08043

Attorney: CHERYLYNN WALTERS Phone: 609-927-1177 Fax: _____

Address: 4030 OCEAN HEIGHTS AVE Town & State: EGG HARBOR TOWNSHIP, NJ

Email: CWALTERS@NDGLEAL.COM Zip: 08234

Engineer: KEVIN SHELLY Phone: 732-924-8100 Fax: _____

Address: 1985 HIGHWAY 34, SUITE A7 Town & State: WALL, NJ

Email: KSHELLY@SHOREPOINTENGINEERING.COM Zip: 07719

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 DRIVE-THRU LANE TO AN EXISTING GAS STATION

Increase in Impervious Coverage?: **YES** NO Total Increase or Decrease: + 3,433 SF

Total Amount of Land Disturbed: 3,433 SF

Total Gross SF of all Buildings/ Development: N/A

Total New Residential Units: N/A

Total New Jobs Created: N/A

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): N/A

Portion to be Subdivided: N/A

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

Title of Municipal Official: Planning board secretary

Authorized Municipal Signature: Nicole Wakeley Date: 12-21-2023

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: MULTANI & SONS LLC

Signature of Applicant: [Signature] Date: 12/05/2023

Agent Completing Application: KEVIN SHELLY

Signature of Agent: [Signature] Date: 12/5/23

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: MULTANI & SONS LLC

Is the Company a Corporation? YES / NO

If yes, what State is the Corporation incorporated in? NEW JERSEY

Is the Company a Partnership? **YES** / NO

Is Company an Individual Owner? YES / ☒ NO

Title

President

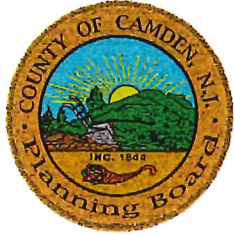
I certify that the above information is true and correct to the best of my knowledge:

X  President
Signature of Owner & Title

12/05/2023
Date

X _____
Signature of Owner & Title

Date



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

**COUNTY PLAN:
SP-28-1-24**

101 Cross Keys Road

PROJECT NAME

Pine Hill Borough

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X SITE PLAN

PLATE: _____

02/06/24

____ PRELIMINARY PLAN

BLOCK: 131

Pending Board Approval

____ OTHER

LOT (s): 30

NAME: Multani & Sons, LLC

ADDRESS: 1200 Laurel Road

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

SITE ABUTS COUNTY HIGHWAY: Berlin Cross Keys Rd (CR 689) & New Freedom Rd (691)

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

GENERAL

The applicant proposes to construct a drive-thru lane for the existing convenience store located at the Conoco gas station on the west side of the intersection of Cross Keys Road (CR 689) and Watsontown New Freedom Road (CR 691).

The site is accessible from one access point on New Freedom Road (ingress/egress) and two access points on Cross Keys Road. The southwestern access point on New Freedom Road is provided via an access easement that is shared with Lot 31.

Seven (7) vehicle parking spaces are located facing New Freedom Road. Three (3) additional spaces are located adjacent to the convenience store with two (2) allocated for vehicles using the vacuum. Three additional (3) spaces are located near the access easement shared with Lot 31, adjacent to the fenced propane storage area.

The following documents have been reviewed:

1. Site plan prepared by Shore Point Engineering; dated 3/30/2023; revised 9/29/2023.
2. Trip Generation Analysis prepared by Shore Point Engineering; dated 1/15/2024.
3. Land Title Survey prepared by Patterson Surveying & Engineering, LLC; dated 07/05/2023.

RIGHT OF WAY

1. Both Berlin Cross Keys Road (CR 689) and Watsontown-New Freedom Road (CR 691) have existing rights-of-way along the applicant's property frontage that meet or exceed the proposed rights-of-way indicated in the Camden County Master Plan. 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.

TRAFFIC

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

SITE PLAN

4. The site plan should include stop signs and stop bars at each driveway exiting the county roads.
5. As part of the Board presentation for this application, please address the following as it relates to traffic and stormwater patterns:
 - a. Provide turning templates for vehicles entering the driveway on New Freedom Road and for the continuous route through the new drive-up aisle with particular attention to the location of the proposed bollards, and guy anchors/utility poles that are to remain.
 - b. Add additional signage on New Freedom Road "Do not block driveway".
 - c. Discuss the onsite/offsite drainage flow, particularly the overland flow from the undeveloped area behind the new access aisle. Where will this drainage be directed and is the County drainage system adequate to receive the flow. Revise the grading plans to show existing and proposed drainage patterns (swales, etc.).
 - d. How will the asphalt area from the old car wash exit drive be modified? If it is to remain asphalt behind the proposed curb? If so, will there be a curb opening for drainage?

STORMWATER MANAGEMENT NJAC 7:8

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

ADMINISTRATIVE

7. The Camden County Planning Board file number shall be referenced in all correspondence, including email.
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 may include improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection, and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. 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.

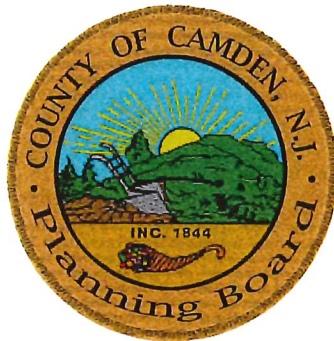
15. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

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.)



William England, PE, PP, CME, CPWM
Assistant County Engineer


DATE

Cc: Applicant: Multani & Sons, LLC. smultani@satrajinc.com
Applicant Attorney: Cherylynn Walters, Esq. cwalters@ndlegal.com
Applicant Engineer: Kevin Shelly, PE, kshelly@shorepointengineering.com
Municipal Planning Board Secretary: Nicole Wakeley nwakeley@pinehillboronj.com
Municipal Review Engineer: Hugh J Dougherty, P.E., C.M.E. hdougherty@pennoni.com