

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

August 27, 2024

Meeting to be conducted in the large conference room at 6:00pm at:
Charles DePalma Complex, 2311 Egg Harbor Road, Lindenwold, NJ 08108

A virtual option is available and can be found at:

<https://www.camdencounty.com/service/public-works/planning/planning-board-meetings/>

 856.566.2978

- 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."

- Pledge of Allegiance
- Roll Call
- Minutes from last meeting (June 25, 2024)
- Public Comments on non-agenda items:
- Review of Projects for Board Action:

A. Hider Lane Gloucester Township MJ-15-2-23
Age Restricted Apartments and Single-Family Lots
*Public comment on the application

B. Sweet Eats Bakery Expansion Voorhees Township SP-34-5-24
Building Addition/Parking Revisions
*Public comment on the application

- Chairperson's Report
- Attorney's Report
- County Engineer's Report
- County Planning Report - next meeting to be held September 24, 2024, in person
- New Business
- Old Business
- Adjournment

Department of Public Works
Robert Harris-Director

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Ryan Doran
Stephen C. Gandy

*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
June 25, 2024

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

The meeting opened with the Flag Salute and pledge of allegiance.

Chairwoman Ms. Alexis Williams, Secretary Mr. Thomas Schina, Mr. Stephen Gandy, Mr. Joseph Pillo, Mr. Ryan Doran, 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 April 23, 2024 meeting by Mr. Ryan Doran and seconded by Mr. Joseph Pillo. Ms. Alexis Williams abstained. All others present voted in favor of the motion.

Public Comment on non-agenda items: none

Review of Projects for Board Action

A. Cooper Health System Tower A-Camden, NJ

Kevin D. Sheehan, Esq. from Parker McKay, and Kyle MacGeorge, P.E. and Kenneth Webb IV, P.E. from Langan, and Kevin Webb from Cooper Health Systems were present representing the applicant.

Mr. Sheehan provided an overview of the project. The applicant proposes the construction of a new 10-story medical tower expansion to the existing hospital with a footprint of approximately 35,570-SF. The applicant also proposes new sidewalks, bicycle parking, landscaping, and stormwater management measures.

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

B. Mullen Drive Residential Subdivision – Gloucester Township, NJ

John Wade, Esq. from Wade, Long, Wood, & Long, LLC, Chad Gualrapp, P.E., from Pennoni Associates, Inc., and Randy Unangst from Papparone Homes of NJ, Inc. were present representing the applicant.

Mr. Chad Gualrapp provided an overview of the project. The applicant is seeking major subdivision approval for the development of twenty-three (23) new lots for twenty-two (22) single-family

dwelling located at Mullen Drive. Other site improvements include landscaping, sidewalks, lighting, storm sewer conveyance system, and utility services.

The site is approximately a total of 8.27 acres located between Mullen Drive and Williamstown Erial Road in the Township's New Vision Business Park (NVBP), R-3 Single Family D3 detached (R-3), and Institutional (IN) zoning districts.

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

C. Cherrywood Shopping Center Upgrades-Gloucester Township, NJ

CheryLynn Walters, Esq. from Nehmad Davis & Goldstein, and Aaron Chan, P.E. from Stonefield Engineering & Design were present representing the applicant.

Ms. Walters provided an overview of the project. The applicant proposes to make improvements to the existing space formerly occupied by a K-Mart retail store in the Cherrywood Shopping Center including the establishment of an approximately 113,895-SF ShopRite grocery store. No changes to the existing footprint of the existing grocery store are proposed. The applicant also proposes a 7,500-SF retail/restaurant pad within the shopping center. Improvements to the site include lighting, landscaping, parking, and ADA compliance requirements.

A motion was made by Secretary Mr. Thomas Schina to approve the application conditional that the applicant will need to mill and overlay the half width of Little Gloucester Road along their frontage to a point just past the entrance to the Starbucks, and tie into the joint where the recent paving of Blackwood Clementon Road ends. Additionally, the applicant will provide reconfigured driveway plans for the two (2) access points on Little Gloucester Road by realigning the curbs and/or restriping to provide for a ninety (90) degree intersection with Little Gloucester Road. Mr. Joseph Pillo seconded the motion with Tom Schina's conditions. A roll call vote was taken, all were in favor. 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 July 23, 2024, and it is expected to be in person with a virtual option virtual.

NEW BUSINESS - None

OLD BUSINESS - None

ADJOURNMENT

A motion was made to adjourn the meeting by Mr. Stephen Gandy and seconded by Mr. Ryan Doran; all present were in favor. The meeting ended at 6:35 PM.

Respectfully Submitted,

Jerry Wawrzyniak

CAMDEN COUNTY PLANNING BOARD Land Development Review			Review List for Meeting	
			August 27, 2024	
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Hider Lane	MJ-15-2-23	Gloucester Township	Age Restricted Apartments/Single Family Lots
SP-2	Sweet Eats Bakery Expansion	SP-34-5-24	Voorhees	Building Addition/Parking Revisions

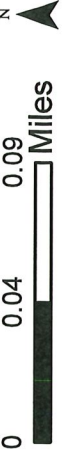
STAFF REPORT MEETING OF:	RE:	Hider Lane
	Plan:	MJ-15-2-23
	Municipality:	Gloucester Township
	Applicant:	GT Lake, LLC
	Abuts County Route:	Little Gloucester Road (CR 759)

The applicant proposes to construct a sixty (60) unit age-restricted apartment building and four (4) single-family dwellings on five (5) total lots. Additional site improvements include stormwater management, landscaping, and lighting.



Block 19405
Lot 1

Hider Lane
Block 19405 Lot 1
Gloucester Township NJ



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: Hider Lane

Project Address (if applicable) & Municipality: 1550 Hider Lane, Clementon, NJ 08021

Abuts County Road: Little Gloucester Road County Route No.: 759

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): 194

Existing Zoning: Senior Citizen Residential (SCR)

Block(s): 19405

Variance(s) Required: _____

Lot(s): 1

The Camden County planning process concerns itself primarily with a review of factors that directly impact county facilities such as County owned roads and stormwater management systems. This application as well as Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2 can be found on the Camden County Planning Division website: <https://www.camdencounty.com/service/public-works/planning/>. If you have any questions please call 856-566-2978.

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (please type or print legibly or your application may be delayed):

Applicant: GT Lake, LLC Phone: 609-440-1111 Fax: _____

Address: 419 Mantua Boulevard Town & State: Mantua, NJ

Email: villari.j@gmail.com Zip.: 08051

Attorney: Bob Mintz Phone: 856-795-1234 Fax: _____

Address: 34 Tanner Street Town & State: Haddonfield, NJ

Email: bob@freemanandmintzpa.com Zip.: 08033

Engineer: Norman K. Rodgers, III Phone: 856-228-2200 Fax: _____

Address: 645 Berlin-Cross Keys Rd Town & State: Sicklerville, NJ

Email: nrodgers@ces-1.com Zip.: 08081

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: 16.53 AC to be developed into 60 age restricted apartments and 4 single family lots.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 2.45 AC

Total Amount of Land Disturbed: 8.699 AC

Total Gross SF of all Buildings/ Development: 38,000 SF

Total New Residential Units: 60 age restricted apartments, 4 single family lots

Total New Jobs Created: _____

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

Will new lots be created? YES NO How Many New Lots? 5

Size of Existing Lot(s): 16.53 AC

Portion to be Subdivided: 16.53 AC

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

Title of Municipal Official: _____

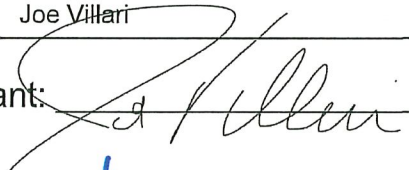
Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Joe Villari

Signature of Applicant:  _____ Date: _____

Agent Completing Application: Norman K. Rodgers, III, P.E., P.L.S., C.M.E., C.P.W.M.

Signature of Agent:  _____ Date: 3.25.24

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

AFFIDAVIT OF OWNERSHIP

STATE OF :
: SS.
COUNTY OF :

Joe Villari, of full age, being duly sworn on his oath according to law deposes and says that:


1. I am the owner of GT Lake, LLC, a New Jersey Limited Liability Company, and have access to the names and addresses of all members.

2. Upon review of GT Lake, LLC's books and records I have ascertained that the following members hold a share of 10% or greater in GT Lake, LLC.

3. The complete list of members holding a 10% or greater share is:

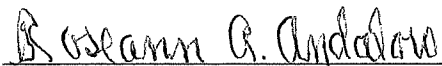
NAME	Ownership	ADDRESS
Joe Villari	100%	419 Mantua Boulevard Mantua, New Jersey 08051

DATED: 11-3-23



Joe Villari

Sworn to and subscribed
before me this 3rd day
of November, 2023.



Roseann A. Andaloro

ROSEANN A. ANDALORO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 25, 2026



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

**COUNTY PLAN:
MJ-15-2-23**

Hider Lane
PROJECT NAME

Gloucester Township
MUNICIPALITY

<u>TYPE OF PLAN</u>	<u>TAX MAP DATA</u>	<u>REVIEW DATE & STATUS</u>
<u>X</u> SITE PLAN	PLATE: <u>194</u>	<u>8/16/2024</u>
<u> </u> PRELIMINARY PLAN	BLOCK: <u>19405</u>	<u>Pending Board Approval</u>
<u>X</u> OTHER	LOT (s): <u>1</u>	

NAME: GT Lake, LLC.

ADDRESS: 419 Mantua Boulevard

CITY: Mantua **STATE:** NJ **ZIP:** 08051

SITE ABUTS COUNTY HIGHWAY: Little Gloucester Road (CR 759)

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

GENERAL

The applicant proposes to construct a sixty (60) unit age-restricted apartment building and four (4) single-family dwellings on five (5) total lots with access onto Hider Lane. Additional site improvements include stormwater management, landscaping, lighting, and utility connections in Little Gloucester Road (CR 759).

The following documents have been reviewed:

1. Site plan prepared by Jack J. Gravlin Jr., P.E.; dated 6/21/2024.
2. Stormwater Management Report prepared by Jack J. Gravlin Jr., P.E.; dated 6/21/2024.
3. Traffic Impact assessment prepared by Horner and Canter Associates; dated 7/25/2023.
4. Consolidation Plan prepared by RMS Landscaping, LLC.; dated 6/12/2024.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Little Gloucester Rd. (CR 759) has a proposed right-of-way of 74 feet, with an existing half right-of-way on the applicant's side of the road of 37 feet. Accordingly, the applicant does not propose a change to the existing right-of-way.

TRAFFIC

2. Our office concurs that the traffic resulting from the proposed development will not have a significant impact on the adjacent County roadway.

SITE PLAN

3. The applicant shall install curb and sidewalk along the property frontage and connect to adjacent sidewalk, or as directed by the County Engineer.
4. The applicant proposes two (2) waterline connections to the existing line in Little Gloucester Road along with a service access driveway opening. The applicant shall submit a revised utility connection plan that minimizes disturbance to the recently paved Little Gloucester Road (7-year moratorium). Disturbance of the intersection is discouraged. Moratorium road opening permit fees and limits/details will apply.
5. The site plan should include stop signs and stop bars at each driveway connecting to the County Road.
6. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design 3.3.1.10.D Corner Radii / Curb Return Radii / Driveway Aprons
(Plan Does Not Conform) Where driveway aprons are permitted or required the apron shall flare out a minimum of 1'-5" on each side of the driveway at the terminus of the driveway at the county road. Additional details for the proposed apron replacement along CR 759 are required to determine if this requirement is met.

3.3.1.10.E Driveway and Apron Material *(Plan Does Not Conform) Depressed concrete curb shall be provided along a county road at a proposed driveway. The depressed curb shall extend to a distance of at least 5' further than the width of the driveway unless corner radius curb is required or provided. {...} Driveways at a county road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of pavement of the county road including a 4' width of sidewalk. Plans shall be revised to meet these requirements.*

STORMWATER MANAGEMENT NJAC 7:8

7. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided that does meet the Stormwater requirements of NJAC 7:8 for water quantity, water quality, and recharge.
8. The design has met the water quantity requirement for peak rate of reduction.

DETAILS

9. All construction or reconstruction within the County right-of-way is to be to County standards, and Federal ADA standards.
10. The following County standard details are required for improvements in the County right-of-way:
 - Details:
 3. Standard Depressed Concrete Curb
 5. Standard Concrete Sidewalk
 6. Standard Concrete Driveway and Concrete Apron
 9. Standard Driveway Treatment: Apron and Flare (Plan View)
 18. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation

ADMINISTRATIVE

3. **The Camden County Planning Board file number shall be referenced in all correspondence, including email.**
4. 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).
5. 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.
6. 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.
7. **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.**
8. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
9. 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.
10. 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.
11. Underground irrigation systems shall not be located within the County right-of-way.
12. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

13. 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



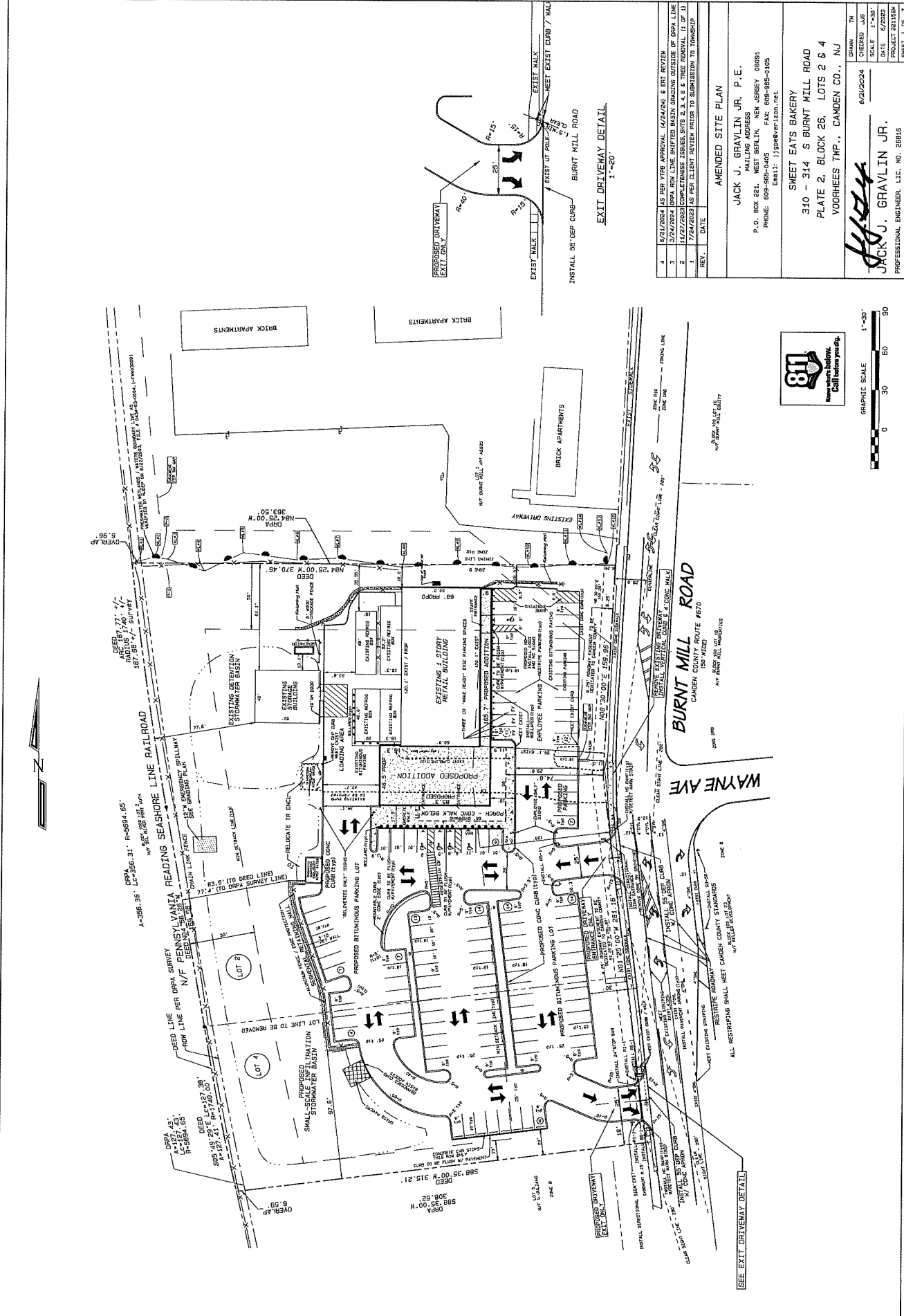
DATE



Cc: Applicant: GT Lake, LLC villari.j@gmail.com
Applicant Attorney: Bob Mintz, Esq. bob@freemanandmintzpa.com
Applicant Engineer: Norman K. Rodgers, III rodgers@ces-1.net
Municipal Planning Board Secretary: Jenna Albano jalbano@glotwp.com
Municipal Review Engineer: Rakesh R. Darji, PE, PP, CME, CFM rdarji@erini.com

STAFF REPORT MEETING OF:	RE:	Sweet Eats Bakery Expansion
	Plan:	SP-34-5-24
	Municipality:	Voorhees Township
	Applicant:	Justin Haig, LLC
	Abuts County Route:	Burnt Mill Road (CR 670)

The applicant proposes to construct a 4,950-SF building addition, reconfiguration of existing parking areas and construction of new parking areas for a total of 121 spaces. In addition, the applicant proposes to close off the existing ingress/egress and provide two (2) additional site accesses: one (1) dedicated ingress and one (1) dedicated egress. Additional site improvements include stormwater management, landscaping, lighting, and traffic improvements (restriping turning lane) along Burnt Mill Road.



REV.	DATE	DESCRIPTION
1	7/24/2023	AS PER CLIENT REVIEW PRIOR TO SUBMISSION TO TOWNSHIP
2	11/27/2023	COMPLETION ISSUES, SITS & S.E. & TREE REMOVAL (1 OF 1)
3	3/24/2024	DRPA, RIN, LINC, SHORTED BASIN, GRADING, DETENTION OF DRAIN LINE
4	6/21/2024	AS PER VTRB REMOVAL (2 OF 2) & REV. SECTION

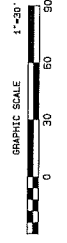
AMENDED SITE PLAN

JACK J. GRAVLIN, JR., P.E.
 MAILING ADDRESS
 P.O. BOX 281, WEST BERLIN, NEW JERSEY 08091
 PHONE: 609-985-0405 FAX: 609-985-0105
 EMAIL: j.j.gravlin@jjg.com

SWEET EATS BAKERY
 310 - 314 S BURNT MILL ROAD
 PLATE 2, BLOCK 26, LOTS 2 & 4
 YORFHEES TWP., CAMDEN CO., NJ

ISSUED: 6/21/2024
 CHECKED: J.J.G.
 SCALE: 1"=20'
 DATE: 6/27/24
 PROJECT: 24155A
 SHEET: 1 OF 7

JACK J. GRAVLIN, JR.
 PROFESSIONAL ENGINEER, LIC. NO. 28615



SEE EXIT DRIVEWAY DETAIL

EXIT DRIVEWAY DETAIL
1"=20'

INSTALL SET-UP CURB
 BURNT MILL ROAD
 MEET EXIST CURB / WALL
 EXIST WALK
 EXIST UT WALK
 EXIST UT WALK

PROPOSED DRIVEWAY
 EXIT ONLY

EXIST WALK

EXIST UT WALK

EXIST UT WALK

EXIST UT WALK

EXIST UT WALK

EXIST UT WALK

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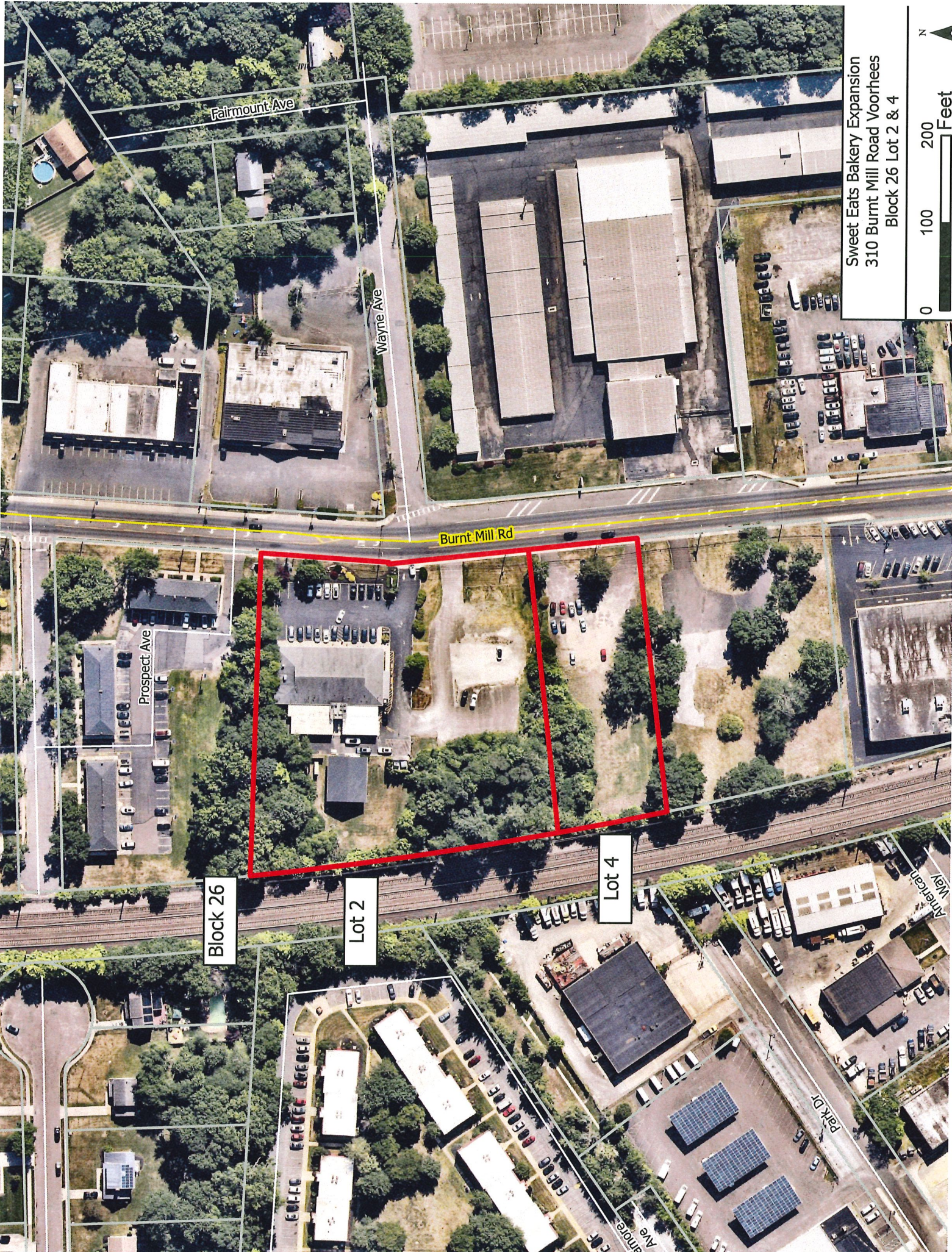
EXIST UT WALK

EXIST UT WALK

EXIST UT WALK

EXIST UT WALK

EXIST UT WALK



Fairmount Ave

Wayne Ave

Burnt Mill Rd

Prospect Ave

Block 26

Lot 2

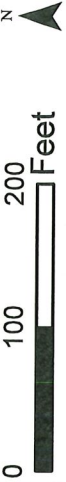
Lot 4

American Way

Pak Dr

Samora Ave

Sweet Eats Bakery Expansion
310 Burnt Mill Road Voorhees
Block 26 Lot 2 & 4



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: Sweet Eats Bakery Expansion

Project Address (if applicable) & Municipality: 310-318 Burnt Mill Road, Voorhees

Abuts County Road: Burnt Mill Road County Route No.: 670

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.: SP-34-3-17 Date Originally Approved: _____

- Resubmission of Major Subdivision

Original Major Subdivision Application No.: _____ Date Originally Approved: _____

Tax Map Data:

Plate(s): _____

Existing Zoning: B-Business

Block(s): 26

Variance(s) Required: Front Yard Setback -

Lot(s): 2 & 4

74.6' proposed, 100' required
(Granted)

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: Justin Haig, LLC Phone: 856-429-2005 Fax: _____

Address: 310 S. Burnt Mill Road Town & State: Voorhees, NJ

Email: justinsweeteats@gmail.com Zip.: 08043

Attorney: Jeffrey M. Brennan, Esquire Phone: 856-627-6000 ext. 303 Fax: 856-627-4548

Address: 1307 White Horse Road, F-600 Town & State: Voorhees, NJ

Email: JBrennan@baronbrennan.com Zip.: 08043

Engineer: Jack J. Gravlin, Jr. Phone: 609-965-0405 Fax: _____

Address: P.O. Box 221 Town & State: West Berlin, NJ

Email: jjgpe@verizon.net Zip.: 08091

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: 4906 square foot addition to existing retail bakery with related site improvements and expanded parking area.

Increase in Impervious Coverage?: YES ~~XXX~~ Total Increase or Decrease: 18,704 sf

Total Amount of Land Disturbed: 100,443 sf

Total Gross SF of all Buildings/ Development: 17,426 sf

Total New Residential Units: N/A

Total New Jobs Created: 10-15

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): 3.569 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: Margaret Davidowich, Managing Member

Signature of Applicant: _____ Date: _____

Agent Completing Application: Jeffrey M. Brennan, Esquire

Signature of Agent: _____ Date: _____

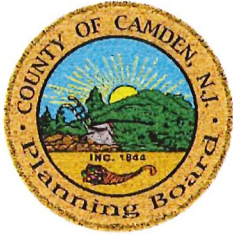
For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below



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

**COUNTY PLAN:
SP-34-5-24**

Sweet Eats Bakery Expansion
PROJECT NAME

Voorhees Township
MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

 X SITE PLAN

PLATE: _____

8/14/2024

_____ PRELIMINARY PLAN

BLOCK: 26

Pending Board Approval

_____ OTHER

LOT (s): 2 & 4

NAME: Justin Haig, LLC.

ADDRESS: 310 S. Burnt Mill Road

CITY: Voorhees STATE: NJ ZIP: 08043

SITE ABUTS COUNTY HIGHWAY: Burnt Mill Road (CR 670)

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

GENERAL

The applicant proposes to construct a 4,950-SF building addition, including the reconfiguration of existing parking areas and construction of new parking areas for a total of 121 spaces. In addition, the applicant proposes to close off the existing full movement driveway opening and provide two (2) new site access points: one (1) dedicated ingress and one (1) dedicated egress. Additional site improvements include stormwater management, landscaping, lighting, and traffic improvements (restriping turning lane) along Burnt Mill Road.

The following documents have been reviewed:

1. Site plan prepared by Jack J. Gravlin Jr., P.E.; dated 6/21/2024.
2. Stormwater Management Report prepared by Jack J. Gravlin Jr., P.E.; dated 6/21/2024.
3. Traffic Impact assessment prepared by Horner and Canter Associates; dated 7/25/2023.
4. Consolidation Plan prepared by RMS Landscaping, LLC.; dated 6/12/2024.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Burnt Mill Rd. (CR 670) has a proposed right-of-way of 66 feet, with an existing right-of-way of 49.5 feet. The applicant proposes to provide additional right-of-way through a roadway easement to widen 8.25 feet from the centerline along the applicant's frontage. The following is noted:
 - a. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for review and approval.
 - b. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

TRAFFIC

2. Our office concurs that the traffic resulting from the proposed development will not have a significant impact on the adjacent County roadway.

SITE PLAN

3. **The plans should be revised to include the replacement of all existing sidewalks and curbs within the County right-of-way along the property frontage.**
4. **The applicant shall discuss access to the site and the need for the driveway locations as shown on the site plan. Address the driveway offset waiver required as noted in Item 7 section 3.3.1 below.**
5. **The applicant shall revise the site plan to address the intersection of Wayne Ave and the ingress driveway. Revise the striping plan to show a designated left turn lane into the site from Burnt Mill Road. Provide turning templates for all ingress and egress movements to this site.**
6. **The proposed work within the County right-of-way, including curb replacement and the removal of existing traffic markings by grinding, will impact the condition of the asphalt surface through this area. Accordingly, the Site Plan set should be revised to show the limits of the milling and paving of the existing roadway along the property frontage prior to the installation of the proposed traffic markings.**

7. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design

3.3.1.9 Spacing of New Driveways (**Plan Does Not Conform**)

For undivided county roads, access to a site shall align with existing or proposed roads or driveways located on the opposite side of the county road. If the County Engineer determines that design constraints or special circumstances exist that prohibit such driveways and/or roads to be aligned, then the new driveway may be offset from the existing or proposed road or driveway on the opposite side of the county road by not less than 250' feet as measured between the centerlines of the roads or driveways. A waiver is required for the offset of the proposed ingress driveway from Wayne Avenue on the opposite side of Burnt Mill Road.

3.3.1.16 Pavement Markings (**Plan Does Not Conform**) *Pavement marking materials installed on a county road shall either be long-life extruded thermoplastic, or long-life spray extruded thermoplastic. {...} Centerline markings, {...} dashed centerlines, dashed lane lines shall {be ...} epoxy material. The plans should be revised to indicate the required materials for the proposed pavement markings.*

STORMWATER MANAGEMENT NJAC 7:8

8. 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. Stormwater management basins have been provided that do meet the Stormwater requirements of NJAC 7:8 for water quantity, water quality, and recharge.
9. The design has met the water quantity requirement for peak rate of reduction.

DETAILS

10. All construction or reconstruction within the County right-of-way is to be to 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. Provide turning templates.**
12. The handicap ramps in the Camden County right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011, latest revision.
13. The following County standard details are required for improvements in the County right-of-way:
Details:
 16. Milling and Resurfacing – **Per comment 6 under SITE PLAN section.**

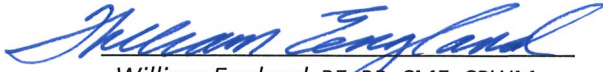
17. Hot Mix Asphalt Pavement – **Per comment 6 under SITE PLAN section.**
18. A. Typical Roadway Restoration for Curb Installation – **The provided detail shall be revised to indicate a 2' minimum restoration width.**

ADMINISTRATIVE

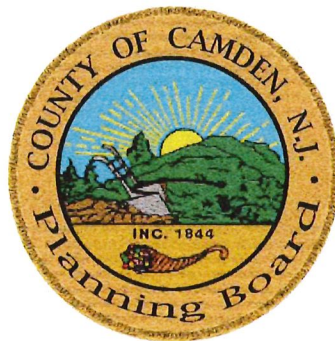
14. The Camden County Planning Board file number shall be referenced in all correspondence, including email.
15. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and/or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk (no flash drive).
16. 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.
17. 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.
18. **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.**
19. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
20. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection, and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. A copy of the final certification shall be furnished to the County Planning Board.
21. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
22. Underground irrigation systems shall not be located within the County right-of-way.
23. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

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


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


DATE



Cc: Applicant: Justin Haig, LLC justinsweeteats@gmail.com
Applicant Attorney: Jeffrey M. Brennan, Esq. JBrennan@barronbrennan.com
Applicant Engineer: Jack J. Gravlin, JR; P.E. jjgpe@verizon.net
Municipal Planning Board Secretary: Rashane Thapa rthapa@voorheesnj.com
Municipal Review Engineer: Rakesh R. Darji, PE, PP, CME, CFM rdarji@erinj.com