

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

December 17, 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 (September 24, 2024)
- Public Comments on non-agenda items:
- Review of Projects for Board Action:

- A. Legacy Club at Woodcrest

Cherry Hill

SP-12-1-24

Existing Country Club Improvements

*Public comment on the application

- Approval of 2025 Planning Board Meeting Dates
- Chairperson's Report
- Attorney's Report
- County Engineer's Report
- County Planning Report - next meeting to be held January 28, 2025, in person
- New Business
- Old Business
- Adjournment

*Public comment shall be received after each application

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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
September 24, 2024

The meeting was convened at 6:00 PM by Chairwoman Ms. Alexis Williams. Chairwoman Alexis 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. Joseph Pillo, Mr. Ryan Doran, Mr. Stephan Gandy, 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 August 27, 2024 meeting by Mr. Tom Pillo and seconded by Mr. Ryan Doran. 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. VMDH Storage Facility-Pine Hill Borough, NJ

Mr. Robert S. Baranowski, Esq. from Hyland Levin Shapiro LLP, and Brian W. Cleary, P.E. from The Pettitt Group, LLC were present representing the applicant.

Mr. Baranowski and Mr. Cleary provided an overview of the project. The applicant proposes to construct a self-storage facility consisting of one (1) three-story building with a footprint of approximately 40,865-SF and two (2) one-story buildings each with a footprint of approximately 11,000-SF, as well as one (1) parking area with nine (9) spaces, and a second parking area within six (6) spaces, a loading area, two (2) stormwater basins, landscaping, and lighting.

Mr. Cleary requested two (2) waivers:

1. Mr. Cleary provided testimony that per the County Engineer's Review letter the entrance driveway does not conform to the County standards to extend a minimum of twenty-five (25) feet past the sidewalk. He requested a waiver to not disturb the existing driveway because it was built five (5) years ago by the adjacent Dollar General. If they had to tear it up it would cause issues with the Dollar General.

Assistant County Engineer Bill England agreed to the the waiver with the condition that if, or when they must repair the asphalt at the driveway apron that it is to be replaced as concrete and it is it to comply with County standards.

2. Mr. Cleary also provided testimony to request a waiver from meeting the specific pavement marking requirements of the crosswalk. Pine Hill Borough wants the applicant to make the crosswalk as visible as possible. He stated the current sidewalk does meet County standards, but the white striping on the white concrete makes it difficult to make out. The Borough asked that the applicant put some contrasting paint between the white crosswalk stripes for the white stripes to be recognizable. It would just be adding colors and not altering the location or shape.

Assistant County Engineer Bill England agreed to the waiver with the condition that details be provided to enhance the striping with a border around the current striping in lieu of painting between the stripes.

A motion was made by Secretary Mr. Tom Schina to approve the application with the conditions provided by Assistant County Engineer Bill England. Mr. Joseph Pillo seconded the motion with the same 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 October 22, 2024, and it is expected to be in person with a virtual option.

NEW BUSINESS - None

OLD BUSINESS - None

ADJOURNMENT

A motion was made to adjourn the meeting by Mr. Tom Pillo and seconded by Mr. Stephen Gandy; all present were in favor. The meeting ended at 6:16 PM.

Respectfully Submitted,

Jerry Wawrzyniak

CAMDEN COUNTY PLANNING BOARD Land Development Review			Review List for Meeting	
			December 17, 2024	
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Legacy Club at Woodcrest	SP-12-1-24	Cherry Hill	Improvements to existing Country Club

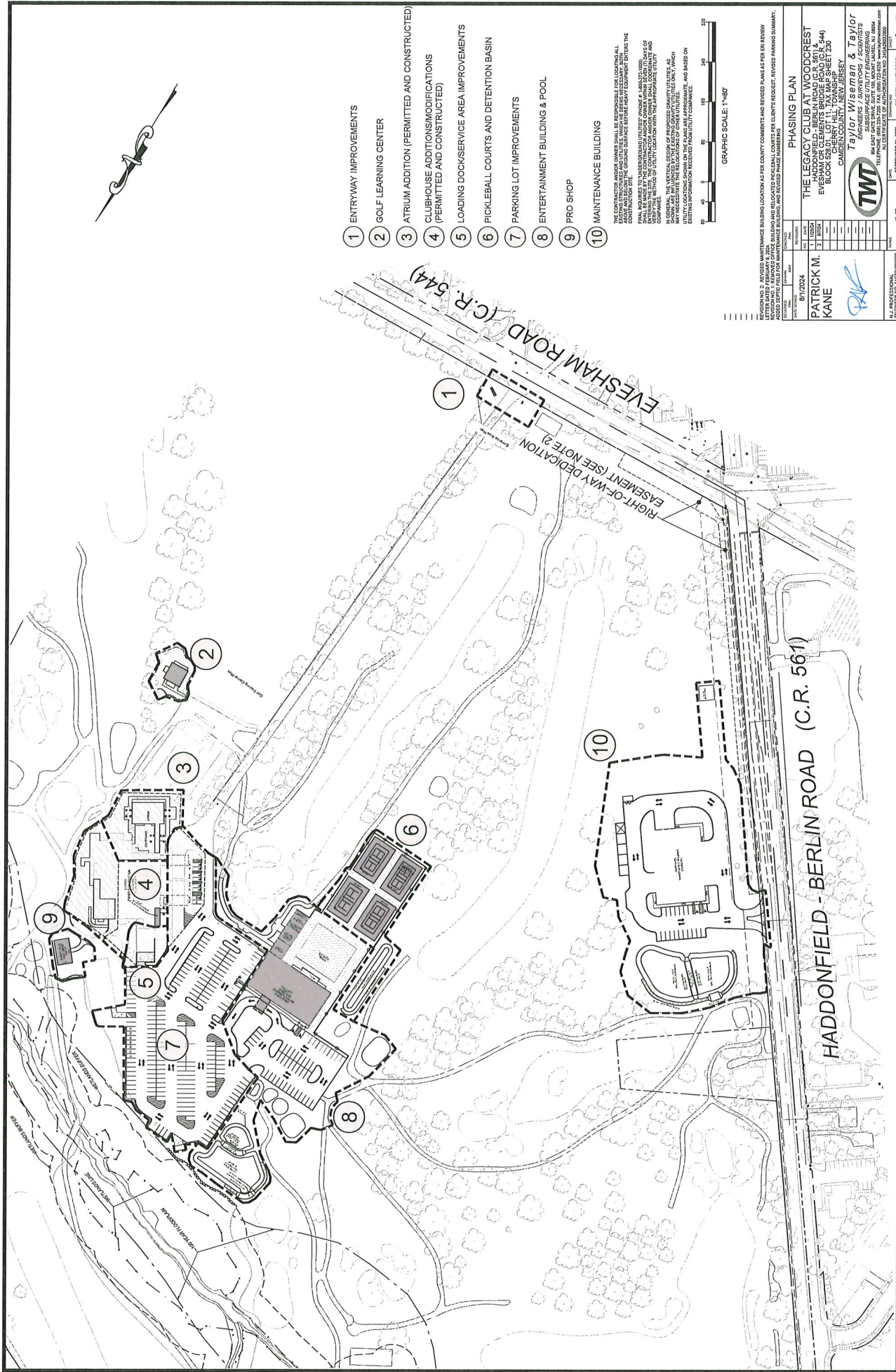
STAFF REPORT MEETING OF:	RE:	Legacy Club at Woodcrest
	Plan:	SP-12-1-24
	Municipality:	Cherry Hill
	Applicant:	WCC 1, LLC
	Abuts County Route:	Haddonfield Rd (CR561), Evesham Rd (CR544)

The applicant proposes to construct a 15,000-SF maintenance building, to house materials and equipment utilized for the maintenance of the golf course grounds. Additionally, the applicant proposes a new 3,200-SF office building, to be used by the facility's existing administrative staff and management. These facilities are proposed to have a separate access drive onto Haddonfield-Berlin Road. This area is limited to maintenance and office staff only vehicular access to the clubhouse area is not possible via the new access drive on Haddonfield-Berlin Road, and no events or activities are proposed in this area.

With respect to Phase 2 of the proposed improvements, the applicant proposes the construction of a one-story 12,000-SF entertainment building, pool area, and reconfiguration of the four (4) previously approved pickleball courts within the area of the maintenance building. The applicant also proposes to move its existing pro shop operations into a standalone 1,500-SF building adjacent to the Clubhouse and will not operate as a public retail facility. Finally, the previously approved parking lot improvements are proposed to be reconfigured, to accommodate additional spaces and improved circulation within the area adjacent to the proposed entertainment building. The entertainment areas will not be public recreational facilities and are intended for use by family and guests of existing members to allow more family-based recreational activities to supplement the use of the club as a golf course.

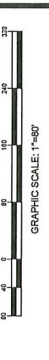
The existing maintenance building is proposed to be demolished and replaced with a new family entertainment area. The new entertainment will feature a 12,000-SF one-story entertainment building, 7,575-SF pool, snack bar, changing rooms, and the relocation of the four (4) previously approved pickleball courts.

The existing stone walls at the main entrance are proposed for removal, to be replaced with a new proposed stone wall, water feature, and signage.



- 1 ENTRYWAY IMPROVEMENTS
- 2 GOLF LEARNING CENTER
- 3 ATRIUM ADDITION (PERMITTED AND CONSTRUCTED)
- 4 CLUBHOUSE ADDITIONS/MODIFICATIONS (PERMITTED AND CONSTRUCTED)
- 5 LOADING DOCK/SERVICE AREA IMPROVEMENTS
- 6 PICKLEBALL COURTS AND DETENTION BASIN
- 7 PARKING LOT IMPROVEMENTS
- 8 ENTERTAINMENT BUILDING & POOL
- 9 PRO SHOP
- 10 MAINTENANCE BUILDING

THIS CONTRACT AND/OR OWNER SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND PROVIDING NECESSARY INFORMATION TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND PROVIDING NECESSARY INFORMATION TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND PROVIDING NECESSARY INFORMATION TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.



PHASING PLAN

NO.	DESCRIPTION	DATE
1	ISSUED	06/12/2024
2	REVISED	

THE LEGACY CLUB AT WOODCREST
 EVESHAM OR CLEMENTS BRIDGE ROAD (C.R. 544)
 BLOCK 520, LOT 101, TOWN AND SHEET 230
 CAMDEN COUNTY, NEW JERSEY

Taylor Wiseman & Taylor
 ENGINEERS ARCHITECTS INTERIORS
 SUBSIDIARY OF TAYLOR WISEMAN & TAYLOR
 1000 W. STATE STREET, SUITE 100, CAMDEN, NJ 08102
 TEL: 856.971.1234 FAX: 856.971.1235
 NJ CERTIFICATE OF AUTHORIZATION: CA00000300

DATE: 06/12/2024
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 2425000000
 SHEET NO.: 1 OF 2

REVISIONS TO BE MADE TO THE PHASING PLAN AS PER COUNTY COMMENTS AND REVISIONS AS PER REVIEW. ALL REVISIONS TO BE MADE TO THE PHASING PLAN SHALL BE MADE TO THE PHASING PLAN AND REVISIONS AS PER REVIEW. ALL REVISIONS TO BE MADE TO THE PHASING PLAN SHALL BE MADE TO THE PHASING PLAN AND REVISIONS AS PER REVIEW.

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: Legacy Club at Woodcrest

Project Address (if applicable) & Municipality: 300 Evesham Road, Cherry Hill

Abuts County Road: Haddonfield-Berlin Road County Route No.: 561
Evesham Road 544

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: IN (Institutional)

Block(s): 528.01

Variance(s) Required: For 2 proposed monument signs; tbd.

Lot(s): 11

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: WCC 1, LLC Phone: _____ Fax: _____
 Address: 30 Rock Hill Road Town & State: Cherry Hill, NJ
 Email: rwells@archerlaw.com Zip.: 08003
 Attorney: Archer & Greiner, P.C.
Richard T. Wells, Esq. Phone: 856-616-2689 Fax: _____
 Address: 1025 Laurel Oak Road Town & State: Voorhees, NJ
 Email: rwells@archerlaw.com Zip.: 08043
 Engineer: Taylor Wiseman & Taylor
Patrick M. Kane, PE Phone: _____ Fax: _____
 Address: 804 East Gate Drive - Suite 100 Town & State: Mount Laurel, NJ
 Email: kane@taylorwiseman.com Zip.: 08054

Proposed Use (please check all that apply):

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|--|---|--|
| <input type="radio"/> Single Family Detached | <input type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input checked="" 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 checked="" 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 checked="" type="radio"/> Sports or Entertainment | <input type="radio"/> Other: _____ |

Project Description & Statistics:

Short Description of Project: Applicant proposes renovations, additions, and parking lot improvements to the existing Legacy at Woodcrest Country Club.

Please see the cover letter submitted with this application for a full description of improvements.

Increase in Impervious Coverage?: YES NO Total Increase or Decrease: 0.6%

Total Amount of Land Disturbed: 11.55+/- acres of existing 183.09+/- acre parcel

Total Gross SF of all Buildings/ Development: _____ **Total: 39,730 sf**

Total New Residential Units: 0 Entertainment: 12,000 sf

Total New Jobs Created: to be determined Ancillary Pool Bldgs: 3,030 sf

Pro Shop: 1,500 sf

Maintenance: 20,000 sf

Office: 3,200 sf

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): 183.09 +/- acres

Portion to be Subdivided: N/A

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

Title of Municipal Official: Jacob Richman, PP, AICP - Senior Planner

Authorized Municipal Signature: *Jacob Richman* Date: 8/15/23

Transmittal Date (if applicable): _____

Phone Number: 856-488-7870

Signatures Required:

Name of Applicant: WCC 1, LLC

Signature of Applicant: _____ Date: _____

Agent Completing Application: Archer & Greiner, P.C. - Attorneys for Applicant
BY: Richard T. Wells, Esq.

Signature of Agent: *[Signature]* Date: 11/10/23

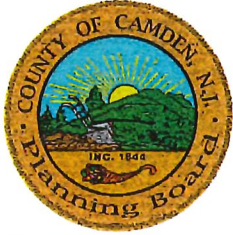
For County Use:

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-12-1-24**

Legacy Club at Woodcrest
PROJECT NAME

Cherry Hill
MUNICIPALITY

<u>TYPE OF PLAN</u>	<u>TAX MAP DATA</u>	<u>REVIEW DATE & STATUS</u>
<u>X</u> SITE PLAN	PLATE: _____	<u>12/11/2024</u>
____ PRELIMINARY PLAN	BLOCK: <u>528.01</u>	<u>Pending Board Action</u>
____ OTHER	LOT (s): <u>11</u>	

NAME: WCC 1, LLC

ADDRESS: 30 Rock Hill Road

CITY: Cherry Hill STATE: NJ ZIP: 08003

SITE ABUTS COUNTY HIGHWAY: Haddonfield-Berlin Road (CR 561) & Evesham Road (CR 544)

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

GENERAL

The proposed improvements to the Legacy Club Facility include the demolition of the existing maintenance building and the construction of a new family entertainment area. The new entertainment area will feature a 12,000-SF one-story entertainment building, 7,575-SF pool, snack bar, changing rooms, and the relocation of the four (4) previously approved pickleball courts. The applicant also proposes to move its existing pro shop operations into a standalone 1,500-SF building adjacent to the Clubhouse which will not operate as a public retail facility. Previously approved parking lot improvements are proposed to be reconfigured to add spaces and improve circulation. The entertainment areas will not be public recreational facilities and are intended for use by family and guests of club members as amenities. Access to these facilities is from the existing Evesham Road (CR 544) entrance.

Lastly, because of the scheduled demolition of the maintenance building, the applicant proposes to construct a 15,000-SF maintenance building along Haddonfield-Berlin Road (CR 561) to house materials

and equipment utilized for the maintenance of the golf course grounds. These facilities are proposed to have a separate access drive onto Haddonfield-Berlin Road (CR 561) and is limited to maintenance staff only. Vehicular access to the clubhouse area is not possible via the new access drive on Haddonfield-Berlin Road (CR 561), and no events or activities are proposed in this area.

The following documents have been reviewed:

1. Site plan prepared by Taylor and Wiseman; dated 9/21/2023, revision dates 1/25/2024 and 8/7/2024.
2. Maintenance Building Circulation Exhibit, prepared by Taylor and Wiseman; dated 11/1/2024.
3. Stormwater Management Report prepared by Taylor and Wiseman; dated 1/26/2024, revision date 8/2/2024.
4. Traffic Engineering Assessment prepared by Shropshire Associates LLC.; dated 12/4/2023, updated report dated 2/12/24.
5. Boundary & Topographical Survey prepared by Taylor and Wiseman; revision date 8/7/2024.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Haddonfield-Berlin Road (CR 561) has a proposed right-of-way of 66 feet, with an existing right-of-way of 60 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen 3 feet from the centerline along the applicant's frontage, except where existing/proposed right of way easements may overlap.
2. The Camden County Master Plan indicates that Evesham Road (CR 544) has a proposed right-of-way of 74 feet, with an existing right-of-way of 66 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen 4 feet from the centerline along the applicant's frontage, except where existing/proposed right of way easements may overlap.
3. It appears that conflicting information is shown on the plans relating to existing and proposed Right-Of-Way Dedication Easements along the property's frontage. For example, along Haddonfield Berlin Road (CR 561), the northern easement limit is shown both adjacent to the proposed driveway as well as approximately 350 feet south of that point. The applicant shall coordinate with Cherry Hill Township and Camden County to grant and file the necessary easements, as needed, for the County's Road widening project and the Township's sidewalk project. Also, see note 13 below.
4. The following is noted:
 - a. The site plan and all related documents should be revised to clearly indicate the roadway easements to be dedicated to Camden County.
 - b. The metes and bounds descriptions of the roadway easements prepared by a licensed surveyor in the State of New Jersey should be submitted for review and approval.
 - c. A copy of receipt of County filing of the road widening easements must be

provided to the County Planning Department prior to issuance of final approval.

TRAFFIC

5. It should be noted that the traffic assessment report, dated 2/12/24, was completed prior to the redesign of the proposed access driveway on Haddonfield-Berlin Road (CR 561), changing it from a full-movement driveway to left turn in/left turn out prohibited. Provide an addendum to the report addressing this change.
6. Our office concurs that the traffic resulting from the proposed maintenance building will have a minimal impact on the adjacent roadway network. The revision from a full movement driveway to a left turn in/left turn out prohibited access point can be expected to further decrease impacts on the traffic flow along the County Road.

SITE PLAN

7. The applicant would normally be required to install sidewalk along its Haddonfield-Berlin Road (CR 561) frontage. In this instance, the Township of Cherry Hill will install sidewalk along the property frontage in accordance with the Haddonfield-Berlin Road (CR 561) Pedestrian Improvement plans prepared by Environmental Resolutions, Inc., dated 10/7/2024. The applicant's plans shall be updated to reflect the sidewalk program for coordination of the work, establish clearing and grading limits, etc. The applicant shall provide all necessary easements, perform all tree and stump removal and tree replacement necessary for the installation of new sidewalk along the entire property frontage.
It is also noted that the County is scheduled to do intersection improvements and add a right turn lane to Evesham Road east bound along the applicant's frontage. The applicant will not be required to install any of these improvements.
8. The proposed driveway and driveway island shall be designed to include ADA ramps at the location of the proposed sidewalk per the Haddonfield-Berlin Road (CR 561) Pedestrian Improvements plans prepared by Environmental Resolutions, Inc., dated 10/7/2024.
9. The Landscape Plan shall be revised as needed to eliminate conflicts with the proposed sidewalk as shown on the Haddonfield-Berlin Road (CR 561) Pedestrian Improvements plans prepared by Environmental Resolutions, Inc., dated 10/7/2024.
10. The plans should include a note indicating "All existing sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced by the applicant under the direction of the County Engineer or his/her representative.
11. The site plan should include stop signs and stop bars at each driveway connecting to the County Road in accordance with the appropriate County detail.
12. The proposed decorative signs and structures shall be located outside the Clear Zone per NJDOT standards.
13. Provide guy wire anchor easements for all poles and pole relocations.

14. The applicant shall cooperate fully with the Township and County regarding these capital improvements and not cause delays to their completion.

15. 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 Access Geometry and Driveway Intersection Design
- 3.3.1.10.D Corner Radii / Curb Return Radii / Driveway Aprons (**Plan Does Not Conform**)
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 proposed driveway shall be revised to meet this requirement.
- 3.3.1.10.G Stop Sign and Stop Bar (**Plan Does Not Conform**) *A stop sign and stop bar shall be provided at each new driveway approach to a county road. The plans shall be revised to meet this requirement.*

STORMWATER MANAGEMENT NJAC 7:8

- 16. 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. Three (3) stormwater management basins have been provided that meet the Stormwater requirements of NJAC 7:8 for water quantity, water quality, and recharge.
- 17. The design has met the water quantity requirement for peak rate of reduction.
- 18. A Site-Specific Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be filed by the applicant to ensure that the stormwater system can be maintained in perpetuity.

DETAILS

- 19. All construction or reconstruction within the County right-of-way is to be to County standards, and Federal ADA standards.
- 20. **A County curb detail is needed. All curbing constructed within the County right-of-way shall be 9" wide at the base x 18" deep gray concrete with a 1" batter in the 8" wide top. Proposed curb shall match existing monolithic curb and gutter along Haddonfield-Berlin Road (CR 561).**
- 21. The County Bituminous Curb detail is provided; however, it is unclear where this is intended for use on the plans. **All curb constructed within the County right-of-way shall be concrete curb.**
- 22. The Maintenance Building Circulation Exhibit, prepared by Taylor and Wiseman; dated 11/1/2024, indicates the projected path of a WB-50 delivery vehicle will cross over the proposed driveway island. **The radii for this driveway should be revised to ensure that a delivery vehicle and an**

emergency vehicle can enter and exit the driveway without crossing the curblines of the island or turning into oncoming traffic.

23. County Detail 12 – “Standard Left Turn In and Left Turn Out Prohibited” has been provided, however the proposed information on the Revised Site Plan does not meet all of the requirements included in the detail. **The following items shall be addressed on the Site Plan to match the detail:**
- a. **Pavement markings**
 - i. **Stop Bar**
 - ii. **4” yellow and white striping**
 - b. **Signage**
 - i. **R1-1 (Stop)**
 - ii. **R3-2 (No left Turn)**
 - iii. **R5-1 (Do Not Enter)**
 - iv. **R4-7 (Keep Right)**
 - c. **Island curb line set-back from roadway curb line**
24. The following County standard details are required for improvements in the County right-of-way:
- Details:**
- 2. **Standard Monolithic Concrete Curb and Gutter Detail**
 - 3. **Standard Depressed Concrete Curb**

ADMINISTRATIVE

25. **The Camden County Planning Board file number shall be referenced in all correspondence, including email.**
26. **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).**
27. **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.**
28. **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.**
29. **In accordance with NJAC 7:8-5.8(d), the stormwater 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.**

30. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
31. 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.
32. 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.
33. Underground irrigation systems shall not be located within the County right-of-way.
34. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

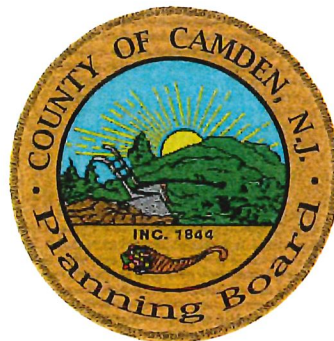
OUTSIDE AGENCY APPROVALS

35. 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: WCC 1, LLC rwells@archerlaw.com.com
Applicant Attorney: Richard Wells, Esq. rwells@archerlaw.com.com
Applicant Engineer: Patrick M. Kane, PE kane@taylorwiseman.com
Municipal Planning Board Secretary: Jacob Richman jrichman@chnj.com
Municipal Review Engineer: Stacey Arcari sarcari@erini.com

**PLEASE TAKE NOTICE 2025 MEETING SCHEDULE OF THE
CAMDEN COUNTY PLANNING BOARD.**

All meetings will convene at 6:00 PM and will be conducted in the large conference room at the Charles J. DePalma Public Works Complex, 2311 Egg Harbor Road, Lindenwold, NJ, 08021.

Tuesday, January 28

Tuesday, February 25

Tuesday, March 25

Tuesday, April 22

Tuesday, May 20

Tuesday, June 24

Tuesday, July 22

Tuesday, August 26

Tuesday, September 23

Tuesday, October 28

Tuesday, November 25

Tuesday, December 16