

Department of Public Works
Robert Harris-Director

Louis Cappelli, Jr.
Commissioner Director

Almar Dyer
Commissioner



Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD
CHARLES J. DEPALMA COMPLEX
2311 EGG HARBOR ROAD
LINDENWOLD, NJ 08021

Board Members
Commissioner Almar Dyer – Alternate
Alexis M. Williams – Chairwoman
Matthew Marrone – Vice Chairman
Thomas Schina – Secretary
Joseph Pillo
Ryan Doran
Stephen C. Gandy
James Winckowski – County Engineer

December 19, 2023

Meeting to be held virtually at 6:00pm

Link to virtual location is available at:

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



856.566.2978

1. Call Meeting to Order:

“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 (November 28, 2023)

5. Public Comments on non-agenda items

6. Review of Projects for Board Action:

- | | | |
|--|------------|-------------|
| A. Holtec International
New Office Building & Pole Barn
*Public comment on the application | Camden | SP-8-12-23 |
| B. Victory Commons
New Multi-Family Affordable Residential Development
*Public comment on the application | Voorhees | SP-34-4-23 |
| C. Erial Road Townhouse Development
New 86 Unit Townhome Development
*Public comment on the application | Winslow | SP-36-3-23 |
| D. Stonegate III @ St. Stephen’s
New 54 Unit Senior Apartment Complex
*Public comment on the application | Pennsauken | SP-27-10-23 |

7. Chairperson’s Report

8. Attorney’s Report

9. County Engineer’s Report

Department of Public Works
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Ryan Doran
Stephen C. Gandy
James Winckowski – County Engineer

10. County Planning Report - next meeting to be held January 23, 2024; virtually
11. New Business
12. Old Business
13. Adjournment

*Public comment shall be received after each application

CC: Hon. Louis Cappelli, Jr., Esq., Commissioner Director
Hon. Almar Dyer, Commissioner
Dominic J. Vesper, Jr, Deputy County Director
Robert Harris, Director of Public Works
James Winckowski, County Engineer
William England, Assistant County Engineer
Ilene Lampitt, Esq., Director of Planning & Permits

Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
November 28, 2023

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

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

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

Planning Board Solicitor: Brandon Hawkins, Esq. was present

MINUTES

A motion was made to approve the minutes of the October 24, 2023 meeting by Mr. Ryan Doran and seconded by Secretary Mr. Thomas Schina. All present voted in favor of the motion.

Public Comment on non-agenda items: none

Review of Projects for Board Action:

A. 1454-1460 Haddon Avenue; Camden, NJ

Kevin Diduch, Esq. and Samir Mody, Engineer were present, on behalf of the applicant.

The applicant proposes the demolition of the current vacant and abandoned structure and constructing five (5) new townhomes. The site is comprised of one parcel, with land totaling 10,210-SF and subdivided into six (6) lots with the proposed access from Haddon Avenue (CR 561).

The site improvements include incorporating a rear off-street parking area accessible via a one-way U-shaped driveway with separate points of ingress and egress. In total, five off-street parking spaces will be added, one stall dedicated for electric vehicles (EV). The exit from the rear parking lot will be relocated more than 100-FT further away from the intersection of Haddon Avenue & Lansdowne Avenue to reduce the protentional for traffic congestion or volume, obstruction of views, and overall risk of accidents.

A motion was made by Mr. Thomas Schina with the condition there will be no 2-way driveway on either side of the complex and Seconded by Mr. Joseph Pillo. A roll call was held, and all were in favor of approving the application, with the condition.

B. Sandy Ridge; Winslow Township, NJ

Frank Wisniewski, Esq., and Eric Littlehales, Engineer, were present, on behalf of the applicant.

The applicant is seeking final subdivision approval which consists of two hundred sixteen (216) lots, with a proposed residential development consisting of two hundred and ten (210) 3-bedroom townhome units located on Block 05, Lot 3.02 in the Township of Winslow. The site is approximately 23.776 acre and is located along Wilton's Corner Blvd., Duchess Drive, and Kelly Drive. The remaining lots are proposed for stormwater

management and open space. The construction of Clinton Street, Sandy Ridge Road, Gary Way, and Essex Drive with the associated utilities, landscaping and lighting are proposed to support the lots to be developed.

A motion was made by Mr. Stephen Gandy, and Seconded by Mr. Ryan Doran. A roll call was held, and all were in favor of approving the application.

C. Taylor Woods-Phase 8; Winslow Township, NJ

Robert Washburn, Esq., Brian Murphy, Engineer, and Tim Schaeffer, Traffic Engineer were present, on behalf of the applicant.

The applicant proposes the construction of a forty-four (44) townhouse unit development located off Cooper Folly Road. Additional proposed improvements include the construction of a twenty-eight (28) foot wide road (Serenity Loop) to service the development, landscaping, lighting, stormwater management facilities, curbing, sidewalk, and other related site improvements.

A motion was made by Mr. Thomas Schina with the condition that if final approval from the Township is different than site plan approval then the applicant must return to the County Planning Board for an additional hearing. A Second was made by Mr. Joseph Pillo. A roll call was held, and all were in favor of approving the application, with the condition.

D. Main Street Redevelopment; Voorhees, NJ

Robert Baranowski, Esq., Paul Wittholn, Engineer, and Tony Ziccardi, applicant, were present, on behalf of the applicant.

The applicant is proposing to demolish the six-story Plaza 1000 office building as well as one of the existing parking lots and a portion of the other. Three (3) separate, four (4) story apartment buildings will be constructed in the affected area. Buildings A & B will be located on proposed lot 4.27. Building C will be located on lot 4.24. The buildings will contain a total of 280 one and two-bedroom apartments. A new street that provides on-street parking will be constructed between the new apartment buildings and two-story parking garages located on the opposite side.

Proposed site amenities include outdoor gathering areas featuring gazebos, grills, paved seating areas, a pool, and bocci ball court. Landscaping in the form of buffering, foundation planting, street trees and rain gardens as well as street lighting are also proposed.

Proposed lot 4.26 is not proposed to be developed as part of this application and is reserved for commercial development.

A motion was made by Mr. Ryan Doran, and Seconded by Mr. Steven Gandy. A roll call was held, and all were in favor of approving the application.

E. Early Childhood Learning Center; Lindenwold, NJ

Joseph Grey, Engineer, Scott England, District Architect, and Kathleen Huder, applicant, were present, on behalf of the applicant.

The applicant is proposing to eliminate the existing parking lot and replacement of existing soccer fields with a new Early Childhood Learning Center next to the existing High School. Also proposed are a new parking lot, bus loop, and appropriate stormwater management.

A motion was made by Mr. Joseph Pillo and Seconded by Mr. Thomas Schina. A roll call was held, and Mr. Stephen Gandy, Mr. Ryan Doran, and Assistant County Engineer Mr. William England were in favor of approving the application. Mr. Matthew Marrone abstained. The application was approved.

F. Cross Keys Road Wawa; Winslow Township, NJ

Julia Hahn, Esq., Mike Avila, Engineer, and Andrew Feranda, Traffic Engineer, were present, on behalf of the applicant.

The applicant proposes to construct a new Wawa store that will provide gas service at the projected site. The site currently contains a retail center, which contains an existing Wawa store and other retail establishments that will be razed in its entirety to construct the Wawa facility.

CHAIRPERSON'S REPORT - No Report

ATTORNEY'S REPORT - No Report

COUNTY ENGINEER'S REPORT - No Report

COUNTY PLANNING REPORT

The next planning board meeting is scheduled for December 19, 2023, and it is expected to be virtual.

NEW BUSINESS

OLD BUSINESS –

2024 Planning Board Monthly Meeting Schedule: **A motion was made by Mr. Thomas Schina, and Seconded by Mr. Steven Gandy to approve the 2024 Planning Board Monthly Meeting scheduled dates. A roll call was held, and all were in favor of approving.**

ADJOURNMENT

A motion was made to adjourn the meeting at 7:05 PM by Mr. Thomas Schina and seconded by Mr. Joseph Pillo; all present were in favor.

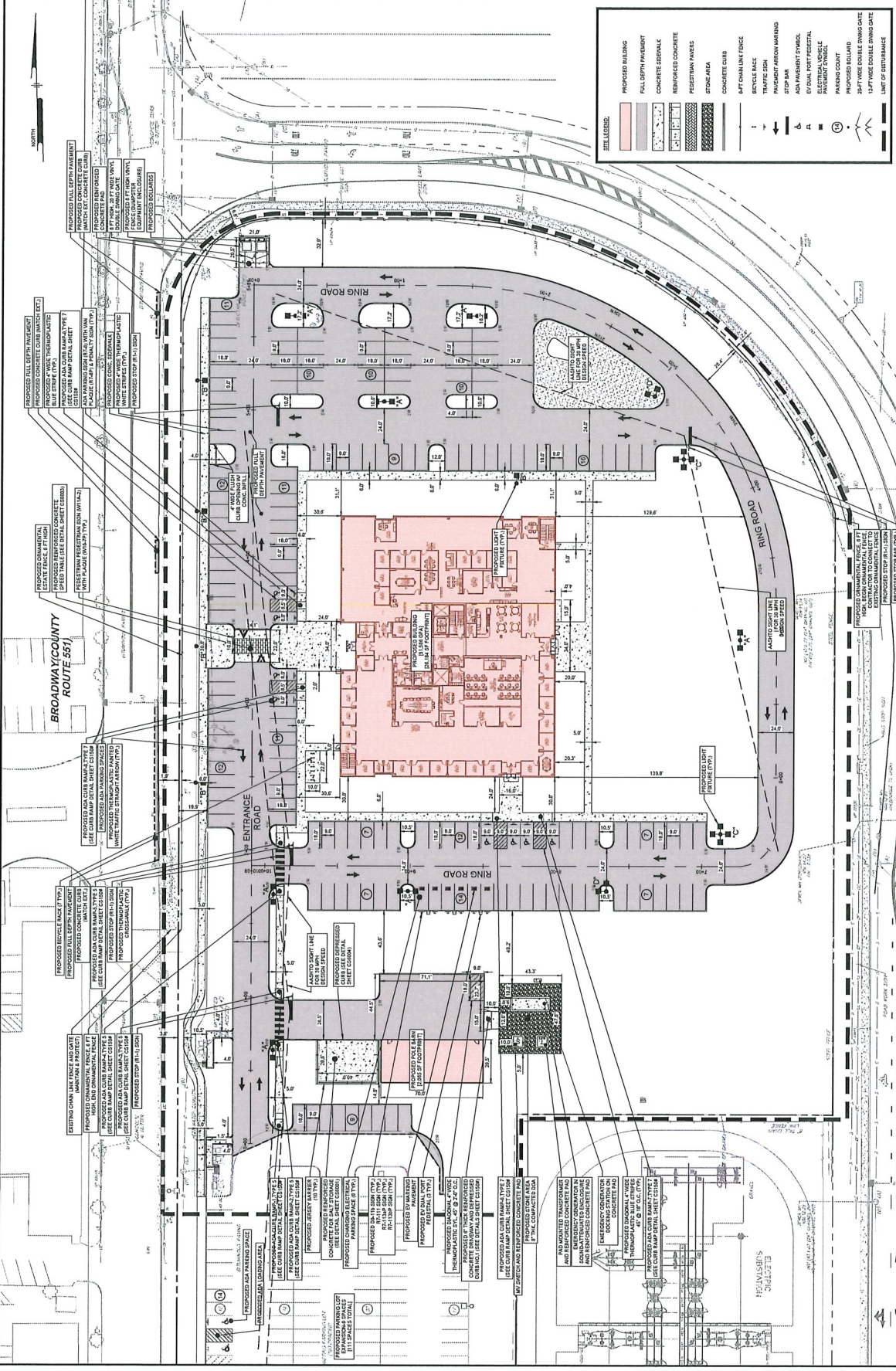
Respectfully Submitted, Jerry Wawrzyniak

CAMDEN COUNTY PLANNING BOARD Land Development Review				Review List for Meeting
				December 19, 2023
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Holtec International	SP-8-12-23	Camden City	Office Building
SP-2	Victory Commons	SP-34-4-23	Voorhees Twp.	Multi-Family Affordable Housing Development
SP-3	Erial Road Townhouse Development	SP-36-3-23	Winslow Twp.	86 New Townhomes
SP-4	Stonegate III @ St. Stephen's	SP-27-10-23	Pennsauken	54 Unit Senior Apartment Complex

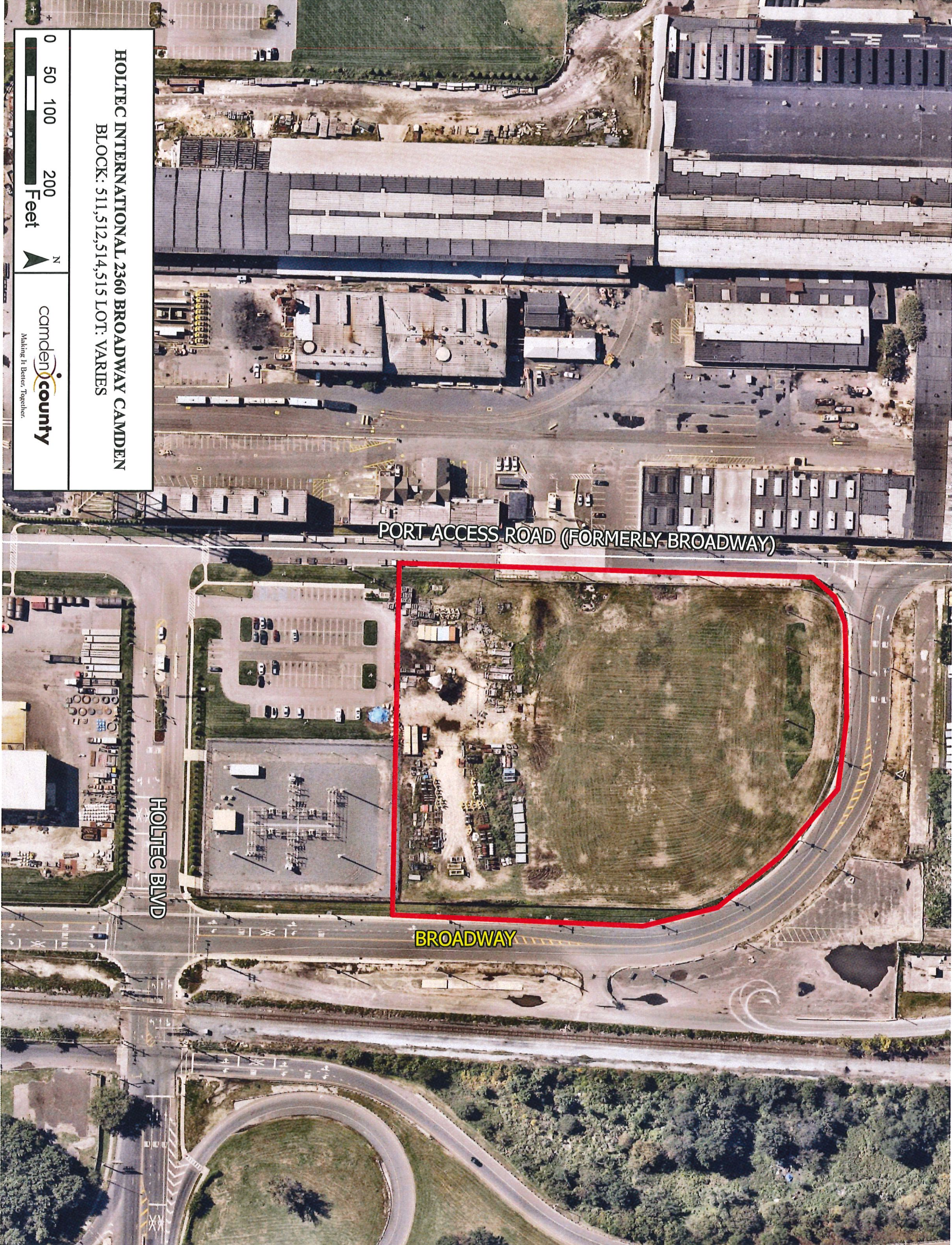
STAFF REPORT MEETING OF:	RE:	New Office Building & Pole Barn
	Plan:	SP-8-12-23
	Municipality:	Camden City
	Applicant:	Holtec International
	Abuts County Route:	South Broadway (CR 551)

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

DATE	NO.	REVISIONS



NOT FOR CONSTRUCTION



PORT ACCESS ROAD (FORMERLY BROADWAY)

BROADWAY

HOLTEC BLVD

HOLTEC INTERNATIONAL 2360 BROADWAY CAMDEN
BLOCK: 511,512,514,515 LOT: VARIES



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@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: Holtec International

Project Address (if applicable) & Municipality: 2360 South Broadway

Abuts County Road: Yes County Route No.: 551

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: PRI

Block(s): Block 511, Lots 1, 77-87, 90-93, Variance(s) Required: _____

Lot(s): Block 512, Lots 55-74, 33-53, 109, 110, 113-117

Block 514, Lots 3-6, 9-32, 100-107, 118, 120, 145-149, 121, 150-155

Block 515, Lot 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: Holtec International Phone: 856-957-0924 Fax: _____

Address: One Holtec Boulevard Town & State: Camden, NJ 08104

Email: c.bieberbach@holtec.com Zip.: _____

Attorney: Kevin D. Sheehan Phone: 856-985-4020 Fax: _____

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

Email: ksheehan@parkermccay.com Zip.: 08102

Engineer: Pennoni Phone: 856-668-8600 Fax: _____

Address: 2 Aquarium Loop Drive, Suite 320 Town & State: Camden, NJ

Email: jraday@pennoni.com Zip.: 08103

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 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: New office building and related site improvements.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: +125,468 sf

Total Amount of Land Disturbed: 326,349 sf.

Total Gross SF of all Buildings/ Development: 51,568

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 N/A

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: Holtec International, Inc.

Signature of Applicant:  Date: 10/13/23

Attorney for Applicant

Agent Completing Application: Kevin D. Sheehan, Attorney for Applicant

Signature of Agent:  Date: 10/13/23

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

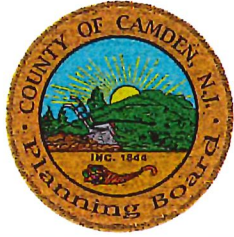
**DISCLOSURE STATEMENT PURSUANT
TO N.J.S.A. 40:55D-48.1**

The owners of 10% or more of Applicant – Holtec International Inc. S-Corporation Ownership Percentages is:

Dr. Krishna P. Singh – Great Banyan Trust: 36.33%

Martha J. Singh – Multi Decades Trust: 63.37%

4874-3363-3670, v. 1



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

**COUNTY PLAN:
SP-8-12-23**

Holtec International Office Building

PROJECT NAME

Camden

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

x

SITE PLAN

PLATE: _____

12/7/2023

PRELIMINARY PLAN

BLOCK: 511,512,514,515

**PENDING BOARD
APPROVAL**

OTHER

LOT (s): 1,77-87,90-93;55-74,33-
53,109,110,113-117;3-
6,9-32,100-
107,118,120,121,145-
149,150-155;1____

NAME: Holtec International

ADDRESS: One Holtec Boulevard

CITY: Camden **STATE:** NJ **ZIP:** 08104

SITE ABUTS COUNTY HIGHWAY: South Broadway (CR 551)

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

GENERAL

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

The following documents have been reviewed:

1. Site Plan prepared by Pennoni Associates; dated 10/12/2023.
2. Stormwater Management/Maintenance Reports prepared by Pennoni Associates; dated 10/12/2023.
3. Traffic Impact Study prepared by Pennoni Associates; dated 10/2023.
4. Land Title Survey prepared by Pennoni Associates, dated 10/17/2022.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Broadway (CR 551) has an existing and proposed right-of-way of 66 feet. Accordingly, the applicant is not required to provide additional right-of-way to the County.
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 plans should be revised to indicate the correct labeling of the county roadway. Broadway (CR 551) follows the turn at the northwest corner of the applicant's property and continues along the road labeled "South Broadway" on the plans. Please revise the name of the road south of the NW corner to "Port Access Road (formerly Broadway)" and South Broadway to "Broadway".
5. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.
6. Refresh all missing and worn striping and pavement markings in the NW corner of the property, include crosswalks, stop bars, fog lines, centerlines, etc.

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. Green Infrastructure Stormwater Manufactured Treatment Devices have been provided that do meet the NJAC 7:8 Stormwater requirements for water quality.

8. Our office concurs 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).
9. Our office concurs that an analysis regarding the water quantity requirements under NJAC 7:8 is not required since the project site discharges directly into the Delaware River via a multi-phase stormwater system previously constructed and sized for build out of the project site.
10. 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 written final County approval.

DETAILS

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

ADMINISTRATIVE

1. The Camden County Planning Board file number shall be referenced in all correspondence, including email.
2. 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).
3. 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.
4. 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.
5. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
6. Should the applicant's site plan 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.

7. 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.
8. Underground irrigation systems shall not be located within the County right-of-way.
9. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

10. 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



Applicant: Christopher Bieberbach c.bieberbach@holtec.com
Applicant Attorney: Kevin D. Sheehan, Esq. ksheehan@parker-mckay.com
Applicant Engineer: PENNONI jraday@pennoni.com
Municipal Planning Board Secretary: Angela Miller AnMiller@ci.camden.nj.us
Municipal Review Engineer: Jim Hopkins JiHopkins@ci.camden.nj.us

STAFF REPORT MEETING OF:	RE:	Victory Commons
	Plan:	SP-34-4-23
	Municipality:	Voorhees Township
	Applicant:	Voorhees Housing Associates, LLC
	Abuts County Route:	Haddonfield-Berlin Road (CR 561)

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



VICTORY COMMONS CORPORATION
VOORHEES TOWNSHIP, CAMDEN COUNTY
1801-123
10/13/23

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: Victory Commons at Voorhees

Project Address (if applicable) & Municipality: 1223 Haddonfield - Berlin Road, Voorhees Township

Abuts County Road: 1223 Haddonfield - Berlin Road County Route No.: 561

Type of Submission (please check one):

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

Original Site Plan Application No.: _____ Date Originally Approved: _____

- Resubmission of Major Subdivision

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

Tax Map Data:

Plate(s): 36

Existing Zoning: AH - Affordable Housing District

Block(s): 263

Variance(s) Required: None

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: Voorhees Housing Associates, LLC Phone: 856-355-1573 Fax: _____
 Address: 2 Cooper Street, 14th Floor Town & State: Camden, NJ
 Email: ncangelosi@tmo.com Zip.: 08102
 Attorney: James W. Burns, Esq. Phone: 856-354-8866 Fax: 856-354-0971
Dembro, Brown & Burns LLP
 Address: 1300 Route 73, Suite 205 Town & State: Mount Laurel, NJ
 Email: jburns@dbblegal.com Zip.: 08054
 Engineer: Mark E. Malinowski, PE, Phone: 856-786-2202 Fax: 856-786-3050
Stout & Caldwell Engineers, LLC
 Address: 705 U.S. Route 130 South, P/O Box 2290 Town & State: Cinnaminson, NJ
 Email: mem@stoutcaldwell.com Zip.: 08077

Proposed Use (please check all that apply):

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|--|--|--|
| <input type="radio"/> Single Family Detached | <input type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse |
| <input checked="" 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 an multi-family affordable housing residential development comprising of 81 garden apartments. The development will include 9 residential buildings, clubhouse, on-site parking, recreation area stormwater management facilities and various other appurtenant features associated with multi-family residential development.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: +2.85 Acres
 Total Amount of Land Disturbed: 7.5 Acres
 Total Gross SF of all Buildings/ Development: 55,000 SF
 Total New Residential Units: 81 Garden Apartments
 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? _____

Size of Existing Lot(s): 8.12 Acres

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: Voorhees Housing Associates, LLC

Signature of Applicant:  Date: 10-5-2022
Nicholas J. Cangelosi, Senior Vice President

Agent Completing Application: Stout & Caldwell Engineers, LLC

Signature of Agent:  Date: 12/12/2023 
Mark E. Malinowski, PE

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Victory Housing Associates, 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**

Please list any/all individuals who are owners (full/part) / (individual/multiple) of the Company/Organization.
If applicant is a Non-Profit Organization, please list all Board Members.

Name	Address	Title
Michael J. Levitt Revocable Trust	2 Cooper Street - 14th Floor, Camden, NJ 08102	Michael J. Levitt, Sole Trustee of Victory Housing Associates LLC
John J. O'Donnell	2 Cooper Street - 14th Floor, Camden, NJ 08102	Sole Member of MLL-JOD, Managing Member of Michaels Lifting Lives 2020, LLC, Managing Member of Voorhees Housing Associates-Michaels, LLC - Member of Victory Housing Associates LLC
Mark Morgan	2 Cooper Street - 14th Floor, Camden, NJ 08102	Indirect Owner of managing member - Michaels Lifting Lives 2020, LLC
Joseph F. Purcell	2 Cooper Street - 14th Floor, Camden, NJ 08102	Indirect Owner of managing member - Michaels Lifting Lives 2020, LLC
Kimberlee Schreiber	2 Cooper Street, 14th Floor, Camden, NJ 08102	Indirect Owner of managing member - Michaels Lifting Lives 2020, LLC

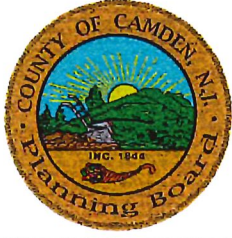
I certify that the above information is true and correct to the best of my knowledge:

X 
Signature of Owner & Title
 Michael J. Levitt, Sole Trustee of Michael J. Levitt Revocable Trust

10/2/23
Date

X 
Signature of Owner & Title
 John J. O'Donnell, Sole Member of MLL-JOD, LLC

10/2/23
Date



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

**COUNTY PLAN:
SP-34-4-23**

Victory Commons

PROJECT NAME

Voorhees Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

x

SITE PLAN

PLATE: 36

12/8/2023

PRELIMINARY PLAN

BLOCK: 263

Pending Board Approval

OTHER

LOT (s): 11

NAME: Voorhees Housing Associates, LLC

ADDRESS: 2 Cooper Street, 14th Floor

CITY: Camden STATE: NJ ZIP: 08102

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

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

GENERAL

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

The following documents have been reviewed:

1. Site Plan set prepared by Stout & Caldwell Engineers, LLC; dated 9/29/2023.
2. Stormwater Management Report prepared by Stout & Caldwell Engineers, LLC; dated 9/29/2023.
3. Traffic Assessment prepared by Shropshire Associates, LLC; dated 6/19/2019.
4. Land Title Survey prepared by Stout & Caldwell Engineers, LLC; dated 8/29/2023.
5. County Road 561 plan, profile, and sections, latest revision No. 1, dated 9/29/23.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Haddonfield-Berlin Road (CR 561) has a proposed right-of-way of 74 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 7 feet from the ROW centerline along the applicant's frontage.
2. The following is noted:
 - a. The site plan should be revised to clearly indicate the roadway easement dedicated to Camden County.
 - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for review and approval.
 - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval letter.

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. Sight triangle dimensions are required on site plans at all existing and proposed road or street intersections with a county road and at driveways. Sight triangles should be drawn in accordance with AASHTO standards. If determined necessary, by the County Engineer, the applicant shall be required to submit a deed of sight triangle easement to the County of Camden.
5. The graphic scale reference for Dwg. 2 of 16 shall be revised to reflect 1"= 40'.

6. Convert the 8' wide asphalt bicycle path to concrete, or relocate the path onsite, outside of the county ROW easement, and provide a 4' wide concrete sidewalk with 2' grass strip.
7. Extend the sidewalk to the driveway of Lot 10 within the County ROW. Provide a barrier free ramp.
8. Site Plans Must Conform with the Following Standards:

- 3.3 Site Plan
- 3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection design.
- 3.3.1.7 Access at County Drainage Structure (**Plan Does Not Conform**) *Driveway access will not be permitted immediately adjacent to a county drainage structure. The proposed northern site driveway intersects an existing inlet on the county road. Plans shall be revised accordingly.*
- 3.3.1.8 Intersections, Left Turn, Stopping Sight Distance (**Plan Does Not Conform**) *Proposed roads and streets access to a county road shall be located to maximize sight distance along the county road. Sight triangles shall be added to the plans to demonstrate whether this requirement has been met.*
- 3.3.1.10 Access Geometry and Driveway Intersection Design
- 3.3.1.10.E Driveway and Apron Material (**Plan Does Not Conform**) *Driveways at a county road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of pavement of the county road including a 4' width of sidewalk. Plans shall be revised to meet this requirement.*
- 3.3.1.10.F Americans with Disabilities Act (ADA) Requirements (**Plan Does Not Conform**) *ADA-compliant curb ramps shall be provided at the points that the proposed bike path intersects with each proposed driveway. Add appropriate signage to indicate a bicycle crossing.*

STORMWATER MANAGEMENT NJAC 7:8

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

DETAILS

11. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards.
12. The following County standard details are required for improvements in the County right-of-way:
 - Details:
 6. Standard Concrete Driveway and Concrete Apron
 18. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation

ADMINISTRATIVE

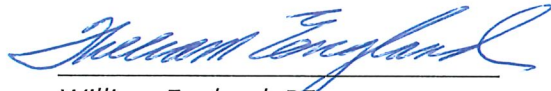
13. The Camden County Planning Board file number shall be referenced in all correspondence, including email.
14. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of 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 all 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.)

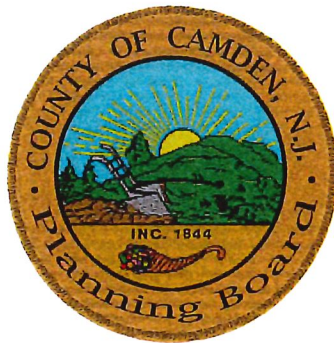


William England, PE

Assistant County Engineer



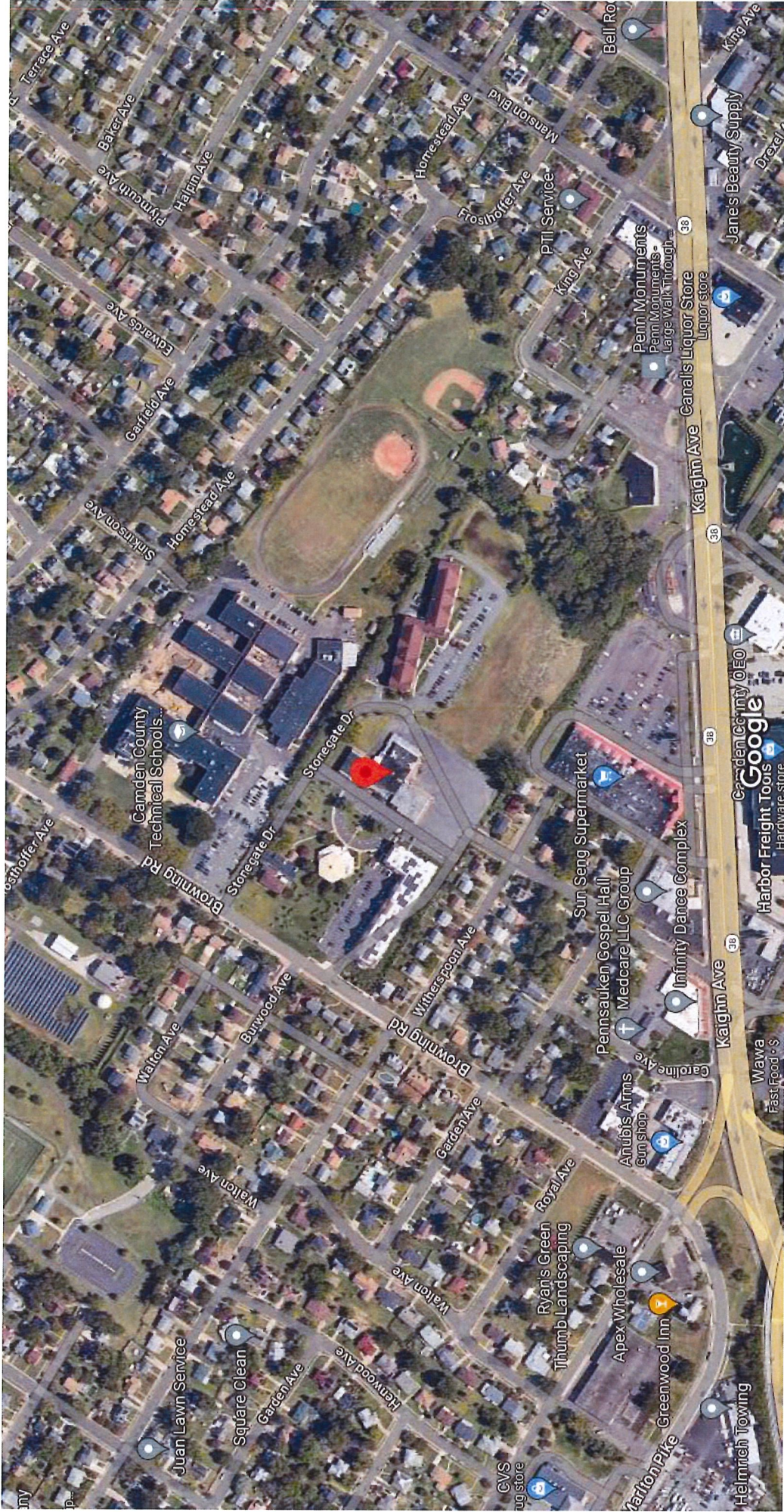
DATE



Applicant: Voorhees Housing Associates, LLC ncangelosi@tmo.com
Applicant Attorney: James W. Burns, Esq. jburns@dbblegal.com
Applicant Engineer: Mark Malinowski, PE pwitthohn@ces-1.com
Municipal Planning Board Secretary: Wendy Flite wflite@voorheesnj.com
Municipal Review Engineer: Joseph Hale mem@stoutcaldwell.com

STAFF REPORT MEETING OF:	RE:	Erial Road Townhouse Development
	Plan:	SP-36-3-23
	Municipality:	Winslow Township
	Applicant:	Winslow Developers, LLC
	Abuts County Route:	Erial Road (CR 706)

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



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: Stonegate 3

Project Address (if applicable) & Municipality: 3606 Browning Road, Pennsauken, NJ

Abuts County Road: Browning Road County Route No.: 612

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): 60

Existing Zoning: R-1

Block(s): 6001

Variance(s) Required: Use, building height, maximum

Lot(s): 73.03

acc. floor area, min. # of parking spaces

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: Stonegate Three LLC Phone: 856 342 4130 Fax: _____

Address: 1845 Haddon Avenue Town & State: Camden, NJ

Email: james.reynolds@camdendiocese.org Zip.: 08103

Attorney: Damien O. Del Duca Phone: 856 427 4200 Fax: _____

Address: 21 E. Euclid Ave, Suite 100 Town & State: Haddonfield, NJ

Email: dod@delducalewis.com; kjb@delducalewis.com Zip.: 08033

Engineer: Jason T. Sciullo, PE, PP Phone: 609 300 5171 Fax: _____

Address: 137 South New York Avenue, Suite 2 Town & State: Atlantic City, NJ

Email: jsciullo@sciulloengineering.com Zip.: 08401

Proposed Use (please check all that apply):

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|--|--|--|
| <input type="radio"/> Single Family Detached | <input type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse |
| <input checked="" type="radio"/> Apartments | <input type="radio"/> Hospitality/ Hotel Space | <input type="radio"/> Distribution Center |
| <input type="radio"/> Condominiums | <input type="radio"/> Medical Use | <input type="radio"/> Manufacturing |
| <input type="radio"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment | <input type="radio"/> Other: _____ |

Project Description & Statistics:

Short Description of Project: The applicant proposes to redevelop a former school site with a 54 unit affordable senior apartment building with parking lot, community green, and associated site improvements

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 25,019 sf

Total Amount of Land Disturbed: _____

Total Gross SF of all Buildings/ Development: 13,228 sf building footprint

Total New Residential Units: 54

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? _____

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: STONEGATE THREE LLC

Signature of Applicant: *JMR* Date: 10/19/2023
JAMES M. REYNOLDS, Secretary/Treasurer

Agent Completing Application: _____

Signature of Agent: _____ Date: _____

<u>For County Use:</u>	<u>Stamp Date Received Below</u>
Classification of Application: _____	
Fees Included with Application: YES / NO	
County Plan Number: _____	

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Stonegate Three LLC

Is the Company a Corporation? YES / NO **LLC

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

Please list any/all individuals who are owners (full/ part) / (individual/multiple) of the Company/Organization.
If applicant is a Non-Profit Organization, please list all Board Members.

Name	Address	Title
------	---------	-------

None - The Applicant is a nonprofit corporation with
no stockholders and no owners.

The board of trustees of applicant is appointed
by Catholic Charities, Diocese of Camden, Inc.
which is also a New Jersey nonprofit corporation

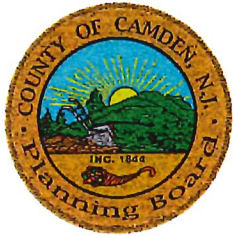
I certify that the above information is true and correct to the best of my knowledge:

X 
Signature of Owner & Title
Secretary / Treasurer

10/17/2023
Date

X _____
Signature of Owner & Title

Date



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

**COUNTY PLAN:
SP-36-3-23**

Erial Road Townhouse Development

PROJECT NAME

Winslow Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

x SITE PLAN

PLATE: 29

12/8/2023

 PRELIMINARY PLAN

BLOCK: 2904

Pending Board Approval

 OTHER

LOT (s): 4.06

NAME: Winslow Developers, LLC

ADDRESS: 2 Anco Drive

CITY: Sewell STATE: NJ ZIP: 08080

SITE ABUTS COUNTY HIGHWAY: Erial Rd. (CR 706)

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

GENERAL

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

The following documents have been reviewed:

1. Site Plan prepared by Colliers Engineering & Design dated 7/23/2023, latest revision 12/1/2023
2. Stormwater Statement prepared by Colliers Engineering & Design; dated 7/24/2023.
3. Traffic Statement prepared by Colliers Engineering & Design; dated 7/24/2023.
4. Land Title Survey prepared by Colliers Engineering & Design; dated 12/15/2022.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Erial Road (CR 706) has a proposed right-of-way of 74 feet, with an existing right-of-way of 49.5 feet. The applicant is required to provide additional right-of-way through a roadway easement to widen 12.25 feet from the ROW centerline along the applicant's frontage.
2. The following is noted:
 - a. The site plan should be revised to clearly indicate the roadway easement dedicated to Camden County.
 - b. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for review and approval.
 - c. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

TRAFFIC

3. The traffic statement is acceptable, as the development is projected to generate less than the thresholds set forth in Camden County Development Regulation 4.1.

SITE PLAN

4. Construct ADA-compliant curb ramps across the driveway entrance along Erial Road. Show blowups of the ramps on the plans and adding grading details, dimensions, and spot elevations, as the 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.

5. The proposed monument sign should be located outside the proposed County ROW. It shall be constructed of material that will not cause it to be designated an obstruction. If it meets the definition of an obstruction, it shall be located outside the limits of the Clear Zone for this road.
6. Provide ALL details and as-builts of the proposed connection to the existing force main for review and approval. Will a vault be constructed?
7. HDPE shall not be used within the County ROW. Concrete pipe is the County standard.
8. Show ALL utility connection points on the plans. Will gas be provided to this development?
9. Clarify on the plans if the driveway is intended to be concrete or asphalt. Add a detail/cross section.
10. In accordance with 3.3.1.8, new roads shall be located to provide an unobstructed line of sight. Show on the plans the sight distance lines in accordance with AASHTO standards and demonstrate the area within the Sight Triangle shall be free of all vegetation or obstructions 18" high or higher. If determined necessary, by the County Engineer, the applicant shall be required to submit a deed of sight triangle easement to the County of Camden.
11. Site Plans Must Conform with the Following Standards:
 - 3.3 Site Plan
 - 3.3.1.8 Intersections, Left Turn, Stopping Sight Distance
Sight triangles must be provided to determine whether plans conform.
 - 3.3.1.10 Access Geometry and Driveway Intersection Design
 - 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. {...} 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.*
 - 3.3.1.10.F Americans with Disabilities Act (ADA) Requirements (**Plan Does Not Conform**) *All driveway intersections shall be designed to satisfy ADA requirements. 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 these requirements.*

STORMWATER MANAGEMENT NJAC 7:8

12. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.
13. The design has met the water quantity requirement for peak rate of reduction.
14. 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.
15. The plan should include details for Type N eco grates for the storm inlets in the County Road.
16. The stormwater design to include the permeability tests of the soils under the infiltration system in accordance with the NJDEP BMP manual appendix E. Provide the "Preliminary Infiltration Evaluation Report" referenced in the SWM Report.

DETAILS

17. Add a note on the plans stating, "All construction or reconstruction within the County right-of-way is to be to County standards, and Federal ADA standards."
18. 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 and 8" wide top.
19. 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. Show turning movement diagrams in the plans.
20. Depressed curbing shall be installed at all driveways on County roads.
21. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. Since Erial Road is an asphalt road, the pavement restoration should be 6" of dense graded aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement. Final pavement restoration limits will be determined upon the completion of all construction within the development and the completion of all utility connections.

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

Details:

1. Standard 8"X9"X18" Concrete Vertical Curb
3. Standard Depressed Concrete Curb
4. Standard Vertical Concrete Curb Taper
5. Standard Concrete Sidewalk
6. Standard Concrete Driveway and Concrete Apron
OR
7. Standard Bituminous Driveway Apron Type 1
15. Curb Inlet with Bicycle Safe Grate and Type 'N-Eco' Curb Piece
17. Hot Mix Asphalt Pavement
18. Roadway Widening Roadway Restoration
A. Typical Roadway Restoration for Curb Installation
30. Asphalt Road Restoration: Gas Utility
35. Mill and Pave Final Restoration

ADMINISTRATIVE

23. The Camden County Planning Board file number shall be referenced in all correspondence, including email.
24. 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).
25. 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.
26. 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.
27. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

28. 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.

29. 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.

30. Underground irrigation systems shall not be located within the County right-of-way.

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

OUTSIDE AGENCY APPROVALS

32. 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.)

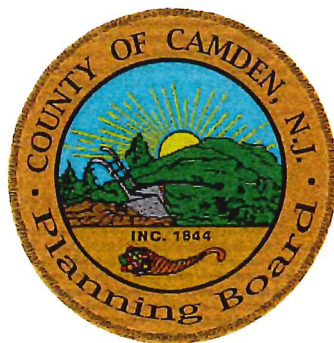


William England, PE

Assistant County Engineer



DATE

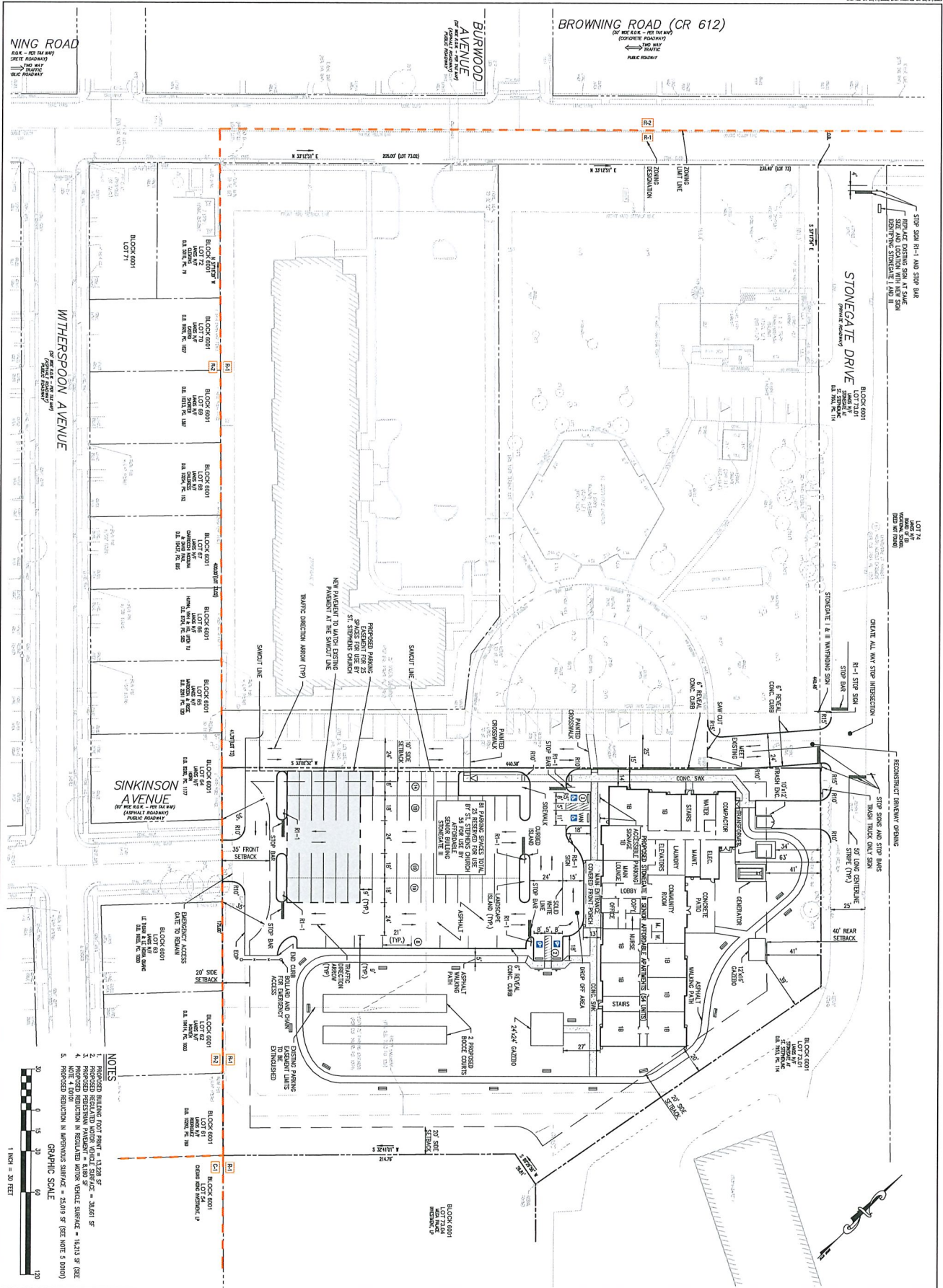


Applicant: Winslow Developers, Inc. maxant4302@gmail.com
Applicant Attorney: Robert A. DeSanto, Esq. rdesanto@grucciopepper.com
Applicant Engineer: mark Janiszewski, PE mark.janiszewski@collierseng.com
Municipal Planning Board Secretary: Christy Clauss cclauss@winslowtownship.com
Municipal Review Engineer: Joe Gallagher jgallagher@winslowtownship.com

STAFF REPORT MEETING OF:	RE:	Stonegate III @ St. Stephen's
	Plan:	SP-27-10-23
	Municipality:	Pennsauken
	Applicant:	Stonegate Three LLC
	Abuts County Route:	Browning Road (CR 612)

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

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



- NOTES**
1. PROPOSED BUILDING FOOTPRINT = 12,228 SF
 2. PROPOSED BUILDING VOLUME = 30,881 SF
 3. PROPOSED REDUCTION IN REGULATED MOTOR VEHICLE SURFACE = 1,189 SF
 4. PROPOSED REDUCTION IN REGULATED MOTOR VEHICLE SURFACE = 16,213 SF (SEE REVISIONS)
 5. PROPOSED REDUCTION IN IMPERVIOUS SURFACE = 25,819 SF (SEE NOTE 5.0010)
- GRAPHIC SCALE
1" = 30' FEET

DATE	ISSUE NO.	REVISION/REVISION	LAT	JTS
9/28/2023	2	TOWNSHIP COMPLIANCE	JTS	JTS
6/20/2022	1	INITIAL ISSUE	BJT	JTS

STONEGATE III SENIOR AFFORDABLE APARTMENTS
 BLOCK 6001 LOT 73.03
 PENNSAUKEN TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

SITE PLAN

Diocese of Camden
 1845 HADDON AVENUE
 Diocesan Housing Services Corporation CAMDEN, NJ 08103

SE SCIULLO ENGINEERING SERVICES, LLC

137 SOUTH NEW YORK AVENUE, SUITE 2
 ATLANTIC CITY, NEW JERSEY 08404
 PHONE: (609) 300-5171
 www.sciculloengineering.com

NJ CERTIFICATE OF AUTHORIZATION NO. 24G428290700

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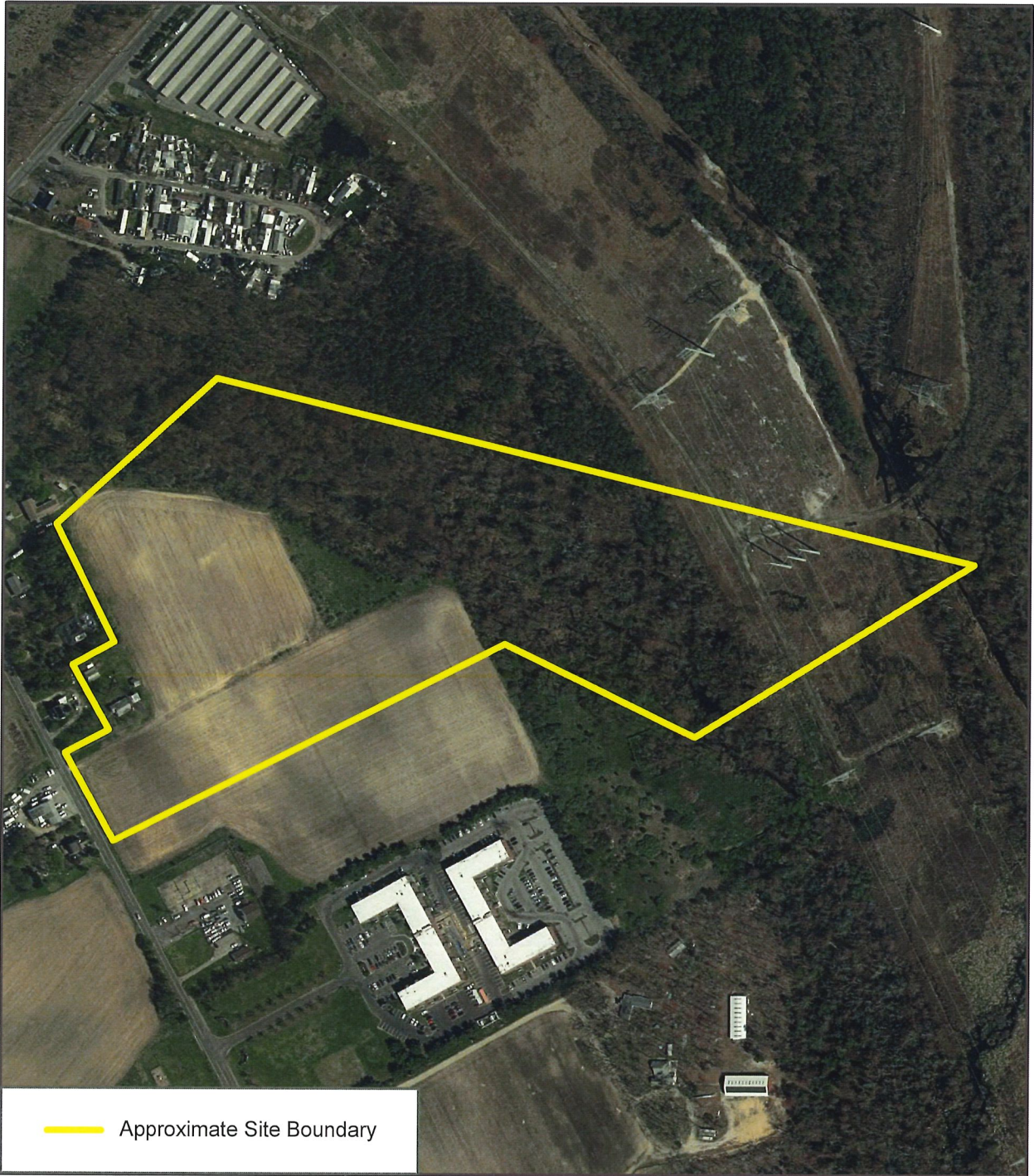
JASON T. SCIULLO, P.E., P.P.
 PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24E040658000
 PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 13A000628400

Project: 23-001-01-01-01-01

811
 Know what's below.
 Call before you dig.

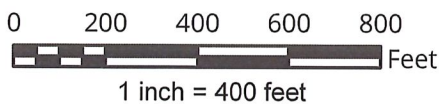
1. EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FOR INFORMATION ONLY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL LIABILITY INSURANCE COVERAGE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL LIABILITY INSURANCE COVERAGE.

2. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL THEY HAVE BEEN APPROVED BY THE TOWNSHIP ENGINEER.



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— Approximate Site Boundary



Source:
NJ 2015 Orthophotography

Aerial Map Erial Road Solar Facility

Block 2904, Lot 4.06
Township of Winslow
Camden County, NJ

January 7, 2022

Project No.: 22001182A



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: Erial Road Townhouse Development

Project Address (if applicable) & Municipality: 320 Erial Road, Township of Winslow

Abuts County Road: Erial Road County Route No.: 706

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): Sheet 29

Existing Zoning: C-Minor Commercial

Block(s): 2904

Variance(s) Required: _____
A Use Variance was granted by the Winslow Township Zoning Board for residential townhouses via on December 14, 2022 (Twp. Resolution No. 2R2022-031)

Lot(s): 4.06

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: Winslow Developers, LLC Phone: (215) 459-5384 Fax: _____

Address: 2 Anco Drive Town & State: Sewell, New Jersey

Email: maxant4302@gmail.com Zip.: 08080

Attorney: Robert A. De Santo, Esq., Grucio, Pepper, De Santo & Ruhl, P.A. Phone: Office: (856) 691-0100; Mobile: (609) 805-8700 Fax: _____

Address: 817 E. Landis Avenue, P.O. Box 1501 Town & State: Vineland, New Jersey

Email: rdesanto@gruciopepper.com Zip.: 08362

Engineer: Mark Janiszewski, P.E., Colliers Engineering & Design Phone: (609) 934-5366 Fax: _____

Address: 1000 Waterview Drive, Suite 201 Town & State: Hamilton, New Jersey

Email: mark.janiszewski@collierseng.com Zip.: 08691

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 checked="" type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse |
| <input type="radio"/> Apartments | <input type="radio"/> Hospitality/ Hotel Space | <input type="radio"/> Distribution Center |
| <input type="radio"/> Condominiums | <input type="radio"/> Medical Use | <input type="radio"/> Manufacturing |
| <input type="radio"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment | <input type="radio"/> Other: _____ |

Project Description & Statistics:

Short Description of Project: The subject property is presently farmed and partially wooded. The applicant proposes to construct eighty-six (86) townhouse units in twelve (12) buildings, along with associated car parking, recreational areas and stormwater management facilities.

A Use Variance was granted by the Winslow Township Zoning Board for residential townhouse use on December 14, 2022. (Twp. Resolution No. ZR2022-031)

Increase in Impervious Coverage?: YES/ NO Total Increase or Decrease: 4.48 acres

Total Amount of Land Disturbed: 12.66 acres

Total Gross SF of all Buildings/ Development: 80,840 s.f.

Total New Residential Units: 86 townhouse units

Total New Jobs Created: None

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: Zoning Board Secretary

Authorized Municipal Signature: Barbara Householder Date: 9-11-23

Transmittal Date (if applicable): _____

Phone Number: 609-567-0700 X - 8007

Signatures Required:

Name of Applicant: Winslow Developers, LLC

Signature of Applicant: Max Pollchuck Date: 07/05/23
Max Pollchuck, Winslow Developers, LLC

Agent Completing Application: Mark Janiszewski, P.E., Collera Engineering & Design

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

<u>For County Use:</u>	<u>Stamp Date Received Below</u>
Classification of Application: _____	
Fees Included with Application: YES / NO	
County Plan Number: _____	

CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Winslow Developers, LLC

Is the Company a Corporation? YES / NO

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

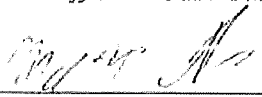

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

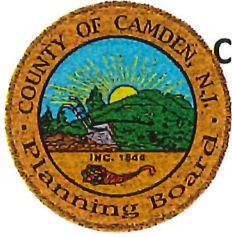
Please list any/all individuals who are owners (full/ part) / (individual/multiple) of the Company/Organization.
If applicant is a Non-Profit Organization, please list all Board Members.

Name	Address	Title
Max Polichuck	PO Box 85, Southampton, PA 18966	Member
Marina Ayzenberg	PO Box 85, Southampton, PA 18966	Member
Dimitry Starominsky	PO Box 94, Richboro, PA 18954	Member
Albert Starominsky	PO Box 94, Richboro, PA 18954	Member
Mitchell Starominsky	PO Box 94, Richboro, PA 18954	Member

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

X   6/1/23
Signature of Owner & Title Max Polichuck, Winslow Developers, LLC *Date*

X _____ _____
Signature of Owner & Title *Date*



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

**COUNTY PLAN:
SP-27-10-23**

Stonegate @ St. Stephen's-Phase III

PROJECT NAME

Pennsauken

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X SITE PLAN

PLATE: 60

12/7/2023

 PRELIMINARY PLAN

BLOCK: 6001

PENDING BOARD APPROVAL

 OTHER

LOT (s): 73.03

NAME: Stonegate Three LLC

ADDRESS: 1845 Haddon Avenue

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

SITE ABUTS COUNTY HIGHWAY: CR 543 (River Road)

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

GENERAL

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

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

The following documents have been reviewed:

1. Site Plan prepared by Sciullo Engineering Services LLC, dated 9/26/2023.
2. Stormwater Management Report prepared by Sciullo Engineering Services LLC, dated 6/2022.
3. Traffic Impact and Parking Assessment prepared by Dynamic Traffic, dated 7/8/2022.
4. Land Title Survey prepared by Sciullo Engineering Services LLC, dated 9/26/2023.

RIGHT OF WAY

1. The proposed site does not front on a county highway and does not impact County facilities.
2. The applicant is not proposing any improvements in the County right-of-way. Some of the conditions listed Administrative Tasks will not be required as a result, and they are so noted.

TRAFFIC

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

STORMWATER MANAGEMENT NJAC 7:8

4. The applicant is ultimately disturbing one or more acres (43,560 SF) of land but is decreasing the total impervious surface by 0.57 acres (25,019 SF). This decrease results in the proposed conditions meeting the NJAC 7:8 Stormwater requirements for water quantity.
5. 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).
6. Our office does concur that the applicant is not required to meet the water quality requirements under NJAC 7:8 since the project results in a decrease in regulated motor vehicle surface and a reduction in total impervious surface.

SITE PLAN

7. Will the onsite sidewalk be connected to either Wintergreen Ave or Stonegate Dr to facilitate pedestrian access to the west (Browning Road CR 612)?

ADMINISTRATIVE

1. The Camden County Planning Board file number shall be referenced in all correspondence, including email.
2. 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).
3. All Camden County Planning Board Approvals are contingent upon the Applicant satisfying all Camden County Engineering/Planning review comments outlined in this letter and formal written approval from the Camden County Planning Board will not be issued until such a time in the future that these requirements are satisfied.
4. 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. **NOT REQUIRED-NR**
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 sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval. **NR**
7. Applicant is responsible for obtaining all NJDOT permits and approvals necessary for the proposed work. **NR**
8. Applicant is responsible for obtaining NJDOT approvals for the proposed striping on the County highway. Two (2) copies of the NJDOT approved drawing shall be sent to the County Engineer's office before permits to work in the County right-of-way shall be issued. **NR**
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. Copy of the final certification shall be furnished to the County Planning Board. **NR**
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. **NR**

11. Underground irrigation systems shall not be located within the County right-of-way. **NR**
12. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way. **NR**

OUTSIDE AGENCY APPROVALS

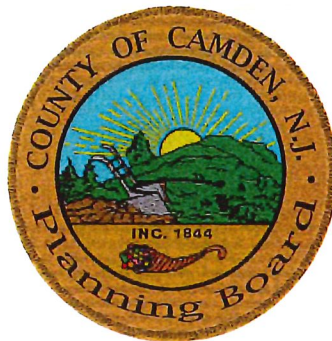
13. The applicant is responsible for all environmental permits required. **NR**
14. The applicant is responsible for obtaining all Pinelands Commission permits and approvals. **NR**



William England, PE
Assistant County Engineer



DATE



Cc: Applicant: Stonegate Three, LLC james.reynolds@camdendiocese.org
Applicant Attorney: Damien O. Del Duca, Esq. dod@delducalewis.com
Applicant Engineer: Jason T. Sciallo, PE, PP jsciallo@scialloengineering.com
Municipal Planning Board Secretary: Gene Padalino gpadalino@twp.pennsauken.nj.us
Municipal Review Engineer: Shakir Ali sali@twp.pennsauken.nj.us