

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

March 26, 2024

Meeting to be held virtually at 6:00pm

Link to virtual location is available at:

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



856.566.2978

1. Call Meeting to Order:

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

2. Pledge of Allegiance

3. Roll Call

4. Minutes from last meeting (February 27, 2024)

5. Public Comments on non-agenda items:

6. Review of Projects for Board Action:

- | | | |
|---|-----------------|-------------|
| A. 400 Cooper Warehouse
39,000-SF Warehouse
*Public comment on the application | Berlin Township | SP-36-7-23 |
| B. Cooper University Hospital
Critical Decision Unit
*Public comment on the application | Camden | SP-8-3-24 |
| C. Subaru Car Dealership
Car Dealership w/Office, Repair Services, Parking
*Public comment on the application | Cherry Hill | SP-12-11-23 |
| D. Cherry Collision (326 Haddonfield Road)
Auto Repair Facility Parking Lot
*Public comment on the application | Cherry Hill | SP-12-2-24 |

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- | | | | |
|-----------|--|------------------|-------------------------|
| E. | Commerce Center
Day Care Center/Multi-use Commercial Property
*Public comment on the application | Cherry Hill | M-12-2-23
SP-12-9-23 |
| F. | Unity Road, LLC
Adult Use Cannabis Dispensary
*Public comment on the application | Gloucester Twp. | SP-15-1-24 |
| G. | Live Well Senior Cottages
Senior Assisted Living Facility
*Public comment on the application | Winslow Township | SP-36-2-24 |

7. Chairperson's Report
8. Attorney's Report
9. County Engineer's Report
10. County Planning Report - next meeting to be held April 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
February 27, 2024

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

Meeting opened with the Flag Salute and pledge of allegiance.

Chairwoman Ms. Alexis Williams, Secretary Mr. Thomas Schina, Mr. Stephan Gandy, Mr. Joseph Pillo, Mr. Ryan Doran, and Mr. William England, Assistant County Engineer were all present.

Planning Board Solicitor: Brandon Hawkins, Esq. was present.

Director of Planning and Permits: Ilene Lampitt, Esq. was present.

MINUTES

A motion was made to approve the minutes of the January 23, 2024 meeting by Mr. Ryan Doran and seconded by Mr. Stephan Gandy. All present voted in favor of the motion.

Public Comment on Non-Agenda Items

A. Presentation by Gianni Hill-Birdsong with the Center for Family Services SERV (Services Empowering Rights of Victims) program.

Ms. Hill-Birdsong provided an overview of the SERV organization, a Tri-County organization, and the services it offers helping victims of sexual abuse, domestic violence, and human trafficking. The services provided include a 24/7 crisis hotline, free individual and psychological counseling for anyone who is a victim of any of the three (3) categories named; advocacy to law enforcement and hospitals; and the counseling of secondary victims who have not been assaulted themselves, but know of someone who has, and is affected in some way.

Review of Projects for Board Action

A. Taco Bell, Tim Horton's & Retail Building - Pennsauken, NJ

Kristopher J. Berr, Esq. from Del Duca Lewis & Berr, LLC, Brian W. Cleary, P.E. from The Pettit Group, LLC, and Nathan Mosley, traffic engineer from Shropshire Associates were present representing the applicant.

Mr. Berr provided an overview of the project. The applicant proposes to demolish the existing improvements on the property and construct a 2,722-SF Taco Bell Restaurant with a dual drive-thru and outdoor patio seating area, a 1,610-SF Tim Horton's coffee shop with a dual drive-thru and outer door patio area, and a 1,750-SF retail building. Parking lots containing forty-six (46) parking spaces, inclusive of two (2) ADA will also be constructed to serve the proposed buildings. Access to the property is proposed via a full-movement access driveway extending from Westfield

Avenue (CR 610) and via a right-in/right-out driveway extending from Crescent Boulevard (NJSH Rte. 130). Other site amenities include utilities, striping, landscaping, and lighting.

A motion was made by Secretary Mr. Thomas Schina to approve the application conditional that the driveway be constructed with concrete in lieu of the asphalt proposed, and that the applicant's engineer will work with the assistant county engineer to resolve the driveway not connecting to the right-of-way at a 90-degree angle. If no agreement can be made, the application will need to return to the board for further action. Mr. Ryan Doran seconded the motion with Tom Schina's conditions. A roll call vote was taken, all were in favor. Motion passed.

B. 103 Cross Key's Road – Pine Hill, NJ

CherylLynn Walters, Esq. from Nehmad, Davis & Goldstein, Kevin Shelly, P.E. from Shore Point Engineering, and Mr. Robbie Multani, applicant were present representing the applicant.

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

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

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

A motion was made by Secretary Mr. Thomas Schina to approve the application conditional upon resolution of the traffic overlay. Mr. Stephen Gandy seconded the motion with Tom Schina's condition. 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 March 26, 2024, and it is expected to be virtual.

NEW BUSINESS - None

OLD BUSINESS - None

ADJOURNMENT

A motion was made to adjourn the meeting by Secretary Mr. Thomas Schina and seconded by Mr. Joseph Pillo; all present were in favor. The meeting ended at 6:35 PM.

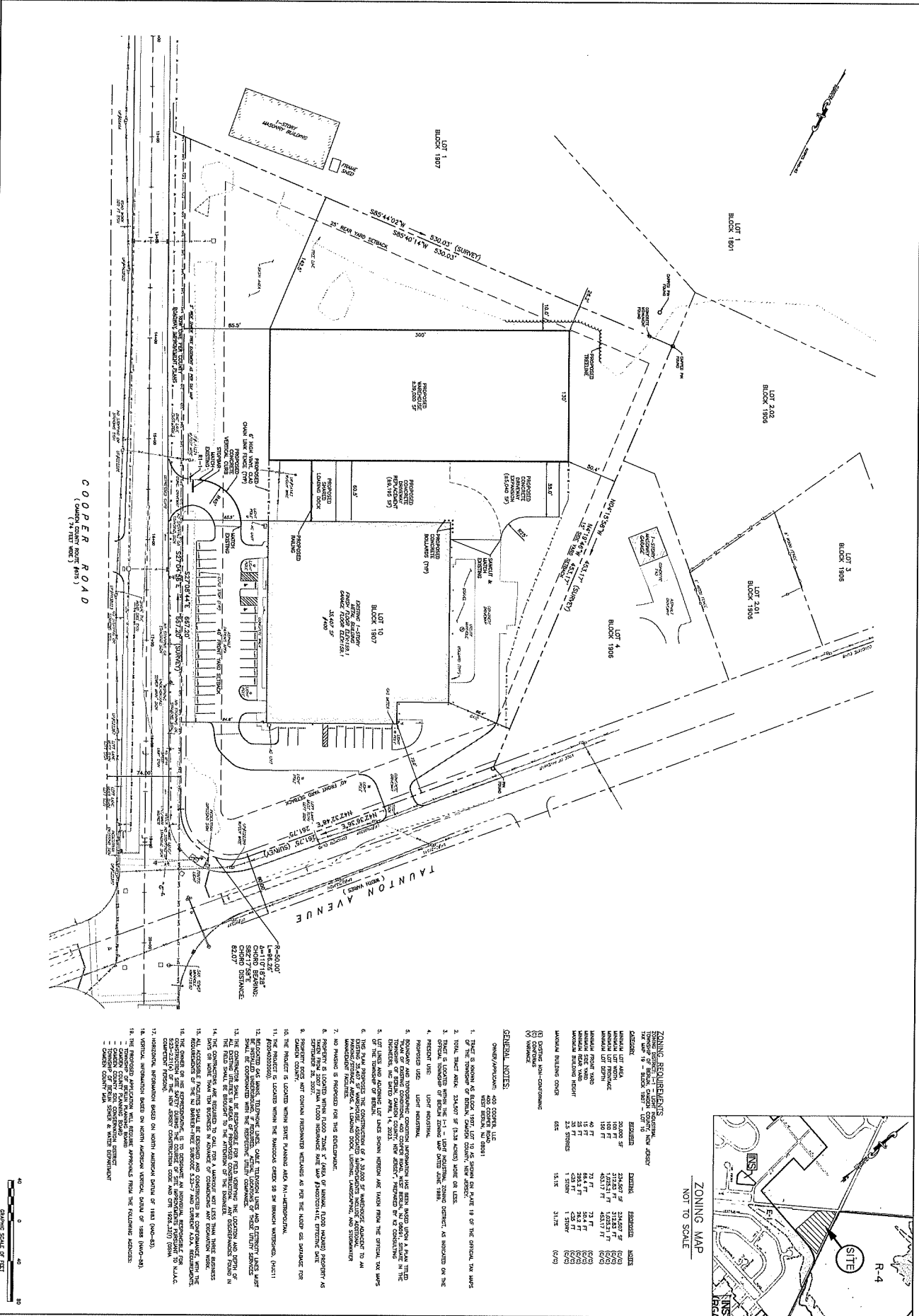
Respectfully Submitted,

Jerry Wawrzyniak

CAMDEN COUNTY PLANNING BOARD Land Development Review				Review List for Meeting
				March 26, 2024
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	400 Cooper Warehouse	SP-36-7-23	Berlin Township	39,000-SF Warehouse
SP-2	Cooper Health System	SP-8-3-24	Camden	Critical Decision Unit
SP-3	Subaru Car Dealership	SP-12-11-23	Cherry Hill	Car Dealership w/Office, Repair Services, Parking
SP-4	Cherry Collision (326 Haddonfield Road)	SP-12-2-24	Cherry Hill	Auto Repair Facility Parking Lot
SP-5	Commerce Center	M-12-2-23 & SP-12-9-23	Cherry Hill	Day Care Center/Multi-use Commercial Property
SP-6	Unity Road SNJ LLC	SP-15-1-24	Gloucester Township	Adult Use Cannabis Dispensary
SP-7	Live Well Senior Cottages	SP-36-2-24	Winslow Township	Senior Assisted Living Facility

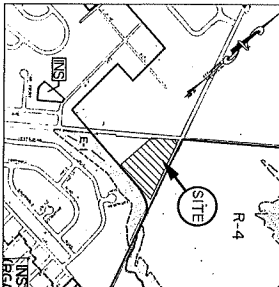
STAFF REPORT MEETING OF:	RE:	400 Cooper Warehouse
	Plan:	SP-6-7-23
	Municipality:	Berlin Township
	Applicant:	400 Cooper, LLC
	Abuts County Route:	Cooper Road (CR 675)

The applicant proposes to construct a 39,000-SF warehouse building south of the existing 35,407-SF warehouse/office building along with a shared loading dock between the existing and proposed buildings.



COOPER ROAD
(Center Line Right of Way)

TAUNTON AVENUE
(Right of Way)



ZONING MAP
NOT TO SCALE

ZONING REQUIREMENTS

Minimum lot area: 10,000 sq. ft. (Lot 10)

Minimum lot width: 100 ft. (Lot 10)

Minimum lot depth: 100 ft. (Lot 10)

Minimum front yard: 40 ft. (Lot 10)

Minimum side yard: 20 ft. (Lot 10)

Minimum rear yard: 20 ft. (Lot 10)

Minimum building cover: 15.1%

GENERAL NOTES

1. THIS PLAN IS FOR THE PROPOSED IMPROVEMENTS TO THE LOT 10 OF THE TRACT OF 3.26 ACRES, MORE OR LESS, OF THE TOWNSHIP OF BERLIN, CAMDEN COUNTY, NEW JERSEY.
2. TOTAL TRACT AREA: 3.2607 ACRES (142,170 SQ. FT.)
3. THIS PLAN IS LOCATED WITHIN THE R-4 ZONING DISTRICT, AS INDICATED ON THE ZONING MAP.
4. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE TOWNSHIP OF BERLIN, CAMDEN COUNTY, NEW JERSEY.
5. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE TOWNSHIP OF BERLIN, CAMDEN COUNTY, NEW JERSEY ZONING ORDINANCES, AS AMENDED TO DATE.
6. THE PLAN SHOWS THE PROPOSED IMPROVEMENTS TO THE LOT 10 OF THE TRACT OF 3.26 ACRES, MORE OR LESS, OF THE TOWNSHIP OF BERLIN, CAMDEN COUNTY, NEW JERSEY.
7. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE TOWNSHIP OF BERLIN, CAMDEN COUNTY, NEW JERSEY.
8. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE TOWNSHIP OF BERLIN, CAMDEN COUNTY, NEW JERSEY ZONING ORDINANCES, AS AMENDED TO DATE.
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16. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE TOWNSHIP OF BERLIN, CAMDEN COUNTY, NEW JERSEY ZONING ORDINANCES, AS AMENDED TO DATE.
17. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE TOWNSHIP OF BERLIN, CAMDEN COUNTY, NEW JERSEY ZONING ORDINANCES, AS AMENDED TO DATE.
18. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE TOWNSHIP OF BERLIN, CAMDEN COUNTY, NEW JERSEY ZONING ORDINANCES, AS AMENDED TO DATE.
19. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE TOWNSHIP OF BERLIN, CAMDEN COUNTY, NEW JERSEY ZONING ORDINANCES, AS AMENDED TO DATE.
20. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE TOWNSHIP OF BERLIN, CAMDEN COUNTY, NEW JERSEY ZONING ORDINANCES, AS AMENDED TO DATE.

Block 1907
Lot 10

Cooper Rd

Taunton Ave

400 COOPER, LLC
400 COOPER ROAD, WEST BERLIN NJ
BLOCK 1907 LOT 10

0 50 100 200 Feet

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: 400 Cooper Warehouse

Project Address (if applicable) & Municipality: 400 Cooper Road, West Berlin, NJ 08091 (Township of Berlin)

Abuts County Road: Cooper Road County Route No.: #675

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): 19

Existing Zoning: I-1

Block(s): 1907

Variance(s) Required: N/A

Lot(s): 10

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: 400 Cooper, LLC **Phone:** 347-589-1576 **Fax:** _____
Address: 400 Cooper Road **Town & State:** West Berlin, NJ
Email: Brendan@AJF-NJ.com **Zip.:** 08091

Attorney: Robert Baranowski, Esq. **Phone:** 856-355-2955 **Fax:** _____
Address: 6000 Sagemore Drive, Suite 6301 **Town & State:** Marlton, NJ
Email: baranowski@hylandlevin.com **Zip.:** 08053

Engineer: John W Kornick, PE, PP **Phone:** 856-310-5205 **Fax:** _____
Address: 36 Tanner Street, Suite 100 **Town & State:** Haddonfield, NJ
Email: jkornick@k2ce.com **Zip.:** 08033

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 checked="" 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: Applicant seeking to construct a second warehouse building of 39,000 sf.

Increase in Impervious Coverage?: YES / NO **Total Increase or Decrease:** 0.387 Ac

Total Amount of Land Disturbed: 71,328 SF

Total Gross SF of all Buildings/ Development: 74,407 SF

Total New Residential Units: N/A

Total New Jobs Created: 15

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

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

Size of Existing Lot(s): _____

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): _____

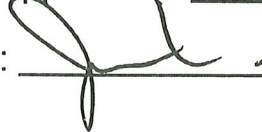
Phone Number: _____

Signatures Required:

Name of Applicant: 400 Cooper, LLC

Signature of Applicant:  Date: _____

Agent Completing Application: John W. Kornick, PE, PP

Signature of Agent:  Date: 7.31.23

<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: 400 Cooper LLC

Is the Company a Corporation? YES / NO

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

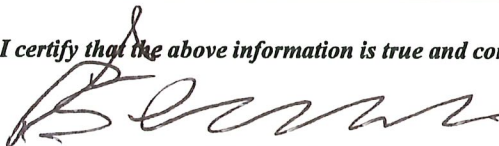
Is the Company a Partnership? YES / NO

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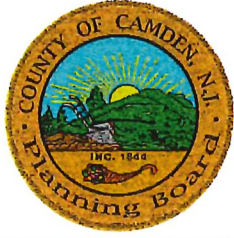
I certify that the above information is true and correct to the best of my knowledge:

X 
Signature of Owner & Title

Date

X _____
Signature of Owner & Title

Date



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

**COUNTY PLAN:
SP-6-7-23**

400 Cooper Warehouse

PROJECT NAME

Berlin Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X

SITE PLAN

PLATE: 19

3/11/2024

 PRELIMINARY PLAN

BLOCK: 1907

Pending Board Approval

 OTHER

LOT (s): 10

NAME: 400 Cooper, LLC

ADDRESS: 400 Cooper Road

CITY: West Berlin STATE: NJ ZIP: 08091

SITE ABUTS COUNTY HIGHWAY: Cooper Road (CR 675)

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

GENERAL

The property is located on the southwest corner of the intersection of Cooper Road (CR 675) and Taunton Avenue. The applicant proposes to construct a 39,000-SF warehouse building south of the existing 35,407-SF warehouse/office building along with a shared loading dock between the existing and proposed buildings.

Trucks accessing the new warehouse facility will use the existing driveway connecting to Taunton Avenue.

The following documents have been reviewed:

1. Site plan prepared by K2 Consulting Engineers, Inc.; dated 3/28/2023.
2. Stormwater Statement prepared by K2 Consulting Engineers, Inc.; dated 8/1/2023.
3. Traffic Analysis prepared by K2 Consulting Engineers, Inc.; dated 2/1/2024.
4. Plan of Existing Conditions prepared by K2 Consulting Engineers, Inc., dated 4/14/2023.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Cooper Road (CR 675) has an existing and proposed right-of-way of 74 feet. Accordingly, the applicant does not propose a change to the existing right-of-way.
2. The applicant is not proposing any improvements in the County right-of-way.
3. Our office concurs that the traffic resulting from the proposed development will not have a significant impact on the adjacent County roadway.

SITE PLAN

4. Although Taunton Avenue is not a County Road, it is noted that the egress movement from the site on Taunton Avenue (DWG 8 OF 18) crosses over the centerline into oncoming traffic. Since this exit driveway is close to the intersection of Taunton Avenue and Cooper Road, the applicant shall evaluate the egress motion from the site and revise the driveway curb lines to prevent vehicles from crossing into oncoming traffic. No changes are proposed for the driveway on Cooper Road (CR 675).
5. Provide a sidewalk along the site's Cooper Road frontage and connect to the accessible ramp at the intersection of Cooper Road and Taunton Avenue.

STORMWATER MANAGEMENT NJAC 7:8


6. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing impervious surface by one-quarter acre (10,890 SF) or more. The applicant has provided documentation indicating the existing stormwater management basin does meet the Stormwater requirements of NJAC 7:8 for water quantity and recharge under the proposed conditions.
7. Our office does concur that the applicant is not required to meet the water quality requirements under NJAC 7:8 since the proposed development increases vehicular trafficked area by less than 0.25 acres.

ADMINISTRATIVE

8. **The Camden County Planning Board file number shall be referenced in all correspondence, including email.**
9. 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).
10. 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.
11. 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.
12. **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.**
13. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
14. 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.
15. 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.
16. Underground irrigation systems shall not be located within the County right-of-way.
17. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

18. 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

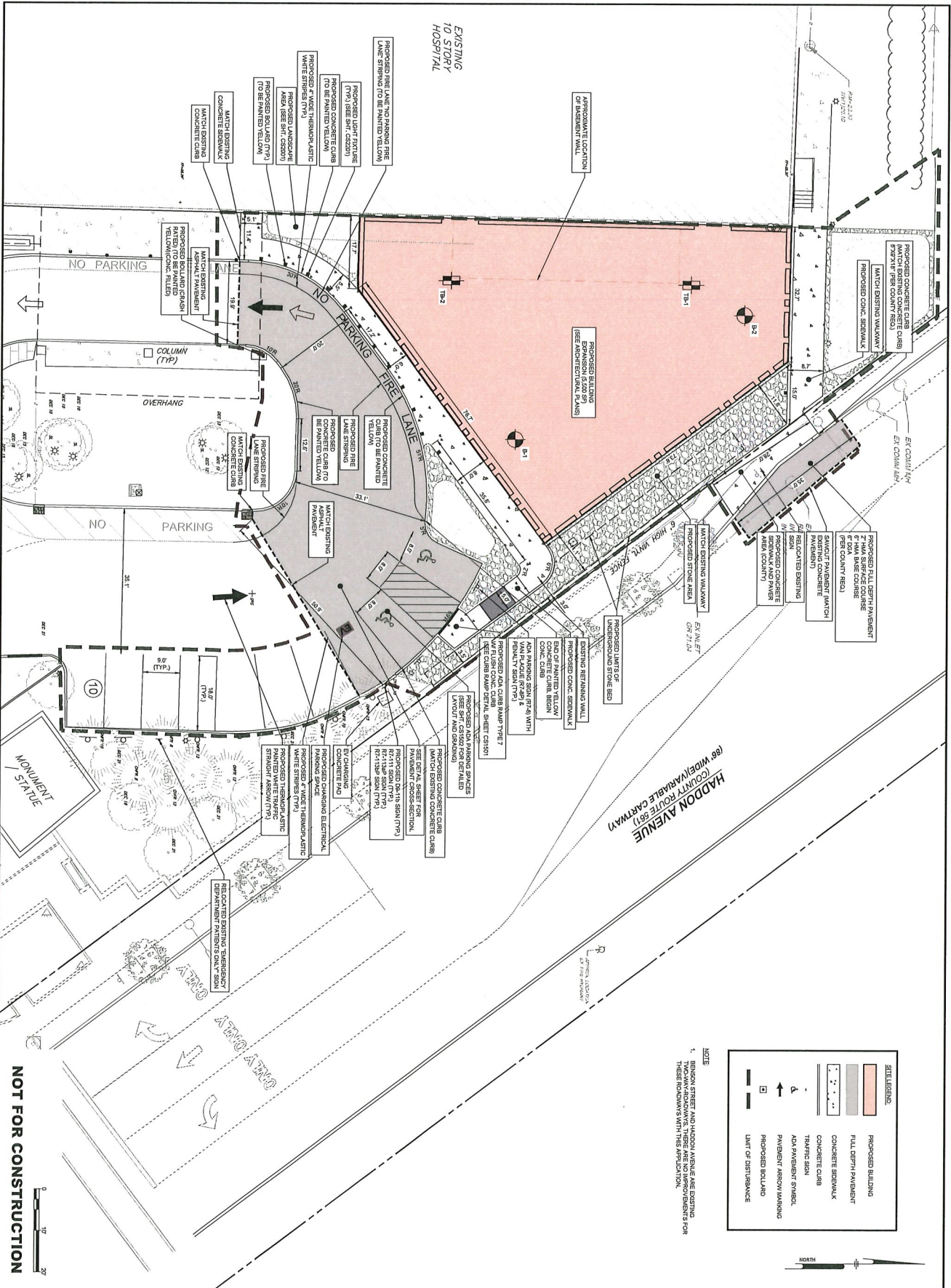


Cc: Applicant: 400 Cooper LLC Brendan@AJF-NJ.com
Applicant Attorney: Robert Baranowski, Esq. baranowski@hylandlevin.com
Applicant Engineer: John Kornick, PE, PP jkornick@k2ce.com
Municipal Planning Board Secretary: Kelley Shendock landuse@berlintwp.com
Municipal Review Engineer: Charles J. Riebel Jr. municipalengineer@berlintwp.com

STAFF REPORT MEETING OF:	RE:	Critical Decision Unit
	Plan:	SP-8-3-24
	Municipality:	Camden
	Applicant:	Cooper University Hospital
	Abuts County Route:	Haddon Avenue (CR 561)

The applicant proposes to construct a 5,500-SF Critical Decision Unit building on to the existing ten (10) story Cooper University Hospital.

In addition to the site plan expansion, the applicant proposes improvements to include off-street parking additions, lighting, landscaping, and associate utilities.



NOT FOR CONSTRUCTION

DATE	NO.	REVISIONS	BY
2/27/2011	1	COMPLIANCE SUBMISSION	BAR

COOPER UNIVERSITY HOSPITAL CRITICAL DECISION UNIT (CDU) ADDITION
 BLOCK 102, LOT 1
 COOPER PLAZA
 CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY 08103

SITE PLAN

COOPER UNIVERSITY HEALTH CARE
 1 COOPER PLAZA
 CAMDEN, NEW JERSEY 08103

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

1. BENSON STREET AND HADDON AVENUE ARE EXISTING TWO-LANE ROADWAYS. THERE ARE NO IMPROVEMENTS FOR THESE ROADWAYS WITH THIS APPLICATION.

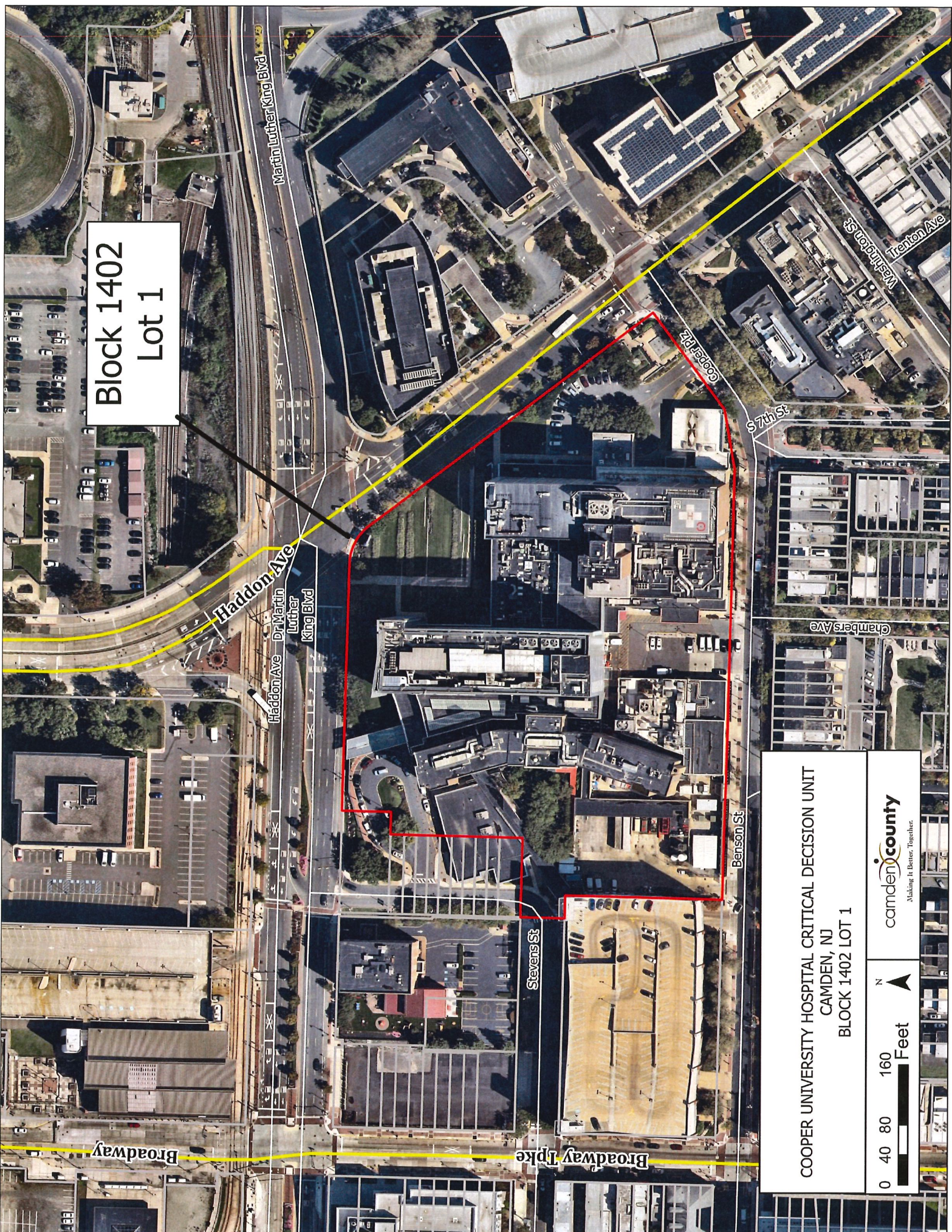
JOSEPH RADAY
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 06043769

Joseph Raday 11/10/23

Pennoni

PENNONI ASSOCIATES INC.
 2 Aquarium Drive, Suite 320
 Camden, NJ 08103
 856-865-8686
 NJ CORP. NO. 062903300

Block 1402
Lot 1



COOPER UNIVERSITY HOSPITAL CRITICAL DECISION UNIT
CAMDEN, NJ
BLOCK 1402 LOT 1

0 40 80 160 Feet

camden county
Making It Better, Together.

N

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

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

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Cooper University Hospital Critical Decision Unit

Project Address (if applicable) & Municipality: 1 Cooper Plaza, City of Camden

Abuts County Road: Haddon Avenue - CR 561 County Route No.: _____

Type of Submission (please check one):

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

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

- Resubmission of Major Subdivision

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

Tax Map Data:

Plate(s): Tax Map 22.02

Existing Zoning: Cooper Plaza Redevelopment Plan

Block(s): 1402

Variance(s) Required: None

Lot(s): 1

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

The Cooper Health System d/b/a Cooper
 Applicant: University Health Care Phone: _____ Fax: _____

Address: 1 Cooper Plaza Town & State: Camden, New Jersey

Email: _____ Zip.: 08103

Steven G. Mlenak, Esq.
 Attorney: Greenbaum, Rowe, Smith & Davis LLP Phone: 732-476-2526 Fax: _____

Address: 75 Livingston Avenue, Suite 301 Town & State: Roseland, New Jersey

Email: smlenak@greenbaumlaw.com Zip.: 07068

Joseph J. Raday, P.E.
 Engineer: Pennoni Associates, Inc. Phone: 856-668-8600 Fax: _____

Address: 2 Aquarium Drive, Suite 320 Town & State: Camden, New Jersey

Email: jraday@pennoni.com Zip.: 08103

Proposed Use (please check all that apply):

Residential

Commercial

Industrial

- | | | |
|--|--|--|
| <input type="radio"/> Single Family Detached | <input type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse |
| <input type="radio"/> Apartments | <input type="radio"/> Hospitality/ Hotel Space | <input type="radio"/> Distribution Center |
| <input type="radio"/> Condominiums | <input checked="" 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 is proposing to construct a one-story 5,500 +/- sq. ft. Critical Decision Unit with 20 parking spaces on a portion of the property located at 1 Cooper Plaza, Camden.

Increase in Impervious Coverage?: YES NO Total Increase or Decrease: .012

Total Amount of Land Disturbed: 0.36 acres

Total Gross SF of all Buildings/ Development: 5,500 +/- sq. ft.

Total New Residential Units: N/A

Total New Jobs Created: TBD

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): N/A

Portion to be Subdivided: N/A

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

Title of Municipal Official: ZONING OFFICER

Authorized Municipal Signature: [Signature] Date: 2-22-24

Transmittal Date (if applicable): 2-22-24

Phone Number: 856-752-7211

Signatures Required:

Name of Applicant: _____

Signature of Applicant: _____ Date: _____

Agent Completing Application: Steven Mlenak, Esq.

Signature of Agent: [Signature] Date: 2-21-24

<p align="center"><u>For County Use:</u></p> <p>Classification of Application: _____</p> <p>Fees Included with Application: YES / NO</p> <p>County Plan Number: _____</p>	<p align="center"><u>Stamp Date Received Below</u></p>
--	---

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: The Cooper Health System d/b/a Cooper University Health Care

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.

Table with 3 columns: Name, Address, Title

The applicant is a non-profit corporation organized under the laws of the State of New Jersey. As such, no individual or entity owns any stock or partnership interest in the applicant.

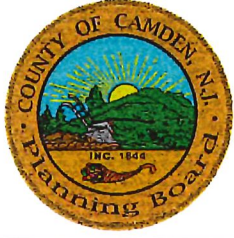
I certify that the above information is true and correct to the best of my knowledge:

X [Signature]
Signature of Owner & Title

2-21-24
Date

X
Signature of Owner & Title

Date



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

**COUNTY PLAN:
SP-8-3-24**

Cooper University Hospital Critical Decision Unit

PROJECT NAME

Camden

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X SITE PLAN

PLATE: 22.02

3/14/2024

 PRELIMINARY PLAN

BLOCK: 1402

Pending Board Approval

 OTHER

LOT (s): 1

NAME: The Cooper Health System d/b/a Cooper University Health Care

ADDRESS: 1 Cooper Plaza

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

SITE ABUTS COUNTY HIGHWAY: Haddon Avenue (CR 561)

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

GENERAL

The applicant proposes constructing a 5,500-SF expansion of the Critical Decision Unit building, located along Haddon Avenue.

In addition to the building expansion, the applicant proposes other site improvements which include off-street parking modifications to the parking lot accessed off Benson Street; lighting, landscaping; and associate utilities.

The following documents have been reviewed:

1. Site plan prepared by Pennoni Associates, Inc.; dated 2/7/2024.
2. Stormwater Management Report/Stormwater Management Maintenance Report prepared by Pennoni Associates, Inc.; dated 2/7/2024.
3. Traffic Impact Statement prepared Pennoni Associates, Inc.; dated 2/4/2024.
4. Land Title Survey prepared by Pennoni Associates, Inc.; dated 1/6/2024.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Haddon Avenue (CR 561) has a proposed right-of-way of 66 feet. The existing right-of-way along the property frontage is 86 feet. Accordingly, the applicant does not propose a change to the existing right-of-way.

TRAFFIC

2. Our office concurs that the proposed development will not have an impact on the adjacent County roadway as it will not generate additional traffic.

SITE PLAN

3. Provide testimony regarding the sidewalk area nearest the curb transition on Haddon Ave. Discuss the suitability/accessibility of the pedestrian access, and the impact of any proposed and existing utilities in this area. Will there be sufficient room for pedestrians of all abilities to navigate this area? What construction measures will be taken around with the brick/concrete interface to avoid settlement and tripping hazards, since the joint will be traversed by pedestrians.

STORMWATER MANAGEMENT NJAC 7:8

4. The proposed improvements do not ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. However, the project site does meet the definition of "major development" under NJAC 7:8, as the site has been disturbed by one acre or more since February 2, 2004. A stormwater management system has been provided that does meet the Stormwater requirements of NJAC 7:8 for water quantity.
5. Our office does concur that the applicant is not required to meet the water quality treatment requirements under NJAC 7:8 since the proposed development decreases the motor vehicle impervious surface.
6. 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).

DETAILS

7. All construction or reconstruction within the County right-of-way is to be to County standards, and Federal ADA standards.
8. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. The pavement restoration should be 6" of dense grades aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement.
9. The following County standard details are required for improvements in the County right-of-way:
Details:
 5. Standard Concrete Sidewalk
 17. Hot Mix Asphalt Pavement
 18. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation
 19. RCP Storm Sewer Installation
 - C. Trench Restoration in HMA Pavement
 35. Mill and Pave Final Restoration


ADMINISTRATIVE

- 10. The Camden County Planning Board file number shall be referenced in all correspondence, including email.**
11. 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).
12. 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.
13. 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.
- 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. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

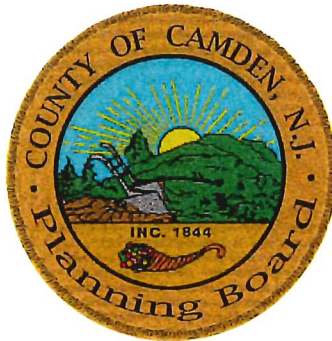
16. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection, and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. A copy of the final certification shall be furnished to the County Planning Board.
17. 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.
18. Underground irrigation systems shall not be located within the County right-of-way.
19. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

20. 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:
Applicant Attorney: Steven G. Mlenak, Esq. smlenak@greenbaumlaw.com
Applicant Engineer: Joseph R. Raday, P.E. jraday@pennoni.com
Municipal Planning Board Secretary: Angela Miller AnMiller@ci.camden.nj.us
Municipal Review Engineer: Jim Hopkins JiHopkins@ci.camden.nj.us

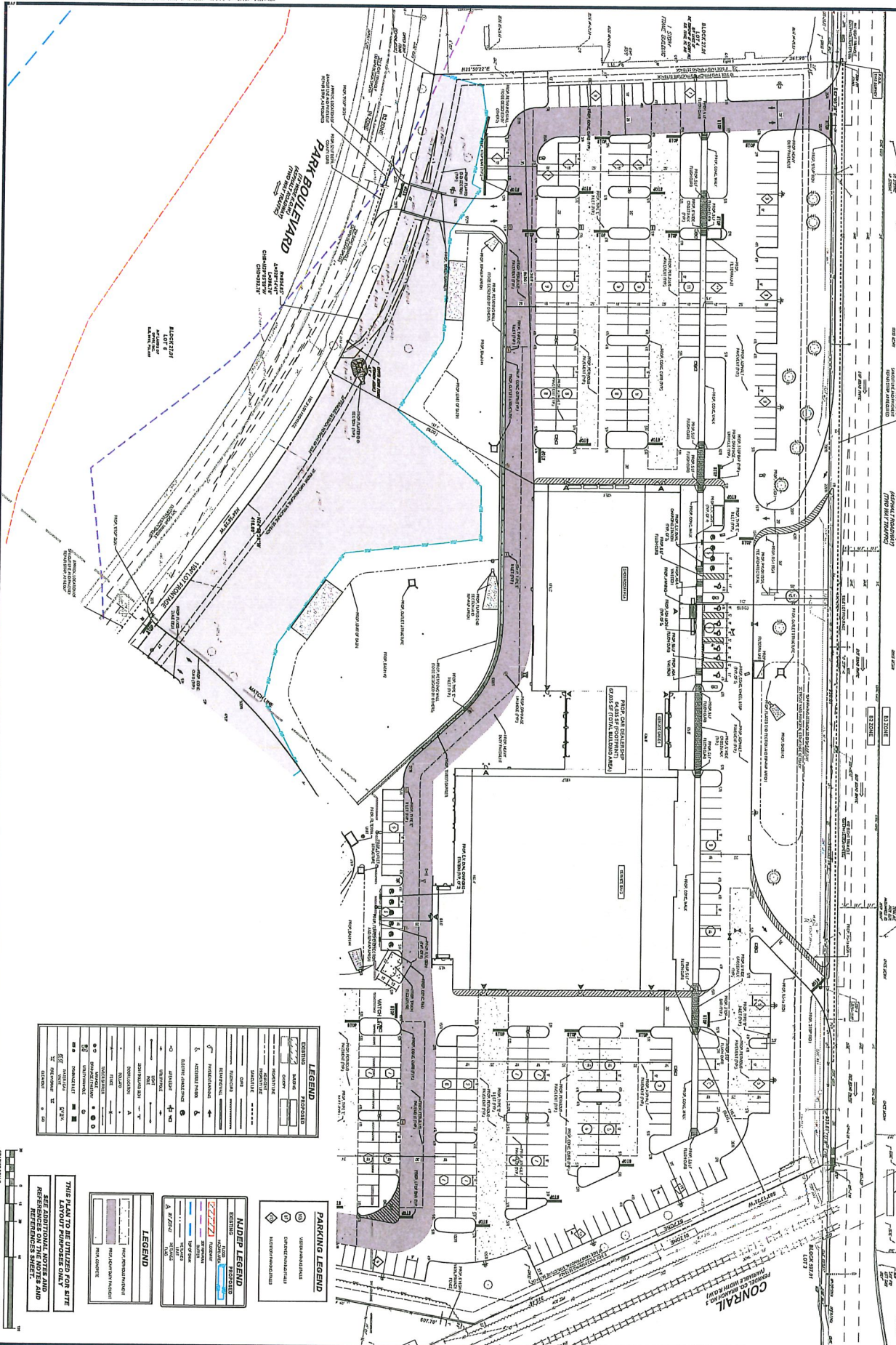
STAFF REPORT MEETING OF:	RE:	Car Dealership w/Offices, Repair Services, & Parking
	Plan:	SP-12-11-23
	Municipality:	Cherry Hill
	Applicant:	Subaru Car Dealership
	Abuts County Route:	Park Boulevard (CR 628)

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

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



NEW JERSEY STATE HIGHWAY ROUTE 70



LEGEND	
EXISTING	PROPOSED
ROAD	ROAD
LANDSCAPE	LANDSCAPE
UTILITIES	UTILITIES
...	...

PARKING LEGEND	
EXISTING	PROPOSED
...	...

LANDSCAPE LEGEND	
EXISTING	PROPOSED
...	...

LEGEND	
...	...

GRAPHIC SCALE: 1" = 40' HORIZ. 1" = 8' VERT.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. SEE ADDITIONAL NOTES AND REFERENCES SHEETS.

C-302

A. TAMMOUS
PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 2328

BOHLER
LANDSCAPE ARCHITECTURE
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
NEW JERSEY LICENSE NO. 12345

STAR REAL ESTATE OF CHERRY HILL II, LLC
SUBDIVISION

PRELIMINARY & FINAL SITE PLAN & SUBDIVISION

ISSUED FOR MUNICIPAL & COUNTY REVIEW & APPROVAL

891
MUNICIPAL ENGINEER

NO.	REVISIONS
1	ISSUED FOR MUNICIPAL & COUNTY REVIEW & APPROVAL
2	...

DATE: 10/20/2023

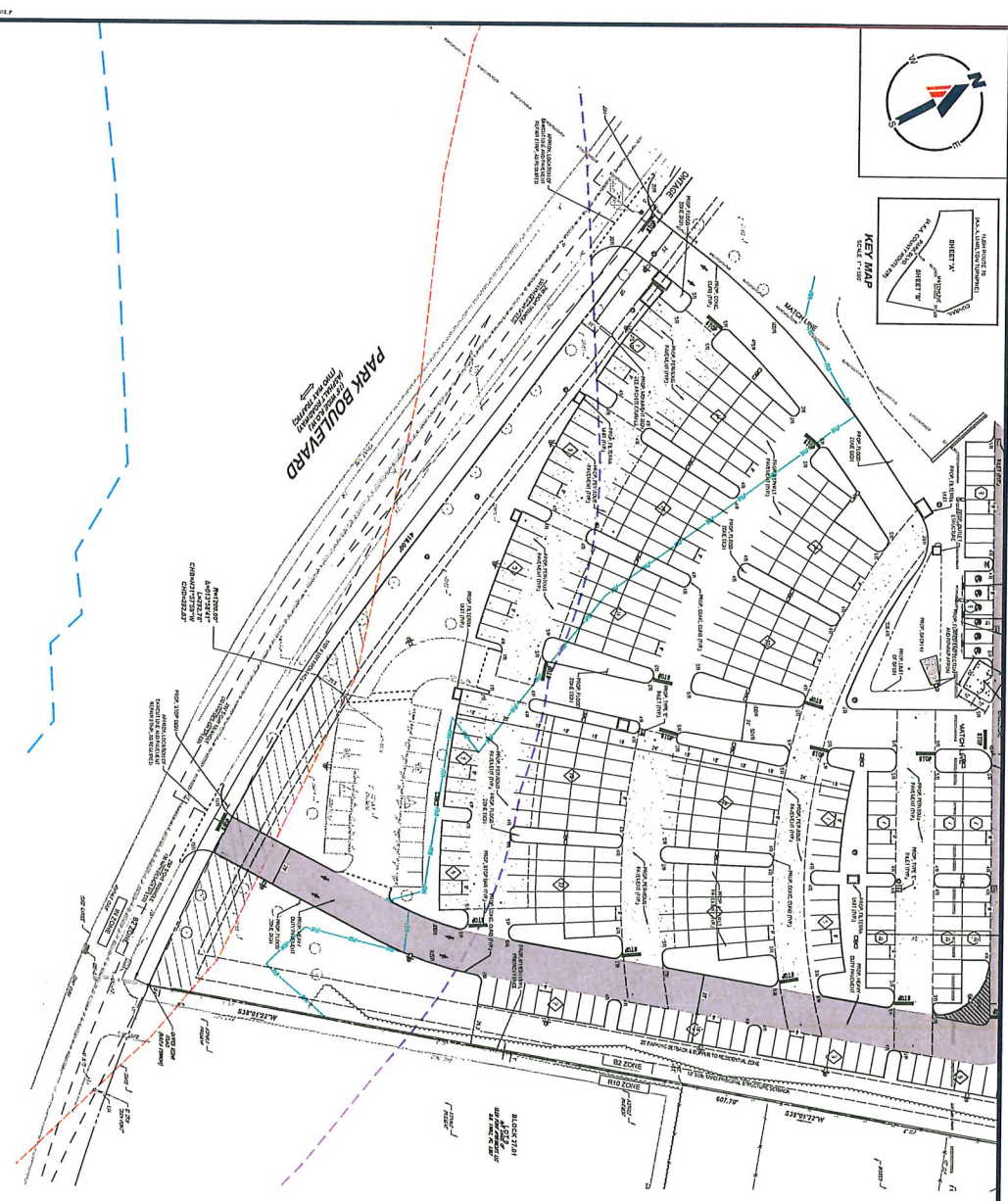
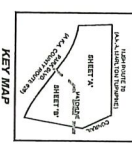
PROJECT: STAR REAL ESTATE OF CHERRY HILL II, LLC

CLIENT: STAR REAL ESTATE OF CHERRY HILL II, LLC

SCALE: AS SHOWN

DATE: 10/20/2023

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



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. SEE ADDITIONAL NOTES AND REFERENCES SHEET C-303.

LEGEND	
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING PARKING
	PROPOSED PARKING
	EXISTING DRIVEWAY
	PROPOSED DRIVEWAY

MATERIAL LEGEND	
	ASPHALT
	CONCRETE
	GRAVEL
	SAND
	STONE
	BRICK
	WOOD
	METAL
	GLASS
	INSULATION
	ROOF
	FOUNDATION
	WALL
	FLOOR
	CEILING
	DOOR
	WINDOW
	STAIRCASE
	RAMP
	DECK
	PORCH
	PATIO
	FENCE
	GATE
	SIGN
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	CHROMIUM PIN
	MANGANESE PIN
	IRON PIN
	STEEL PIN

Block 27.01
Lot 5,6,7

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

0 45 90 180 Feet



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: Proposed Subaru Car Dealership

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

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

Type of Submission (please check one):

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

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

- Resubmission of Major Subdivision

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

Tax Map Data:

Plate(s): 103

Existing Zoning: B2 (Highway Business)

Block(s): 27.01

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

Lot(s): 5-7

Open Space

The Camden County planning process concerns itself primarily with a review of factors that directly impact county facilities such as County owned roads and stormwater management systems. This application as well as Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2 can be found on the Camden County Planning Division website: <https://www.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: Star Real Estate of Cherry Hill II, LLC Phone: (302) 562-3072 Fax: _____

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

Email: dsalter@edinburghcap.com Zip.: 19720

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

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

Email: dscolnic@hangley.com Zip.: 19103

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

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

Email: atamous@bohlereng.com Zip.: 08054

Proposed Use (please check all that apply):

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|--|--|--|
| <input type="radio"/> Single Family Detached | <input checked="" type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input 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: Proposed car dealership consisting of one (1) building and associated parking, sidewalks, and utilities. The proposed use is for automobile new sales and used sales, including accessory sales of parts and body repair services, accessory offices, parking, loading and signage.

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

Total Amount of Land Disturbed: 13.0 Acres

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

Total New Residential Units: 0

Total New Jobs Created: unknown

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

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

Size of Existing Lot(s): Lot 5: 86,246 SF (1.98 Acres)

Lot 6: 37,494 SF (0.86 Acres)

Lot 7: 485,780 SF (11.08 Acres)

Portion to be Subdivided: N/A

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

Title of Municipal Official: _____

Authorized Municipal Signature: _____

Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

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

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

Agent Completing Application: DENNIS M. SALTER

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

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: STAR REAL ESTATE OF CHERRY HILL II, LLC

Is the Company a Corporation? YES / NO

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

Is the Company a Partnership? YES / NO

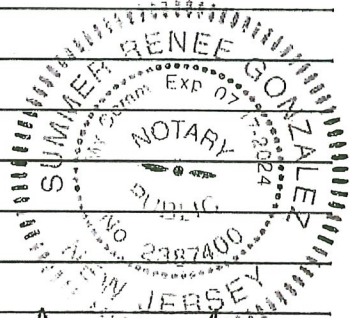
Is Company an Individual Owner? YES / NO

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
------	---------	-------

<u>ZIAD NASHED</u>	<u>432 Kilgrass Terr Avondale PA 19311</u>	<u>PRINCIPAL</u>
--------------------	--	------------------

<u>DENNIS M. SALTER</u>	<u>631 DELAWARE STREET NEW CASTLE DE 19700</u>	<u>PRINCIPAL</u>
-------------------------	--	------------------



Summer Renee Gonzalez

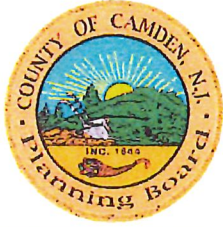
I certify that the above information is true and correct to the best of my knowledge:

X *[Signature]* - PRINCIPAL
Signature of Owner & Title

10/10/23
Date

X *[Signature]* - PRINCIPAL
Signature of Owner & Title

10/10/2023
Date



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

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

<u>Subaru Dealership</u> PROJECT NAME	<u>Cherry Hill</u> MUNICIPALITY
---	---

<u>TYPE OF PLAN</u>	<u>TAX MAP DATA</u>	<u>REVIEW DATE & STATUS</u>
<u>X</u> SITE PLAN	PLATE: <u> </u>	<u>01/18/2024</u>
<u> </u> PRELIMINARY PLAN	BLOCK: <u> 27.01 </u>	<u>Pending Board Approval</u>
<u> </u> OTHER	LOT (s): <u> 5,6,7 </u>	

NAME: Star Real Estate of Cherry Hill, LLC
ADDRESS: 621 Delaware Street
CITY: New Castle **STATE:** DE **ZIP:** 19720

SITE ABUTS COUNTY HIGHWAY: Park Boulevard (CR 628)

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

GENERAL

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

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

The following documents have been reviewed:

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

RIGHT OF WAY

1. The Camden County Master Plan indicates that Park Blvd. (CR 628) has an existing and proposed right-of-way of 75 feet. Accordingly, the applicant is not required to provide additional right-of-way.

TRAFFIC

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

SITE PLAN

3. The applicant shall install concrete curb along the property frontage on Park Blvd. and connect to existing curb on both sides. Install additional drainage where required. Add additional construction details to the plans and detail sheets, including pavement cross-section, trench repair, etc. A separate set of plans for all improvements to Park Boulevard are to be submitted for review and approval.
4. The applicant shall clean, TV and prepare a report on the condition of the downstream CMP. Any damaged CMP shall be replaced with concrete pipe. Entire runs shall be replaced with concrete pipe, not individual CMP sections.

5. Site Plans Must Conform with the Following Standards:

- | | |
|------------|--|
| 3.3 | Site Plan |
| 3.3.1.10 | Access Geometry and Driveway Intersection Design |
| 3.3.1.10.C | Width of Driveways that Intersect a County Road (Plan Does Not Conform)
<i>The minimum width of a driveway for non-residential or multi-family residential use shall be 24'. The northern driveway along Park Blvd is shown with a proposed width of 22'. Plans shall be revised accordingly.</i> |
| 3.3.1.10.D | Corner Radii / Curb Return Radii / Driveway Aprons
(Plan Does Not Conform) <i>Larger corner radii may be required to ensure that vehicles turning into and out of the new driveway do not cross the centerline of the new driveway or cross the centerline of the county road or encroach on an adjacent traffic lane. The plan only provides a turning template for a truck exiting the development onto the county road, and only at one of the three (3) proposed</i> |

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

3.3.1.10.E Driveway and Apron Material (**Plan Does Not Conform**) *Driveways at a county road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of pavement of the county road {...} It is unclear whether the plan conforms to this requirement. Plans shall be updated to indicate the proposed driveway material per this section.*

3.3.1.10.F Americans with Disabilities Act (ADA) Requirements (**Plan Does Not Conform**) *Where curb returns are provided or required at the intersection of a new road or street and a county road depressed curb must be provided to meet the "Americans with Disability Act" design requirements whether or not sidewalks are provided. Plans shall be revised to meet this requirement.*

STORMWATER MANAGEMENT NJAC 7:8

6. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing impervious surface by one-quarter acre (10,890 SF) or more. Multiple stormwater management basins have been provided that do meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.
7. Our office does concur that the applicant is not required to meet the recharge requirements under NJAC 7:8 since the proposed development meets the definition of "urban redevelopment area" as a previously developed area delineated on the State Plan Map as a Metropolitan Area (PA1).
8. **A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant to ensure that the stormwater system can be maintained in perpetuity.**
9. **In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department to obtain final County approval. Submit turning templates as needed.**

DETAILS

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

Details:

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

ADMINISTRATIVE

13. The Camden County Planning Board file number shall be referenced in all correspondence, including email.
14. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk (no flash drive).
15. Camden County Planning Board Process- Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
16. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
17. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
18. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection, and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. A copy of the final certification shall be furnished to the County Planning Board.
19. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
20. Underground irrigation systems shall not be located within the County right-of-way.
21. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

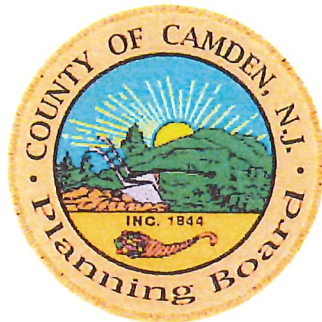
22. The applicant is responsible for obtaining all environmental, local, County, State, and Federal permits and approvals necessary for the proposed work (example: NJDOT, NJDEP, etc.)



William England, PE
Assistant County Engineer



DATE



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

STAFF REPORT MEETING OF:	RE:	Cherry Collision (326 Haddonfield Road)
	Plan:	SP-12-2-24
	Municipality:	Cherry Hill
	Applicant:	326 Haddonfield, LLC
	Abuts County Route:	Haddonfield Road (CR 644)

The applicant seeks to use additional land from Block 182.01, Lot 13, consolidated under a separate application, to construct a parking lot for the existing auto repair facility. The development will include stormwater management, landscaping, and lighting.

Block 182.01
Lot 9

Haddonfield Rd

Princeton Ave

3rd Ave

CHERRY COLLISION 326 HADDONFIELD ROAD LLC
326 HADDONFIELD ROAD, CHERRY HILL NJ
BLOCK 182.01 LOT 9

0 25 50 100 Feet

N

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: Cherry Collision

Project Address (if applicable) & Municipality: 326 Haddonfield Road, Cherry Hill

Abuts County Road: Haddonfield Road County Route No.: 644

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): 120

Existing Zoning: B2

Block(s): 182.01

Variance(s) Required: Conditional Use

Lot(s): 9

Use (d) variance

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: 326 Haddonfield, LLC Phone: 609-230-0000 Fax: _____
 Address: 326 Haddonfield Road Town & State: Cherry Hill, NJ
 Email: bradpogach@gmail.com Zip.: 08002

Attorney: Dominic Simeone, Esq. Phone: 856-663-6700 Fax: _____
 Address: 1522 Route 38 Town & State: Cherry Hill, NJ
 Email: dsimeone@srnjlawfirm.com Zip.: 08002

Engineer: Jason Sciullo
Sciullo Engineering Services Phone: 609-300-5171 Fax: _____
 Address: 137 South New York Avenue, Ste 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 checked="" type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse |
| <input type="radio"/> Apartments | <input type="radio"/> Hospitality/ Hotel Space | <input type="radio"/> Distribution Center |
| <input type="radio"/> Condominiums | <input type="radio"/> Medical Use | <input type="radio"/> Manufacturing |
| <input type="radio"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment | <input type="radio"/> Other: _____ |

Project Description & Statistics:

Short Description of Project: The applicant seeks to use additional land from Block 182.01, Lot 13, consolidated under a separate application, to construct a parking lot for the existing auto repair facility. The development will include stormwater management and landscaping and lighting.

Increase in Impervious Coverage?: YES NO Total Increase or Decrease: 8,554 sf

Total Amount of Land Disturbed: 18,689 sf

Total Gross SF of all Buildings/ Development: no new buildings

Total New Residential Units: 0

Total New Jobs Created: 0

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

Subdivision Description (if applicable):

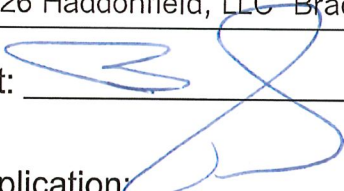

Does this application include a lot consolidation? YES NO under separate application
Will new lots be created? YES NO How Many New Lots? _____
Size of Existing Lot(s): 55,350 sf (after separate subdivision of Lot 13 and lot consolidation)

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: 326 Haddonfield, LLC - Brad Pogachefsky
Signature of Applicant:  _____ Date: 7 19 23
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: 326 Haddonfield 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

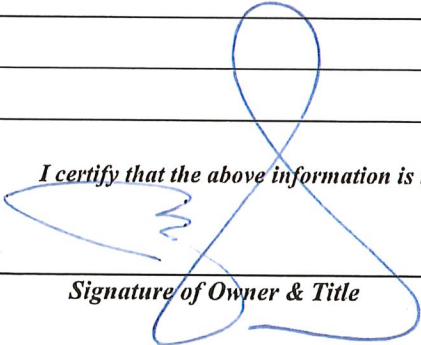
Is Company an Individual Owner? YES NO

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
------	---------	-------

<u>Brad Pogachefsky</u>	<u>200 Grayling Ave Marlboro Pa 19072</u>	
<u>Rocco Mastromarico</u>	<u>7429 Githens Ave, Pennsauken, NJ 08109</u>	

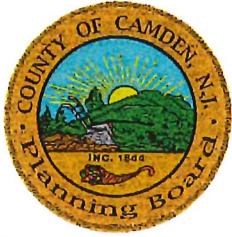
I certify that the above information is true and correct to the best of my knowledge:

X  _____
Signature of Owner & Title

7 19 23
Date

X _____
Signature of Owner & Title

Date



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

**COUNTY PLAN:
SP-12-2-24**

Cherry Hill Collision (326 Haddonfield Road)

PROJECT NAME

Cherry Hill

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X SITE PLAN

PLATE: 120

3/11/2024

 PRELIMINARY PLAN

BLOCK: 182.01

Pending Board Approval

 OTHER

LOT (s): 9

NAME: 326 Haddonfield, LLC

ADDRESS: 326 Haddonfield Road

CITY: Cherry Hill

STATE: NJ

ZIP: 08002

SITE ABUTS COUNTY HIGHWAY: Haddonfield Road (CR 644)

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

GENERAL

The applicant seeks to use additional land from Block 182.01, Lot 13, consolidated under a separate application, to construct a parking lot for the existing auto repair facility. The development will include stormwater management, landscaping, and lighting.

The following documents have been reviewed:

1. Site plan prepared by Sciallo Engineering Services, LLC; dated 10/23/2023.
2. Stormwater Maintenance Report prepared by Sciallo Engineering Services, LLC; dated 7/2023.
3. Traffic Report prepared by Litwornia Associates, Inc.; dated 11/24/2023.
4. Land Title Survey prepared by Frank Whitaker; dated 10/26/2023.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Haddonfield Road (CR 644) has a proposed right-of-way of 66 feet, with an existing right-of-way of 100 feet in this location. Accordingly, the applicant does not propose a change to the existing right-of-way.
2. The applicant is not proposing any improvements in the County right-of-way.

TRAFFIC

3. Our office concurs that the traffic resulting from the proposed development will not create significant adverse impacts on the adjacent County roadway.

SITE PLAN

4. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

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

- 3.3.1.6 Parking (**Plan Does Not Conform**) Off-street parking spaces and parking isle lanes other than approved ingress and egress driveways shall not be permitted within the county right-of-way. **The plan indicates that the striping is to be removed to eliminate one parking space that is partially within the county right-of-way. Additional measures shall be taken to prevent vehicles from parking in this location, such as "No Parking" signs, "No Parking" pavement markings, etc.**

5. The applicant, in his presentation, shall describe the current and proposed operation of the site. In addition, address the following:
 - Is the trash area served by roll off containers? If so, provide turning templates to verify accessibility.
 - Certify that no interior drains or other tie-ins are connected to the 6" diameter storm drain.
 - Will the striping for the 3 parking spaces on the south side of the building remain? Is the alley to be used for access to the rear of the property?
 - Discuss how and where deliveries will be made and the type of vehicles making those deliveries.

STORMWATER MANAGEMENT NJAC 7:8

6. The proposed improvements do not ultimately disturb one or more acres (43,560 SF) of land or increase impervious surface by one-quarter acre (10,890 SF) or more. The proposed improvements do not meet the definition of "major development" under NJAC 7:8. Stormwater improvements under NJAC 7:8 for water quality, water quantity and recharge are not required.
7. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department to obtain final County approval.

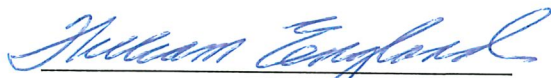
ADMINISTRATIVE

8. The Camden County Planning Board file number shall be referenced in all correspondence, including email.
9. 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).
10. 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.
11. 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.
12. 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.
13. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
14. 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.

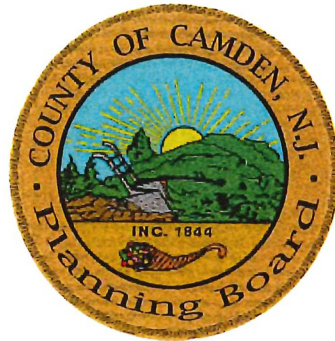
15. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities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

OUTSIDE AGENCY APPROVALS

18. 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: 326 Haddonfield, LLC bradpogach@gmail.com
Applicant Attorney: Dominic DeSimeone, Esq. dsimeone@srnjlawfirm.com
Applicant Engineer: Jason Sciuillo, PE jsciuillo@sciulloengineering.com
Municipal Planning Board Secretary: Jacob Richman jrichman@chnj.com
Municipal Review Engineer: Stacey Arcari sarcari@erinj.com

STAFF REPORT MEETING OF:	RE:	Commerce Center
	Plan:	M-12-2-23/SP-12-9-23
	Municipality:	Cherry Hill
	Applicant:	The Center at Cherry Hill, LLC
	Abuts County Route:	Chapel Avenue (CR 626)

The applicant proposes to construct two (2) new pad sites including a 9,366-SF Day Care Center with an exterior play area on the eastern side of the site and a multi-use commercial property consisting of 2,467-SF Quick Service restaurant and a 2,527-SF retail/personal service/service space on the western side of the site. The proposed pad sites will be constructed in the parking areas located on the Chapel Avenue frontage. The site is currently occupied by three (3) multi-story Class "A" office buildings, consisting of 151, 875-SF of space, which are proposed to remain. The site has full stop-controlled access on Chapel Avenue and a connection to the signalization access via the movie theater property on Haddonfield Road (CR 644).

In addition to the site plan, the applicant proposes to subdivide Lot 3 into three (3) separate lots, one (1) containing each of the proposed structures and the third will contain two (2) of the existing 3-story office buildings.

811
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LANDCORE
12 WEST WILLOW GROVE AVENUE
PHILADELPHIA, PENNSYLVANIA 19118
PHONE 215-836-2510
LANDCORECONSULTING.COM

BLANK REQUIREMENTS (BASED ON LOT 3 ONLY)

REQUIREMENT	REQUIRED	EXISTING	MINIMUM	MAXIMUM	PROPOSED	SECTION
MINIMUM LOT SIZE (S.F.)	471	124,000	164,000	222,100	164,000	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	420	764	1281	420	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)

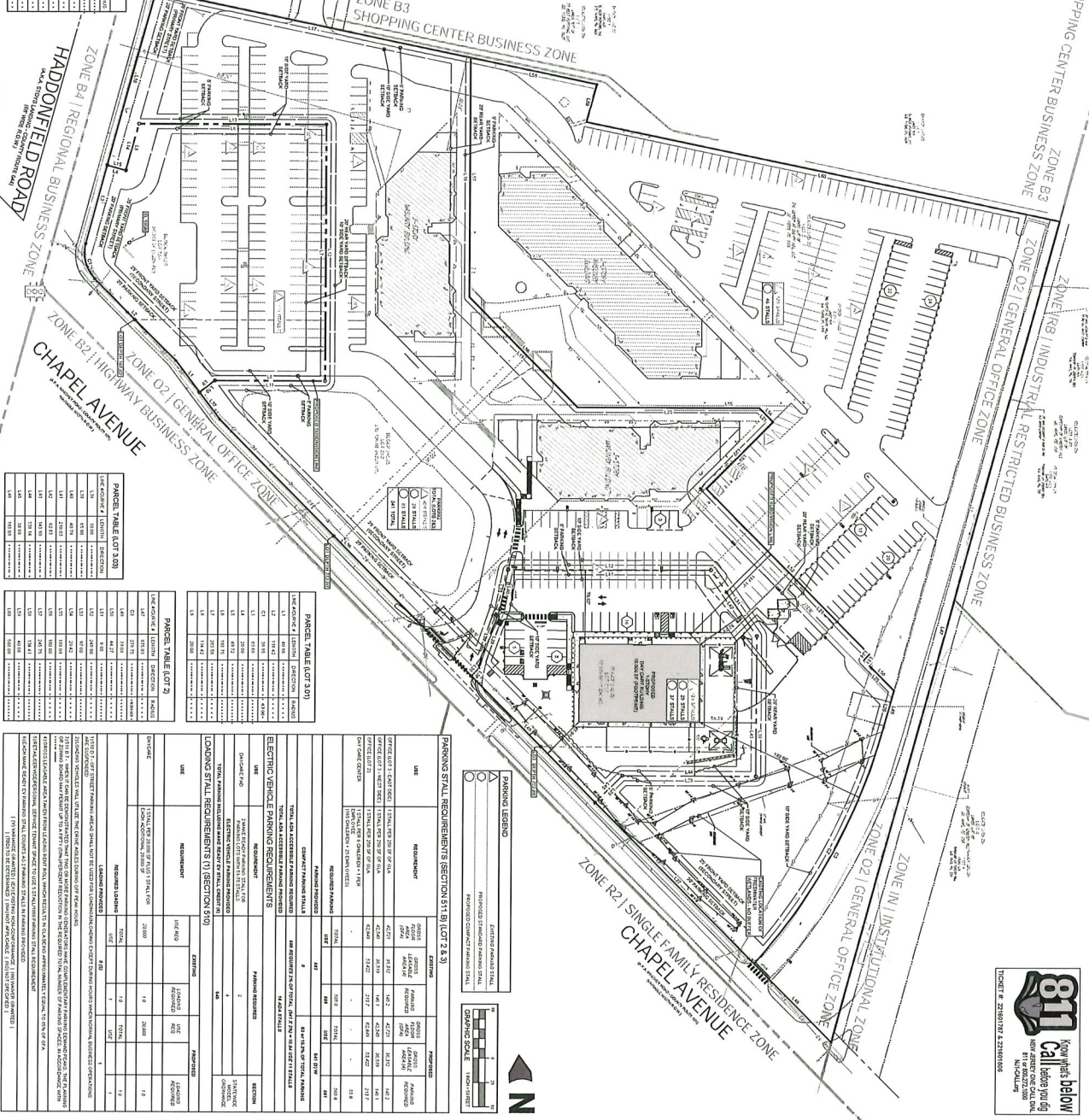
REQUIREMENT	REQUIRED	EXISTING	MINIMUM	MAXIMUM	PROPOSED	SECTION
MINIMUM LOT SIZE (S.F.)	471	124,000	164,000	222,100	164,000	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	420	764	1281	420	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)

REQUIREMENT	REQUIRED	EXISTING	MINIMUM	MAXIMUM	PROPOSED	SECTION
MINIMUM LOT SIZE (S.F.)	471	124,000	164,000	222,100	164,000	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	420	764	1281	420	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)

REQUIREMENT	REQUIRED	EXISTING	MINIMUM	MAXIMUM	PROPOSED	SECTION
MINIMUM LOT SIZE (S.F.)	471	124,000	164,000	222,100	164,000	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	420	764	1281	420	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)

REQUIREMENT	REQUIRED	EXISTING	MINIMUM	MAXIMUM	PROPOSED	SECTION
MINIMUM LOT SIZE (S.F.)	471	124,000	164,000	222,100	164,000	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	420	764	1281	420	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)

REQUIREMENT	REQUIRED	EXISTING	MINIMUM	MAXIMUM	PROPOSED	SECTION
MINIMUM LOT SIZE (S.F.)	471	124,000	164,000	222,100	164,000	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	420	764	1281	420	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)
MINIMUM LOT FRONT SETBACK (S.F.)	471	58	200	500	58	COMMERCE (10)



PARCEL TABLE (LOT 2A)

LOT	AREA	SECTION	REQUIREMENT
1	11.1	11.1	COMMERCE (10)
2	11.2	11.2	COMMERCE (10)
3	11.3	11.3	COMMERCE (10)
4	11.4	11.4	COMMERCE (10)
5	11.5	11.5	COMMERCE (10)
6	11.6	11.6	COMMERCE (10)
7	11.7	11.7	COMMERCE (10)
8	11.8	11.8	COMMERCE (10)
9	11.9	11.9	COMMERCE (10)
10	11.10	11.10	COMMERCE (10)
11	11.11	11.11	COMMERCE (10)
12	11.12	11.12	COMMERCE (10)
13	11.13	11.13	COMMERCE (10)
14	11.14	11.14	COMMERCE (10)
15	11.15	11.15	COMMERCE (10)
16	11.16	11.16	COMMERCE (10)
17	11.17	11.17	COMMERCE (10)
18	11.18	11.18	COMMERCE (10)
19	11.19	11.19	COMMERCE (10)
20	11.20	11.20	COMMERCE (10)

PARCEL TABLE (LOT 2B)

LOT	AREA	SECTION	REQUIREMENT
1	11.1	11.1	COMMERCE (10)
2	11.2	11.2	COMMERCE (10)
3	11.3	11.3	COMMERCE (10)
4	11.4	11.4	COMMERCE (10)
5	11.5	11.5	COMMERCE (10)
6	11.6	11.6	COMMERCE (10)
7	11.7	11.7	COMMERCE (10)
8	11.8	11.8	COMMERCE (10)
9	11.9	11.9	COMMERCE (10)
10	11.10	11.10	COMMERCE (10)
11	11.11	11.11	COMMERCE (10)
12	11.12	11.12	COMMERCE (10)
13	11.13	11.13	COMMERCE (10)
14	11.14	11.14	COMMERCE (10)
15	11.15	11.15	COMMERCE (10)
16	11.16	11.16	COMMERCE (10)
17	11.17	11.17	COMMERCE (10)
18	11.18	11.18	COMMERCE (10)
19	11.19	11.19	COMMERCE (10)
20	11.20	11.20	COMMERCE (10)

PARCEL TABLE (LOT 2C)

LOT	AREA	SECTION	REQUIREMENT
1	11.1	11.1	COMMERCE (10)
2	11.2	11.2	COMMERCE (10)
3	11.3	11.3	COMMERCE (10)
4	11.4	11.4	COMMERCE (10)
5	11.5	11.5	COMMERCE (10)
6	11.6	11.6	COMMERCE (10)
7	11.7	11.7	COMMERCE (10)
8	11.8	11.8	COMMERCE (10)
9	11.9	11.9	COMMERCE (10)
10	11.10	11.10	COMMERCE (10)
11	11.11	11.11	COMMERCE (10)
12	11.12	11.12	COMMERCE (10)
13	11.13	11.13	COMMERCE (10)
14	11.14	11.14	COMMERCE (10)
15	11.15	11.15	COMMERCE (10)
16	11.16	11.16	COMMERCE (10)
17	11.17	11.17	COMMERCE (10)
18	11.18	11.18	COMMERCE (10)
19	11.19	11.19	COMMERCE (10)
20	11.20	11.20	COMMERCE (10)

PARCEL TABLE (LOT 2D)

LOT	AREA	SECTION	REQUIREMENT
1	11.1	11.1	COMMERCE (10)
2	11.2	11.2	COMMERCE (10)
3	11.3	11.3	COMMERCE (10)
4	11.4	11.4	COMMERCE (10)
5	11.5	11.5	COMMERCE (10)
6	11.6	11.6	COMMERCE (10)
7	11.7	11.7	COMMERCE (10)
8	11.8	11.8	COMMERCE (10)
9	11.9	11.9	COMMERCE (10)
10	11.10	11.10	COMMERCE (10)
11	11.11	11.11	COMMERCE (10)
12	11.12	11.12	COMMERCE (10)
13	11.13	11.13	COMMERCE (10)
14	11.14	11.14	COMMERCE (10)
15	11.15	11.15	COMMERCE (10)
16	11.16	11.16	COMMERCE (10)
17	11.17	11.17	COMMERCE (10)
18	11.18	11.18	COMMERCE (10)
19	11.19	11.19	COMMERCE (10)
20	11.20	11.20	COMMERCE (10)

LOADING STALL REQUIREMENTS (SECTION 501)

USE	REQUIREMENT	EXISTING	PROPOSED
TRUCKS	10' CLEARANCE	10	10
TRUCKS	20' CLEARANCE	0	0
TRUCKS	30' CLEARANCE	0	0
TRUCKS	40' CLEARANCE	0	0
TRUCKS	50' CLEARANCE	0	0
TRUCKS	60' CLEARANCE	0	0
TRUCKS	70' CLEARANCE	0	0
TRUCKS	80' CLEARANCE	0	0
TRUCKS	90' CLEARANCE	0	0
TRUCKS	100' CLEARANCE	0	0

PARKING STALL REQUIREMENTS SECTION 511 (LOT 2 & 3)

USE	REQUIREMENT	EXISTING	PROPOSED
TRUCKS	10' CLEARANCE	10	10
TRUCKS	20' CLEARANCE	0	0
TRUCKS	30' CLEARANCE	0	0
TRUCKS	40' CLEARANCE	0	0
TRUCKS	50' CLEARANCE	0	0
TRUCKS	60' CLEARANCE	0	0
TRUCKS	70' CLEARANCE	0	0
TRUCKS	80' CLEARANCE	0	0
TRUCKS	90' CLEARANCE	0	0
TRUCKS	100' CLEARANCE	0	0

NOT FOR CONSTRUCTION

PRATT, WILSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEER
NO. 123456

DATE: 2024-02-16
REVISED PER TOWNSHIP REVIEW LETTERS: 2023-10-31
REVISED PER TOWNSHIP COMMENTS: [Blank]

DATE: 2024-02-16
REVISED PER: [Blank]

PARKING LEGEND	
	STANDARD PAVED SPACE
	HANDICAPPED PAVED SPACE
	RESERVED PAVED SPACE
	GRAVEL PAVED SPACE
	GRAVEL PAVED SPACE

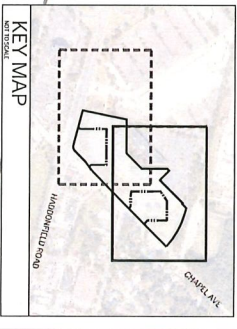
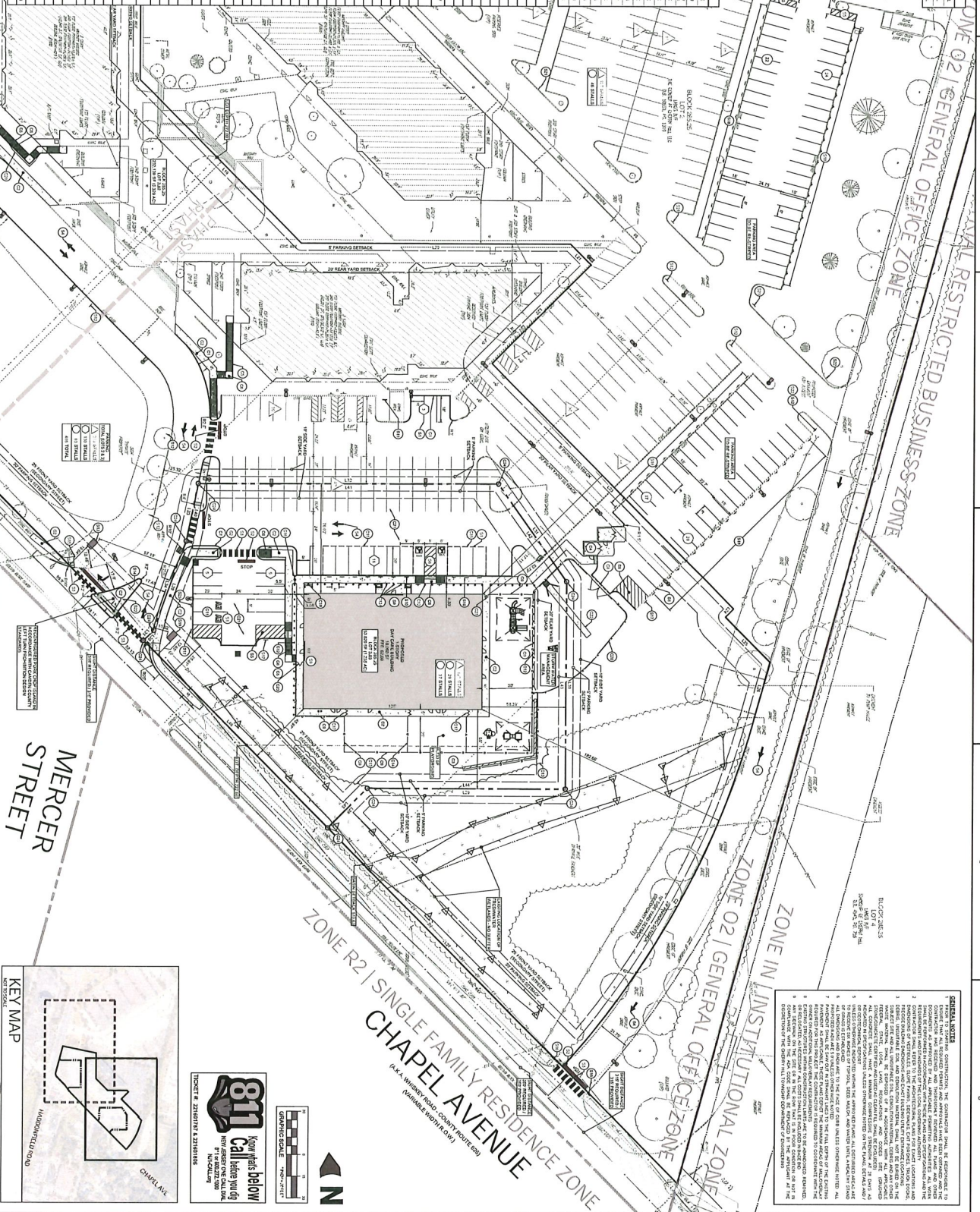
SITE EVALUATION	
	EASEMENT
	UTILITY LINE
	BOUNDARY LINE
	PROPERTY LINE
	STREET LINE
	SIDEWALK LINE
	CURB LINE
	DRIVEWAY LINE
	FENCE LINE
	TREE
	SHRUB
	LAWN
	GRAVEL
	CONCRETE
	ASPHALT
	BRICK
	STONE
	WOOD
	METAL
	GLASS
	PLASTIC
	FABRIC
	PAPER
	CARDBOARD
	METAL CAN
	PLASTIC CAN
	GLASS CAN
	PAPER CAN
	CARDBOARD CAN
	METAL CAN LID
	PLASTIC CAN LID
	GLASS CAN LID
	PAPER CAN LID
	CARDBOARD CAN LID

SITE FEATURE DESIGNATIONS	
S1	CONCRETE DRIVE
S2	ASPHALT DRIVE
S3	GRAVEL DRIVE
S4	WOOD DRIVE
S5	METAL DRIVE
S6	PAPER DRIVE
S7	CARDBOARD DRIVE
S8	METAL CAN DRIVE
S9	PLASTIC CAN DRIVE
S10	GLASS CAN DRIVE
S11	PAPER CAN DRIVE
S12	CARDBOARD CAN DRIVE
S13	METAL CAN LID DRIVE
S14	PLASTIC CAN LID DRIVE
S15	GLASS CAN LID DRIVE
S16	PAPER CAN LID DRIVE
S17	CARDBOARD CAN LID DRIVE
S18	CONCRETE SIDEWALK
S19	ASPHALT SIDEWALK
S20	GRAVEL SIDEWALK
S21	WOOD SIDEWALK
S22	METAL SIDEWALK
S23	PAPER SIDEWALK
S24	CARDBOARD SIDEWALK
S25	METAL CAN SIDEWALK
S26	PLASTIC CAN SIDEWALK
S27	GLASS CAN SIDEWALK
S28	PAPER CAN SIDEWALK
S29	CARDBOARD CAN SIDEWALK
S30	METAL CAN LID SIDEWALK
S31	PLASTIC CAN LID SIDEWALK
S32	GLASS CAN LID SIDEWALK
S33	PAPER CAN LID SIDEWALK
S34	CARDBOARD CAN LID SIDEWALK
S35	CONCRETE CURB
S36	ASPHALT CURB
S37	GRAVEL CURB
S38	WOOD CURB
S39	METAL CURB
S40	PAPER CURB
S41	CARDBOARD CURB
S42	METAL CAN CURB
S43	PLASTIC CAN CURB
S44	GLASS CAN CURB
S45	PAPER CAN CURB
S46	CARDBOARD CAN CURB
S47	METAL CAN LID CURB
S48	PLASTIC CAN LID CURB
S49	GLASS CAN LID CURB
S50	PAPER CAN LID CURB
S51	CARDBOARD CAN LID CURB
S52	CONCRETE DRIVEWAY
S53	ASPHALT DRIVEWAY
S54	GRAVEL DRIVEWAY
S55	WOOD DRIVEWAY
S56	METAL DRIVEWAY
S57	PAPER DRIVEWAY
S58	CARDBOARD DRIVEWAY
S59	METAL CAN DRIVEWAY
S60	PLASTIC CAN DRIVEWAY
S61	GLASS CAN DRIVEWAY
S62	PAPER CAN DRIVEWAY
S63	CARDBOARD CAN DRIVEWAY
S64	METAL CAN LID DRIVEWAY
S65	PLASTIC CAN LID DRIVEWAY
S66	GLASS CAN LID DRIVEWAY
S67	PAPER CAN LID DRIVEWAY
S68	CARDBOARD CAN LID DRIVEWAY
S69	CONCRETE FENCE
S70	ASPHALT FENCE
S71	GRAVEL FENCE
S72	WOOD FENCE
S73	METAL FENCE
S74	PAPER FENCE
S75	CARDBOARD FENCE
S76	METAL CAN FENCE
S77	PLASTIC CAN FENCE
S78	GLASS CAN FENCE
S79	PAPER CAN FENCE
S80	CARDBOARD CAN FENCE
S81	METAL CAN LID FENCE
S82	PLASTIC CAN LID FENCE
S83	GLASS CAN LID FENCE
S84	PAPER CAN LID FENCE
S85	CARDBOARD CAN LID FENCE
S86	CONCRETE SIDEWALK
S87	ASPHALT SIDEWALK
S88	GRAVEL SIDEWALK
S89	WOOD SIDEWALK
S90	METAL SIDEWALK
S91	PAPER SIDEWALK
S92	CARDBOARD SIDEWALK
S93	METAL CAN SIDEWALK
S94	PLASTIC CAN SIDEWALK
S95	GLASS CAN SIDEWALK
S96	PAPER CAN SIDEWALK
S97	CARDBOARD CAN SIDEWALK
S98	METAL CAN LID SIDEWALK
S99	PLASTIC CAN LID SIDEWALK
S100	GLASS CAN LID SIDEWALK

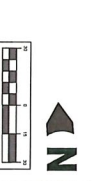
SOUNDING DESIGNATIONS	
S1	CONCRETE DRIVE
S2	ASPHALT DRIVE
S3	GRAVEL DRIVE
S4	WOOD DRIVE
S5	METAL DRIVE
S6	PAPER DRIVE
S7	CARDBOARD DRIVE
S8	METAL CAN DRIVE
S9	PLASTIC CAN DRIVE
S10	GLASS CAN DRIVE
S11	PAPER CAN DRIVE
S12	CARDBOARD CAN DRIVE
S13	METAL CAN LID DRIVE
S14	PLASTIC CAN LID DRIVE
S15	GLASS CAN LID DRIVE
S16	PAPER CAN LID DRIVE
S17	CARDBOARD CAN LID DRIVE
S18	CONCRETE SIDEWALK
S19	ASPHALT SIDEWALK
S20	GRAVEL SIDEWALK
S21	WOOD SIDEWALK
S22	METAL SIDEWALK
S23	PAPER SIDEWALK
S24	CARDBOARD SIDEWALK
S25	METAL CAN SIDEWALK
S26	PLASTIC CAN SIDEWALK
S27	GLASS CAN SIDEWALK
S28	PAPER CAN SIDEWALK
S29	CARDBOARD CAN SIDEWALK
S30	METAL CAN LID SIDEWALK
S31	PLASTIC CAN LID SIDEWALK
S32	GLASS CAN LID SIDEWALK
S33	PAPER CAN LID SIDEWALK
S34	CARDBOARD CAN LID SIDEWALK
S35	CONCRETE CURB
S36	ASPHALT CURB
S37	GRAVEL CURB
S38	WOOD CURB
S39	METAL CURB
S40	PAPER CURB
S41	CARDBOARD CURB
S42	METAL CAN CURB
S43	PLASTIC CAN CURB
S44	GLASS CAN CURB
S45	PAPER CAN CURB
S46	CARDBOARD CAN CURB
S47	METAL CAN LID CURB
S48	PLASTIC CAN LID CURB
S49	GLASS CAN LID CURB
S50	PAPER CAN LID CURB
S51	CARDBOARD CAN LID CURB
S52	CONCRETE DRIVEWAY
S53	ASPHALT DRIVEWAY
S54	GRAVEL DRIVEWAY
S55	WOOD DRIVEWAY
S56	METAL DRIVEWAY
S57	PAPER DRIVEWAY
S58	CARDBOARD DRIVEWAY
S59	METAL CAN DRIVEWAY
S60	PLASTIC CAN DRIVEWAY
S61	GLASS CAN DRIVEWAY
S62	PAPER CAN DRIVEWAY
S63	CARDBOARD CAN DRIVEWAY
S64	METAL CAN LID DRIVEWAY
S65	PLASTIC CAN LID DRIVEWAY
S66	GLASS CAN LID DRIVEWAY
S67	PAPER CAN LID DRIVEWAY
S68	CARDBOARD CAN LID DRIVEWAY
S69	CONCRETE FENCE
S70	ASPHALT FENCE
S71	GRAVEL FENCE
S72	WOOD FENCE
S73	METAL FENCE
S74	PAPER FENCE
S75	CARDBOARD FENCE
S76	METAL CAN FENCE
S77	PLASTIC CAN FENCE
S78	GLASS CAN FENCE
S79	PAPER CAN FENCE
S80	CARDBOARD CAN FENCE
S81	METAL CAN LID FENCE
S82	PLASTIC CAN LID FENCE
S83	GLASS CAN LID FENCE
S84	PAPER CAN LID FENCE
S85	CARDBOARD CAN LID FENCE
S86	CONCRETE SIDEWALK
S87	ASPHALT SIDEWALK
S88	GRAVEL SIDEWALK
S89	WOOD SIDEWALK
S90	METAL SIDEWALK
S91	PAPER SIDEWALK
S92	CARDBOARD SIDEWALK
S93	METAL CAN SIDEWALK
S94	PLASTIC CAN SIDEWALK
S95	GLASS CAN SIDEWALK
S96	PAPER CAN SIDEWALK
S97	CARDBOARD CAN SIDEWALK
S98	METAL CAN LID SIDEWALK
S99	PLASTIC CAN LID SIDEWALK
S100	GLASS CAN LID SIDEWALK

SOUNDING DESIGNATIONS	
S1	CONCRETE DRIVE
S2	ASPHALT DRIVE
S3	GRAVEL DRIVE
S4	WOOD DRIVE
S5	METAL DRIVE
S6	PAPER DRIVE
S7	CARDBOARD DRIVE
S8	METAL CAN DRIVE
S9	PLASTIC CAN DRIVE
S10	GLASS CAN DRIVE
S11	PAPER CAN DRIVE
S12	CARDBOARD CAN DRIVE
S13	METAL CAN LID DRIVE
S14	PLASTIC CAN LID DRIVE
S15	GLASS CAN LID DRIVE
S16	PAPER CAN LID DRIVE
S17	CARDBOARD CAN LID DRIVE
S18	CONCRETE SIDEWALK
S19	ASPHALT SIDEWALK
S20	GRAVEL SIDEWALK
S21	WOOD SIDEWALK
S22	METAL SIDEWALK
S23	PAPER SIDEWALK
S24	CARDBOARD SIDEWALK
S25	METAL CAN SIDEWALK
S26	PLASTIC CAN SIDEWALK
S27	GLASS CAN SIDEWALK
S28	PAPER CAN SIDEWALK
S29	CARDBOARD CAN SIDEWALK
S30	METAL CAN LID SIDEWALK
S31	PLASTIC CAN LID SIDEWALK
S32	GLASS CAN LID SIDEWALK
S33	PAPER CAN LID SIDEWALK
S34	CARDBOARD CAN LID SIDEWALK
S35	CONCRETE CURB
S36	ASPHALT CURB
S37	GRAVEL CURB
S38	WOOD CURB
S39	METAL CURB
S40	PAPER CURB
S41	CARDBOARD CURB
S42	METAL CAN CURB
S43	PLASTIC CAN CURB
S44	GLASS CAN CURB
S45	PAPER CAN CURB
S46	CARDBOARD CAN CURB
S47	METAL CAN LID CURB
S48	PLASTIC CAN LID CURB
S49	GLASS CAN LID CURB
S50	PAPER CAN LID CURB
S51	CARDBOARD CAN LID CURB
S52	CONCRETE DRIVEWAY
S53	ASPHALT DRIVEWAY
S54	GRAVEL DRIVEWAY
S55	WOOD DRIVEWAY
S56	METAL DRIVEWAY
S57	PAPER DRIVEWAY
S58	CARDBOARD DRIVEWAY
S59	METAL CAN DRIVEWAY
S60	PLASTIC CAN DRIVEWAY
S61	GLASS CAN DRIVEWAY
S62	PAPER CAN DRIVEWAY
S63	CARDBOARD CAN DRIVEWAY
S64	METAL CAN LID DRIVEWAY
S65	PLASTIC CAN LID DRIVEWAY
S66	GLASS CAN LID DRIVEWAY
S67	PAPER CAN LID DRIVEWAY
S68	CARDBOARD CAN LID DRIVEWAY
S69	CONCRETE FENCE
S70	ASPHALT FENCE
S71	GRAVEL FENCE
S72	WOOD FENCE
S73	METAL FENCE
S74	PAPER FENCE
S75	CARDBOARD FENCE
S76	METAL CAN FENCE
S77	PLASTIC CAN FENCE
S78	GLASS CAN FENCE
S79	PAPER CAN FENCE
S80	CARDBOARD CAN FENCE
S81	METAL CAN LID FENCE
S82	PLASTIC CAN LID FENCE
S83	GLASS CAN LID FENCE
S84	PAPER CAN LID FENCE
S85	CARDBOARD CAN LID FENCE
S86	CONCRETE SIDEWALK
S87	ASPHALT SIDEWALK
S88	GRAVEL SIDEWALK
S89	WOOD SIDEWALK
S90	METAL SIDEWALK
S91	PAPER SIDEWALK
S92	CARDBOARD SIDEWALK
S93	METAL CAN SIDEWALK
S94	PLASTIC CAN SIDEWALK
S95	GLASS CAN SIDEWALK
S96	PAPER CAN SIDEWALK
S97	CARDBOARD CAN SIDEWALK
S98	METAL CAN LID SIDEWALK
S99	PLASTIC CAN LID SIDEWALK
S100	GLASS CAN LID SIDEWALK

DATE: 2023-08-01
 PROJECT: COMMERCIAL CENTER AT CHERRY HILL
 APPLICANT: THE CENTER AT CHERRY HILL, LLC
 TITLE: SITE PLAN
 SHEET: 401-40 REV: 2



811 Call before you dig
 NEW JERSEY ONE CALL
 800-487-3872
 CHERRY HILL TOWNSHIP
 201-981-1234



NOT FOR CONSTRUCTION

PROJECT NO: 230031

DATE: 2024-02-16

REVISED PER: TOWNSHIP COMMENT'S

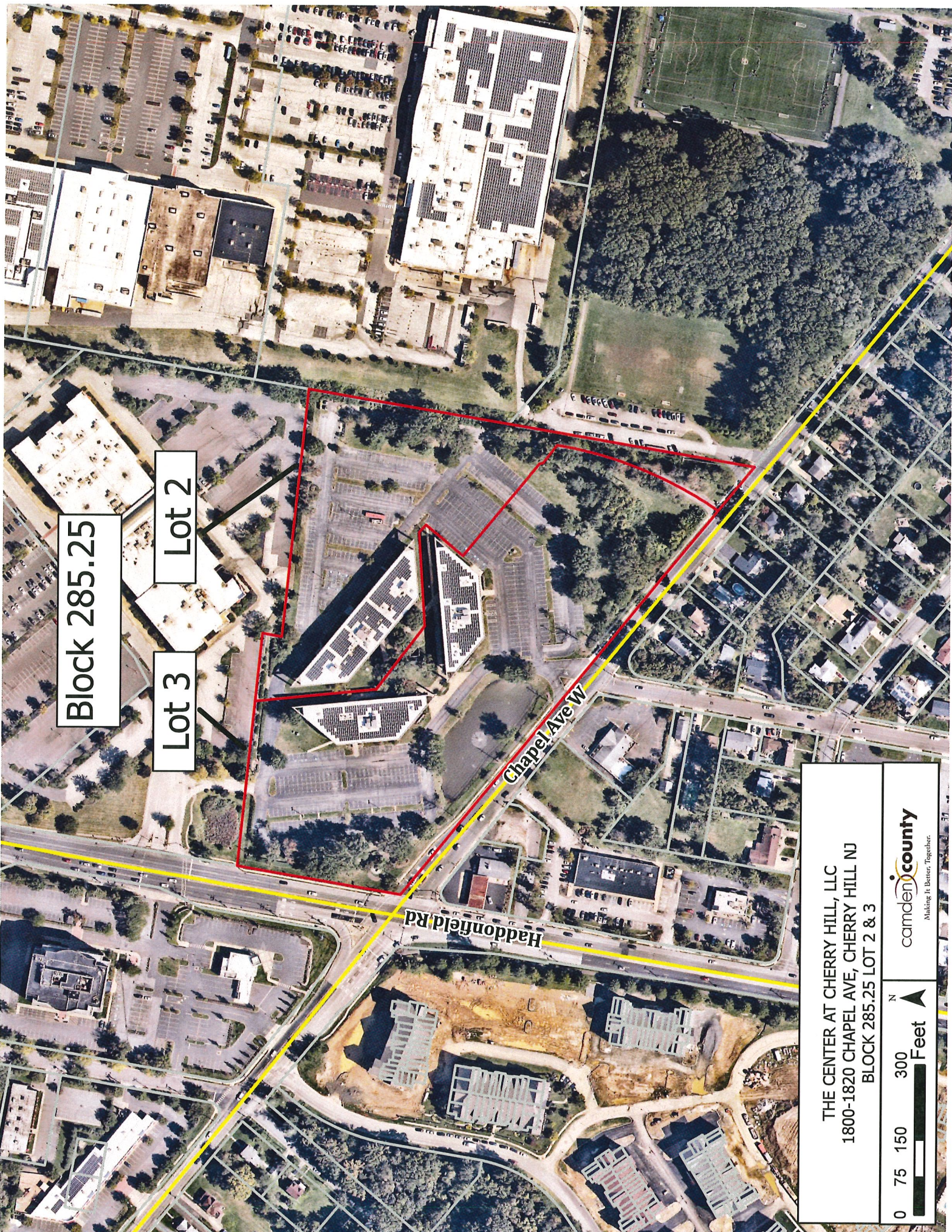
DATE: 2023-10-31

REVISED PER:

LANDCORE

12 WEST WILLOW GROVE AVENUE
 PHILADELPHIA, PENNSYLVANIA 19110

PHONE 215-816-2510
 LANDCORECONSULTING.COM



Block 285.25

Lot 2

Lot 3

Chapel Ave W

Haddonfield Rd

THE CENTER AT CHERRY HILL, LLC
1800-1820 CHAPEL AVE, CHERRY HILL NJ
BLOCK 285.25 LOT 2 & 3

0 75 150 300 Feet

camdencounty
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: Commerce Center

Project Address (if applicable) & Municipality: 1800-1820 Chapel Avenue W, Cherry Hill

Abuts County Road: Chapel Avenue County Route No.: 626

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): 146

Existing Zoning: O2

Block(s): 285.25

Variance(s) Required: yes-see summary of application

Lot(s): 2 and 3

in township submission

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: The Center at Cherry Hill LLC Phone: 484-787-3991 Fax: _____

Address: 670 Myrtle Avenue, Suite 166 Town & State: Brooklyn, New York

Email: adam.r@axioms1.com Zip.: 11205

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

Address: 21 E. Euclid Avenue, Suite 100 Town & State: Haddonfield, New Jersey

Email: dod@delducalewis.com Zip.: 08033

Engineer: Ryan Whitmore/Landcore Consulting Phone: 215-836-2510 Fax: _____

Address: PO Box 37635 #56287 Town & State: Philadelphia, Pennsylvania

Email: rwhitmore@landcoreconsulting.com Zip.: 19101-0635

Proposed Use (please check all that apply):

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

Project Description & Statistics:

Short Description of Project: Existing office use with two new pad sites to be developed with a 9,366 sf day care center on the eastern portion of the property and a 5,472 sf multi-tenant commercial building comprised of retail and quick service restaurant on the western portion of the property.

Increase in Impervious Coverage?: YES NO Total Increase or Decrease: _____

Total Amount of Land Disturbed: 3.14 acres

Total Gross SF of all Buildings/ Development: 14,838 sf

Total New Residential Units: N/A

Total New Jobs Created: TBD

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? 3

Size of Existing Lot(s): Lot 3: 7.854 acres and Lot 2: +/- 5.13 acres

Portion to be Subdivided: Proposed lot 3.01, 3.02 and 3.03

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: 9/29/23

Transmittal Date (if applicable): _____

Phone Number: 856-488-7870

Signatures Required:

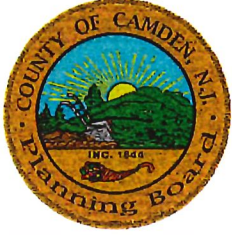
Name of Applicant: The Center at Cherry Hill LLC

Signature of Applicant: _____ Date: _____

Agent Completing Application: Laura M. Johnson, Esquire/Del Duca Lewis & Berr, LLC

Signature of Agent: *Laura Johnson* Date: 9/28/23

<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
COUNTY ENGINEER'S REVIEW
OF SUBDIVISIONS AND
SITE DEVELOPMENT PLANS**

**COUNTY PLAN:
M-12-2-23/SP-12-9-23**

Commerce Center at Cherry Hill

PROJECT NAME

Cherry Hill

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X SITE PLAN

PLATE: 146

3/15/2024

 PRELIMINARY PLAN

BLOCK: 285.25

Pending Board Approval

X OTHER

LOT (s): 2 & 3

NAME: The Center at Cherry Hill, LLC

ADDRESS: 670 Myrtle Avenue, Suite 100

CITY: Brooklyn STATE: NY ZIP: 11205

SITE ABUTS COUNTY HIGHWAY: Chapel Avenue (CR 626) and Haddonfield Road (CR 644)

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

GENERAL

The applicant proposes to construct two (2) new pad sites for a 9,366-SF Day Care Center with an exterior play area on the eastern side of the site; and on the western side of the site, a multi-use commercial property consisting of 2,467-SF Quick Service restaurant and a 2,527-SF retail/personal service/service space. The proposed pad sites will be constructed in what are currently parking areas located on the Chapel Avenue frontage. The overall site, Lot 3, is currently occupied by three (3) multi-story Class "A" office buildings, consisting of 151, 875-SF of space, which are proposed to remain. The site has full stop-controlled access on Chapel Avenue and a connection to the movie theater property on Haddonfield Road (CR 644) which is controlled by a traffic signal.

In addition to the site plan approval, the applicant requests minor subdivision approval to subdivide Lot 3 into three (3) separate lots, one (1) lot for each of the proposed pad sites (Block 285.25 Lots 3.01, 1.29 Ac.; and Lot 3.03, 1.24 Ac.) and the third (Block 285.25 Lot 3.02, 5.33 Ac.) which will contain two (2) of the existing 3-story office buildings.

The following documents have been reviewed:

1. Site plan prepared by Landcore Engineering Consultants, P.C.; dated 2/16/2024.
2. Stormwater Maintenance Manual prepared by Landcore Engineering Consultants, P.C.; dated 2/16/2024.
3. Traffic Impact Study prepared by Traffic Planning and Design, Inc.; dated 9/2023.
4. Land Title Survey prepared by Blue Marsh Associates, Inc.; dated 7/27/2022.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Chapel Avenue (CR 626) has a proposed right-of-way of 66 feet, and the existing right-of-way along the property frontage is 66 feet. Accordingly, the applicant does not propose a change to the existing right-of-way.
2. The Camden County Master Plan indicates that Haddonfield Road (CR 644) has a proposed right-of-way of 74 feet, with an existing right-of-way of 66 feet. **The current configuration of the intersection and width of Haddonfield Road indicates that the curb-to-curb cartway width is approximately 74 feet. Based on this, additional dedication does not appear to be warranted. However, the applicant’s surveyor shall confirm the actual ROW width in this area and show that dimension on the subdivision plans. If additional dedication is required, the applicant shall provide the updated survey information and the required easement.**

TRAFFIC

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

SITE PLAN

4. 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 under the direction of the County Engineer or his/her representative.

5. 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.E Driveway and Apron Material (**Plan Does Not Conform**) *Depressed concrete curb shall be provided along a county road at a proposed driveway. {...} The depressed curb shall extend to the points on either side of the driveway where the corner radius curb meets the curb along the county road. {...}*

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. The plans shall be revised to meet these requirements.

- 3.3.1.16 Pavement Markings (**Plan Does Not Conform**) *Pavement marking materials installed on a county road shall either be long-life extruded thermoplastic, or long-life spray extruded thermoplastic. {...} pavement markings such as {...} crosswalks and stop bars shall be in extruded thermoplastic or as directed by the County Engineer. The plans shall be revised to indicate this requirement.*

STORMWATER MANAGEMENT NJAC 7:8

6. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing impervious surface by one-quarter acre (10,890 SF) or more. Two stormwater management basins have been provided that do meet the Stormwater requirements of NJAC 7:8, for water quantity.
7. Our office does concur that the applicant is not required to meet the stormwater quality requirements under NJAC 7:8 since the proposed development increases new impervious surface by less than 0.25 acres.
8. 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).

DETAILS

9. All construction or reconstruction within the County right-of-way is to be to County standards, and Federal ADA standards.
10. 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.
11. The handicap ramps in the Camden County right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011, latest revision.
12. Depressed curbing shall be installed at all driveways on County roads.
13. A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. The pavement restoration should be 6" of dense grades aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement.

14. 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
5. Standard Concrete Sidewalk
6. Standard Concrete Driveway and Concrete Apron
10. Standard Pavement Marking Legend
11. Standard Left Turn Out Prohibited
17. Hot Mix Asphalt Pavement
18. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation
19. Concrete Gutter
20. Mill and Pave Final Restoration


ADMINISTRATIVE

- 15. The Camden County Planning Board file number shall be referenced in all correspondence, including email.**
16. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and/or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk (no flash drive).
17. Camden County Planning Board Process- Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
18. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
- 19. 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.**
20. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

21. 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.
22. 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.
23. Underground irrigation systems shall not be located within the County right-of-way.
24. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

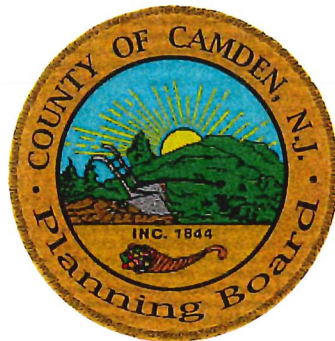
25. The applicant is responsible for obtaining all environmental, local, County, State, and Federal permits, and approvals, necessary for the proposed work (example: NJDOT, NJDEP, etc.)



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



DATE



Cc: Applicant: The Center at Cherry Hill, LLC adam.r@axioms1.com
Applicant Attorney: Damien O. Del Duca, Esq. dod@delducalewis.com
Applicant Engineer: Ryan Whitmore, PE rwhitmore@landcoreconsulting.com
Municipal Planning Board Secretary: Cosmas Diamantis boardsecretary@chnj.gov
Municipal Review Engineer: C. Jeremy Knoll jnoll@erinj.com

STAFF REPORT MEETING OF:	RE:	Unity Road SNJ LLC
	Plan:	SP-15-1-24
	Municipality:	Gloucester Township
	Applicant:	Unity Road SNJ LLC
	Abuts County Route:	Sicklerville Road (CR 705)

The applicant proposes to construct a 4,290-SF Adult Use Cannabis Dispensary with drive-thru, parking lot, and additional associated site improvements at a 2.63-acre site located on the southwesterly side of Sicklerville Road between Orr Road and Hickstown Road.

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: Unity Rd SNJ LLC

Project Address (if applicable) & Municipality: 2751 Sicklerville Road, Gloucester Township

Abuts County Road: Sicklerville Road County Route No.: 705

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): 140

Existing Zoning: HC - Highway Commercial

Block(s): 14005

Variance(s) Required: Yes

Lot(s): 5 & 6

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: Unity Rd SNJ LLC Phone: 215-530-8142 Fax: _____
 Address: 20 Clearbrook Lane Town & State: Sewell, NJ
 Email: fredvic@comcast.net Zip.: 08080

Stephen J. Tripp
 Attorney: Wilentz, Goldman & Spitzer, P.A. Phone: 732-855-6076 Fax: 732-726-6524
 Address: 90 Woodbridge Center Dr., Suite 900 Town & State: Woodbridge, NJ
 Email: stripp@wilentz.com Zip.: 07095

Michael R. Brown, PE
 Engineer: Consulting Engineer Services Phone: 856-228-2200 Fax: 856-232-2346
 Address: 645 Berlin-Cross Keys Road, Suite 1 Town & State: Sicklerville, NJ
 Email: mbrown@ces-1.com Zip.: 08081

Proposed Use (please check all that apply):

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|--|--|--|
| <input type="radio"/> Single Family Detached | <input checked="" type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input 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: Proposed retail cannabis dispensary.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 0.715 Acres Increase
 Total Amount of Land Disturbed: 1.207 Ac.
 Total Gross SF of all Buildings/ Development: 4,290 SF
 Total New Residential Units: N/A
 Total New Jobs Created: Undetermined

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? One (1) (to be consolidated by Deed)

Size of Existing Lot(s): 2.41± Ac. (excluding R-O-W)

Portion to be Subdivided: _____

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

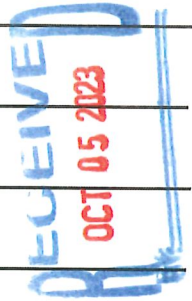
Title of Municipal Official: TOWNSHIP OF GLOUCESTER

COMMUNITY DEVELOPMENT

Authorized Municipal Signature: P.O. BOX 8 Date: _____


Transmittal Date (if applicable): BLACKWOOD, NJ 08012

Phone Number: 856-228-4000 ext 3208



Signatures Required:

Name of Applicant: Fred Vicario, Unity Rd SNJ LLC

Signature of Applicant:  Date: October 4, 2023

Agent Completing Application: Michael R. Brown, PE

Signature of Agent:  Date: October 4, 2023

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: Unity Rd SNJ LLC

Is the Company a Corporation? YES / NO

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

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES NO

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

Name	Address	Title
<u>Kellyanne Vicario</u>	<u>20 Clearbrook Lane, Sewell, NJ 08080</u>	
<u>Jude Vicario</u>	<u>20 Clearbrook Lane, Sewell, NJ 08080</u>	
<u>Fred Vicario</u>	<u>20 Clearbrook Lane, Sewell, NJ 08080</u>	
<u>Stephen Vicario</u>	<u>20 Clearbrook Lane, Sewell, NJ 08080</u>	

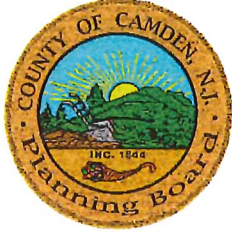
I certify that the above information is true and correct to the best of my knowledge:

X
Signature of Owner & Title

10/4/23
Date

X _____
Signature of Owner & Title

Date



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

**COUNTY PLAN:
SP-15-1-24**

Unity Road SNJ LLC

PROJECT NAME

Gloucester Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X SITE PLAN

PLATE: 140

3/15/2024

 PRELIMINARY PLAN

BLOCK: 14005

Pending Board Approval

 OTHER

LOT (s): 5 & 6

NAME: Unity Road SNJ LLC

ADDRESS: 20 Clearbrook Lane

CITY: Sewell STATE: NJ ZIP: 08080

SITE ABUTS COUNTY HIGHWAY: Sicklerville Road (CR 705)

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

GENERAL

The applicant proposes to construct a 4,290-SF Adult Use Cannabis Dispensary with drive-thru, parking lot, and additional associated site improvements on a 2.63-acre site located on the southwesterly side of Sicklerville Road between Orr Road and Hickstown Road (CR 688).

As part of this application, improvements will be made to the intersection of Hickstown Road (CR 688). These improvements include adding a left turn lane on westbound Sicklerville Road (CR 705) into the subject property and adding Mill Road as the fourth leg to the signalized intersection.

The following documents have been reviewed:

1. Site plan prepared by Consulting Engineer Services; dated 10/4/2023.
2. Stormwater Maintenance Manual prepared by Consulting Engineer Services; dated 5/2023.
3. Traffic Impact Study prepared by Consulting Engineer Services; dated 10/2023.
4. Land Title Survey prepared by Consulting Engineer Services; dated 9/16/2022.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Sicklerville Road (CR 705) has a proposed right-of-way of 74 feet with an existing right-of-way of 49.5 feet. Accordingly, the applicant is providing 12.25 feet of additional right-of-way in the form of a roadway easement.

TRAFFIC

2. Our office concurs that the traffic resulting from the proposed development and traffic signal modifications will not create significant adverse traffic impacts on the adjacent County roadways.

SITE PLAN

3. In the area east of the site on Sicklerville Road, a left turn lane will be added. As a minimum, the area from Sta. 19+70 to Sta. 21+75 shall be milled and paved curb to curb. Restriping and signage shall be to MUTCD and NJDOT standards, including thermoplastic paint and RPMs.
4. Clearly identify the location of the existing pole that is to be relocated including guy anchors. This pole has 11 guy wires and anchors. Has the utility company approved the moving of this pole to the proposed location shown on the plans? Has the utility company detailed the number and location of the new guy wires and anchors? Detail this information on the plans on a larger scale. Will the new pole location and guy anchors/wires interfere with proposed bus shelter, pedestrian clearance, and with the signals in the intersection (poles/arms/signal heads)? Provide more in-depth analysis.
5. Provide a complete set of the proposed signal plans with timing information for our files.
6. Pavement restoration limits for utility connections and other areas requiring paving will be determined near the completion of construction of the site. The contractor is required to maintain utility trenches as needed to maintain a smooth riding surface without dips and bumps, at all times.
7. Site Plans Must Conform with the Following Standards:
 - 3.3 Site Plan
 - 3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design
 - 3.3.1.16 Pavement Markings (***Plan Does Not Conform***) *Pavement marking materials installed on a county road shall either be long-life extruded thermoplastic, or long-*

life spray extruded thermoplastic. Long traffic lines shall be in extruded.

thermoplastic material. Other pavement markings such as directional arrows, "ONLY"s, diagonal stripes, markings for railroad crossings, crosswalks and stop bars shall be in extruded thermoplastic or as directed by the County Engineer. The plans shall be revised to indicate this requirement.

- 3.3.1.18 Traffic Signals **The following shall be noted regarding the proposed traffic signal:**
The Developer shall be responsible for providing As-Built plans and an engineering certification that the signal is constructed in accordance with all applicable regulations within fourteen (14) calendar days of the signal activation.

STORMWATER MANAGEMENT NJAC 7:8

8. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing impervious surface by one-quarter acre (10,890 SF) or more. Stormwater management facilities have been provided that do meet the Stormwater requirements of NJAC 7:8 for water quantity, water quality, and recharge.
9. **A Stormwater Management Maintenance Plan prepared in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided by the applicant to ensure that the stormwater system can be maintained in perpetuity.**

DETAILS

10. All construction or reconstruction within the County right-of-way is to be to County standards, and Federal ADA standards.
11. **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.**
12. **All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic. Provide egress turning templates in the plan set and modify curb radii where necessary.**
13. The handicap ramps in the Camden County right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011, latest revision.
14. The difference of elevation between the existing centerline of the County Highway and the new gutter line is to be as near to a 2.22% grade as possible.
15. **A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. The pavement restoration should be 6" of dense grades aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement.**

16. 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
10. Standard Pavement Marking Legend
16. Milling and resurfacing
17. Hot Mix Asphalt Pavement
18. Roadway Widening Roadway Restoration
 - A. Typical Roadway Restoration for Curb Installation
35. Mill and Pave Final Restoration

ADMINISTRATIVE


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

18. 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).
19. 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.
20. 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.
21. **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.**
22. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

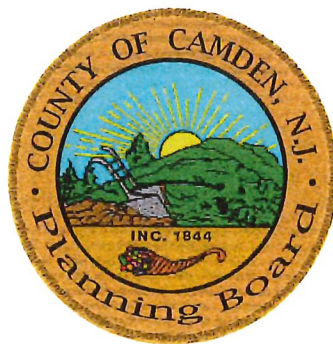
23. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection, and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. A copy of the final certification shall be furnished to the County Planning Board.
24. 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.
25. Underground irrigation systems shall not be located within the County right-of-way.
26. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

27. 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

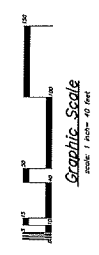
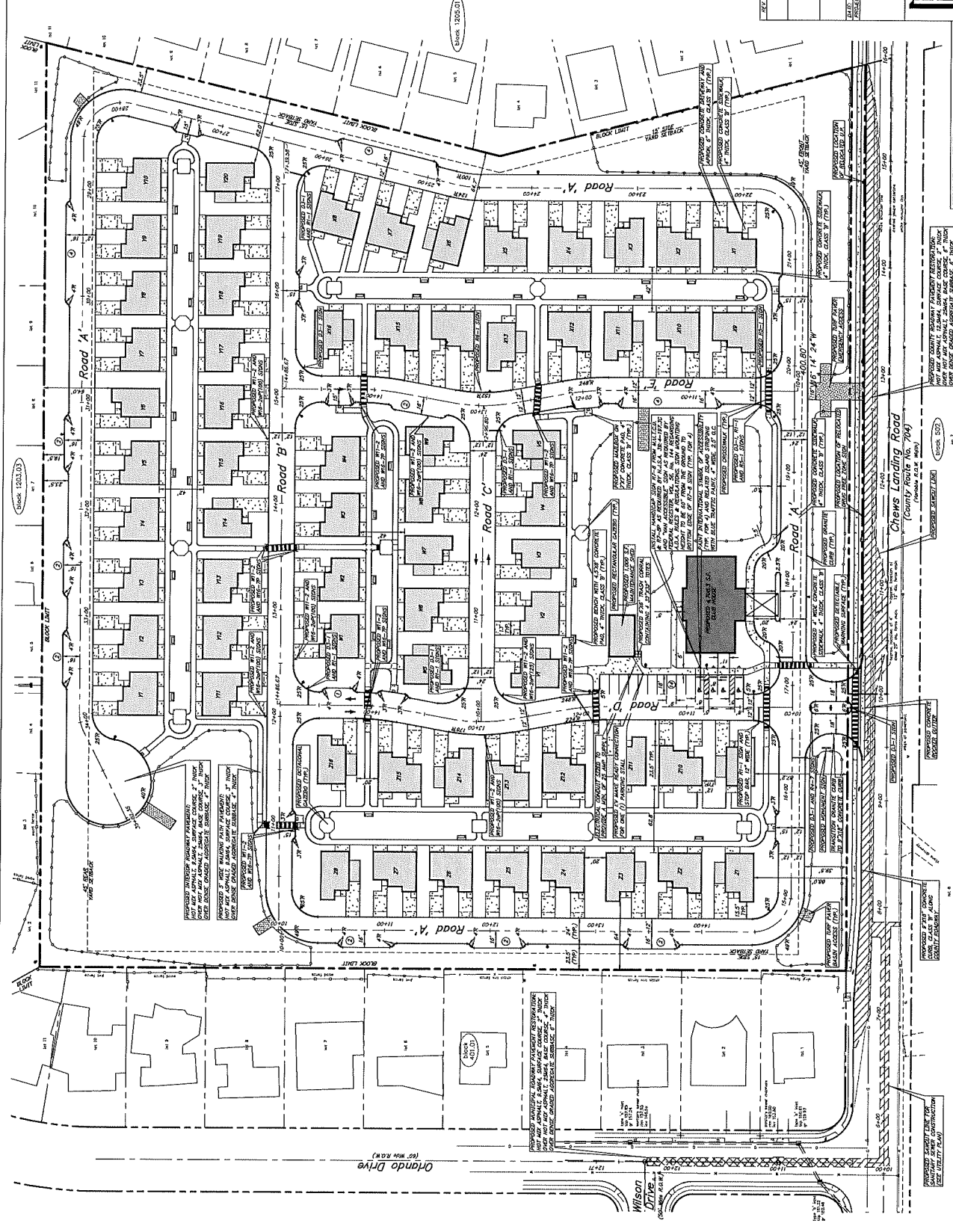


Cc: Applicant: Unity Road SNJ LLC fredvic@comcast.net
Applicant Attorney: Stephen J. Tripp, Esq. stripp@wilentz.com
Applicant Engineer: Michael R. Brown, PE mbrown@ces-1.com
Municipal Planning Board Secretary: Jenna Albano jalbano@glotwp.com
Municipal Review Engineer: Anthony Chadwell Anthony.Chadwell@rve.com

STAFF REPORT MEETING OF:	RE:	Live Well Senior Cottages
	Plan:	SP-36-2-24
	Municipality:	Winslow Township
	Applicant:	LWM Predevelopment
	Abuts County Route:	Chews Landing Road (CR 704)

The applicant proposes to construct one-hundred eleven (111) Senior Assisted Living Units in sixty-six (66) cottages, complete with a 7,100-SF Community Center on a 14.19-acre site. The property is located on the north side of Chews Landing Road (CR 704) between Orlando Boulevard and Concord Boulevard. The facility will consist of pocket neighborhood groupings of six (6) to eight (8) cottages with a common space yard area for socializing and interaction. The common space will contain a common interconnecting walkway, benches, tables, gazebos, and landscaping.

The development will consist of a network of streets that will contain storm drainage and landscaping amenities. The project will be serviced by domestic drinking water mains and sanitary water mains, which will be an extension of the existing municipal distribution system.



Site Plan
 Live Well Senior Cottages
 Plate 4.05, Block 405.01, Lots 2, 2.01-2.22 & 3
 Chews Landing Road (County Route No. 704)
 Township of Winslow
 Camden County, New Jersey

GREGORY BLASE FUSCO
 PROFESSIONAL ENGINEER
 N.P.E. No. 32983 P.A.P.E. No. 03608-E
 NJ PROFESSIONAL PLANNER No. 4076

KEY
ENGINEERS, INC.
 65 S. WHITE HORSE PINE
 SUITE 200
 CAMDEN, NEW JERSEY 08102
 PHONE: 856-965-1000
 FAX: 856-965-1001
 E-MAIL: GREGORY@GREGORYBLASEFUSCO.COM
 WWW.GREGORYBLASEFUSCO.COM

DATE: 10/17/23

PROFESSIONAL PLANNING AND ARCHITECTURE OF THIS PLAN SHALL BE PROVIDED BY THE ENGINEER, ARCHITECT AND/OR LANDSCAPE ARCHITECT AS INDICATED ON THIS PLAN. THE PROFESSIONAL ENGINEER, ARCHITECT AND/OR LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN.

PROPOSED 3" W.P. TRUNK CASKS WITH 1" W.P. BRANCHES TO SERVE THE TRUNK CASKS. THE TRUNK CASKS SHALL BE 12" DIA. AND 10' LONG. THE BRANCHES SHALL BE 6" DIA. AND 10' LONG. THE TRUNK CASKS SHALL BE 12" DIA. AND 10' LONG. THE BRANCHES SHALL BE 6" DIA. AND 10' LONG.

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Orlando Drive

Wilson Drive

Chews Landing Road



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: Live Well Senior Cottages

Project Address (if applicable) & Municipality: Chews Landing Road (C.R. 704), Winslow NJ

Abuts County Road: Chews Landing Road County Route No.: 704

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): 4.05

Existing Zoning: RH-Residential High Density

Block(s): 405.01

Variance(s) Required: D5-Density (Granted)

Lot(s): 2, 2.01-2.22, & 3

Bulk Variance-Impervious Coverage (Granted)

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: LWM Predevelopment Phone: 917-939-7033 Fax: _____
 Address: 97 River Road Town & State: Stockton, NJ
 Email: andyjubelt@gmail.com Zip.: 08559

Attorney: Keith A. Davis Esq. Phone: 609-927-1177 Fax: _____
 Address: 4030 Ocean Heights Avenue Town & State: Egg Harbor Township, NJ
 Email: kdavis@ndglegal.com Zip.: 08234

Engineer: Gregory B. Fusco, P.E. Phone: 856-767-6111 Fax: _____
 Address: 80 S. White Horse Pike Town & State: Berlin, NJ
 Email: gfusco@keyengineers.com Zip.: 08009

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 type="radio"/> Apartments | <input type="radio"/> Hospitality/ Hotel Space | <input type="radio"/> Distribution Center |
| <input type="checkbox"/> Condominiums | <input type="checkbox"/> Medical Use | <input type="radio"/> Manufacturing |
| <input type="checkbox"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment | <input checked="" type="checkbox"/> Other: <u>Retirement Community</u> |

Project Description & Statistics:

Short Description of Project: One- hundred eleven (111) Unit age restricted independent senior living with supporting services including a 5,000 sf+/- Community Center/Clubhouse. The facility provides for a high-level of independent living while providing a pocket neighborhood atmosphere with various levels of continuing care. The proposed Site Plan consists of pocket neighborhood groupings of six (6) to eight (8) cottages with a common space yard area for socializing and interaction. Common space contains a common interconnecting walkway, gazebos, benches, tables and landscaping.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 6.37 Acres
 Total Amount of Land Disturbed: 14.19 Acres
 Total Gross SF of all Buildings/ Development: 94,470
 Total New Residential Units: 111
 Total New Jobs Created: 50+/-

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? Consolidation to provide one (1) new lot

Size of Existing Lot(s): Twenty-four (24) lots that vary in size between 0.29 acres and 2 acres with a majority of lots having an area of roughly 0.4 acres.

Portion to be Subdivided: All twenty-four (24) lots are proposed to be consolidated

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

Title of Municipal Official: Zoning Board of Adjustment Secretary

Authorized Municipal Signature: Barbara Householder Date: 2-6-24

Transmittal Date (if applicable): _____

Phone Number: 609-567-0700 x-8007

Signatures Required:

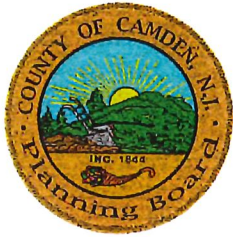
Name of Applicant: LWM Predevelopment, LLC

Signature of Applicant: [Signature] Date: 12/24/23

Agent Completing Application: Gregory B. Fusco

Signature of Agent: [Signature] Date: 2/2/24

<p align="center"><u>For County Use:</u></p> <p>Classification of Application: _____</p> <p>Fees Included with Application: YES / NO</p> <p>County Plan Number: _____</p>	<p align="center"><u>Stamp Date Received Below</u></p>
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**CAMDEN COUNTY PLANNING BOARD
COUNTY ENGINEER'S REVIEW
OF SUBDIVISIONS AND
SITE DEVELOPMENT PLANS**

**COUNTY PLAN:
SP-36-2-24**

Live Well Senior Cottages

PROJECT NAME

Winslow Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X

SITE PLAN

PLATE: 4.05

3/11/2024

 PRELIMINARY PLAN

BLOCK: 405.01

Pending Board Approval

 OTHER

LOT (s): 2, 2.01-2.22, 3

NAME: LWM Predevelopment

ADDRESS: 97 River Road

CITY: Stockton

STATE: NJ

ZIP: 08559

SITE ABUTS COUNTY HIGHWAY: Chews Landing Road (CR 704)

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

GENERAL

The applicant proposes to construct one-hundred eleven (111) Senior Assisted Living Units in sixty-six (66) cottages, complete with a 7,100-SF Community Center on a 14.19-acre site. The property is located on the north side of Chews Landing Road (CR 704) between Orlando Boulevard and Concord Boulevard. The facility will consist of pocket neighborhood groupings of six (6) to eight (8) cottages with a common space yard area for socializing and interaction. The common space will contain a common interconnecting walkway, benches, tables, gazebos, and landscaping.

The development will consist of a network of streets that will contain storm drainage and landscaping amenities. The project will be serviced by domestic drinking water mains and sanitary water mains, which will be an extension of the existing municipal distribution system.

The following documents have been reviewed:

1. Site plan prepared by Key Engineers, Inc.; dated 10/6/2023.
2. Stormwater Maintenance Manual prepared by Key Engineers, Inc.; dated 10/5/2023.
3. Traffic Impact and Parking Analysis prepared by Key Engineers, Inc.; dated 9/7/2023.
4. Land Title Survey prepared by RMS Land Surveying, LLC, dated 9/11/2023.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Chews Landing Road (CR 704) has a proposed right-of-way of 74 feet. Along the applicant property frontage, the right-of-way shown is approximately 61 +/- feet. Provide additional survey data identifying the ROW lines across from and adjacent to this property. Additional dedication of ROW may be required.

TRAFFIC

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

SITE PLAN

3. The site plan should include stop signs and stop bars at each driveway connecting to the County Road.
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 area within the Sight Triangle shall be free of all vegetation or obstructions 18" high or higher.
6. Adjust the curb transition (and remove/replace existing curb) at the north side of the property to provide a minimum 6-foot-wide sidewalk in front of the existing concrete utility pad. Connect the proposed sidewalk to the existing sidewalk leading to Orlando Dr.
7. Identify the location of ALL proposed utility trenches/connections on the plans. Final pavement restoration limits on Chews Landing Road will be determined upon completion of all the site work.

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

3.3.1.8 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. New roads and streets shall be located so as

to provide an unobstructed line of sight as established by following the horizontal and vertical measurements outlined in the current edition of A Policy on Geometric Design of Highways and Streets published by American Association of State Highway and Transportation Officials (AASHTO). It is unclear whether the plan conforms to this requirement. Plans shall be updated to provide site triangle dimensions.

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. {...} The depressed curb shall extend to the points on either side of the driveway where the corner radius curb meets the curb along the county road. {...}*

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. The plans shall be revised to meet these requirements.

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 these requirements.*

3.3.1.12 Emergency Access (**Plan Does Not Conform**) *Emergency access points shall be a maximum width of 15' {...} The emergency access should be gated and signed to allow access for emergency vehicles only. {...} The emergency access from the county road to the development must consist of grass concrete pavers or equivalent. {...} The plans shall be revised to meet these requirements.*

3.3.1.16 Pavement Markings (**Plan Does Not Conform**) **Proposed pavement markings are not indicated on the plans within the areas of the county road that are to be disturbed by construction. The plans shall be revised to meet the requirements of this section.**

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. Eleven (11) stormwater management basins have been provided that do meet the Stormwater requirements of NJAC 7:8 for water quantity, water quality, and recharge.

10. In accordance with Chapter 12 of the NJDEP BMP manual, *a minimum of two soil profile pits must be excavated within the infiltration area of any proposed infiltration BMP* that are greater than five hundred square feet in area. **Additional soil test pits shall be provided to meet this requirement.**
11. **A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant to ensure that the stormwater system can be maintained in perpetuity.**

DETAILS


12. All construction or reconstruction within the County right-of-way is to be to County standards, and Federal ADA standards.
13. **All curb radii for all roadways and driveways should be checked to ensure that an emergency vehicle or delivery vehicle can exit the driveway without turning into oncoming traffic. Provide turning templates as required.**
14. The handicap ramps in the Camden County right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011, latest revision.
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16. **Depressed curbing shall be installed at all driveways on County roads.**
17. **A detail should be provided for County roadway trench restoration for work adjacent to the curb or utility trenches. The pavement restoration should be 6" of dense grades aggregate, 8" of temporary base pavement, then 2" mill and top pave after 3-4 months of trench settlement.**
18. **The base course mix within the County Roadway Restoration shall be HMA 19M64.**
19. **The following County standard details are required for improvements in the County right-of-way:**
 - Details:
 3. Standard Depressed Concrete Curb
 5. Standard Concrete Sidewalk
 10. Standard Pavement Marking Legend
 16. Milling and Resurfacing
 17. Hot Mix Asphalt Pavement
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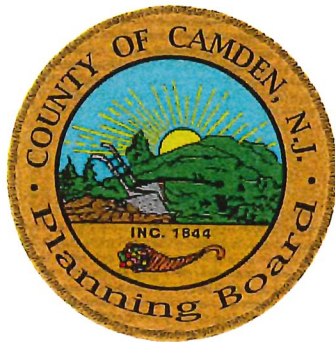
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William England, PE, PP, CME, CPWM
Assistant County Engineer


DATE



Cc: Applicant: LWM Predevelopment andyjubelt@gmail.com
Applicant Attorney: Keith A Davis, Esq. kdavis@ndglegal.com
Applicant Engineer: Gregory B. Fusco, PE gfusco@keyengineers.com
Municipal Planning Board Secretary: Barbara Householder bhouseholder@winslowtownship.com
Municipal Review Engineer: Joe Gallagher jgallagher@winslowtownship.com