

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

September 24, 2024

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

A virtual option is available and can be found at:

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

 856.566.2978

- Call Meeting to Order:

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

- Pledge of Allegiance
- Roll Call
- Minutes from last meeting (August 27, 2024)
- Public Comments on non-agenda items:
- Review of Projects for Board Action:

- A. VMDH Self Storage Facility
Self-Storage Facility

Pine Hill Borough

SP-28-2-24

*Public comment on the application

- Chairperson's Report
- Attorney's Report
- County Engineer's Report
- County Planning Report - next meeting to be held October 22, 2024, in person
- New Business
- Old Business
- 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

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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
August 27, 2024**

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

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

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

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

MINUTES

A motion was made to approve the minutes of the June 25, 2024 meeting by Mr. Tom Pillo and seconded by Mr. Ryan Doran. Ms. Alexis Williams abstained. All others present voted in favor of the motion.

Public Comment on non-agenda items: none

Review of Projects for Board Action

A. Hider Lane Residential Development-Gloucester Township, NJ

Bob Mintz, Esq. from Freeman and Mintz, and Michael Brown, P.E. from Consulting Engineer Services were present representing the applicant.

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

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

B. Sweet Eats Bakery Expansion-Voorhees Township, NJ

Jeffrey M. Brennan, Esq. from Baron & Brennan, Jack Gravlin, Jr., P.E., David Horner, P.E. from Horner & Cantor Associates were present representing the applicant.

Mr. Brennan provided an overview of the project. The applicant proposes to construct a 4,950-SF building addition, reconfiguration of existing parking areas and construction of new parking areas for a total of 121 spaces. In addition, the applicant proposes to close off the existing ingress/egress and provide two (2) additional site accesses: one (1) dedicated ingress and one (1) dedicated

egress. Additional site improvements include stormwater management, landscaping, lighting, and traffic improvements (restriping turning lane) along Burnt Mill Road.

A motion was made by Secretary Mr. Thomas Schina to approve the application conditional with a waiver for a two hundred fifty-foot offset at the ingress/egress driveway to Wayne Avenue. Mr. Ryan Doran 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 September 24, 2024, and it is expected to be in person with a virtual option.

NEW BUSINESS - None

OLD BUSINESS - None

ADJOURNMENT

A motion was made to adjourn the meeting by Mr. Stephen Gandy and seconded by Mr. Ryan Doran; all present were in favor. The meeting ended at 6:32 PM.

Respectfully Submitted,

Jerry Wawrzyniak

CAMDEN COUNTY PLANNING BOARD				Review List for Meeting
Land Development Review				September 24, 2024
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	VMDH Self Storage Facility	SP-28-2-24	Pine Hill	Self Storage Facility

STAFF REPORT MEETING OF:	RE:	VMDH Self Storage Facility
	Plan:	SP-28-2-24
	Municipality:	Pine Hill
	Applicant:	VMDH Enterprises LLC
	Abuts County Route:	Berlin-Cross Keys Road (CR 689)

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

The site is located to the northwest of Berin-Cross Keys Road (CR 689) and Turnersville Road (CR 688) and encompasses eleven (11) parcels totaling 4.6 acres.



Berlin - Cross Keys Road
Pine Hill Borough NJ
Block 124, Lots 1, 2, 11, 12, 14, 22, 24, 31, 62
Block 127, Lots 2 & 2.01



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: VMDH Enterprises Limited Liability Company Self Storage Facility

Project Address (if applicable) & Municipality: Berlin-Cross Keys Road, Pine Hill Borough

Abuts County Road: Berlin-Cross Keys Rd County Route No.: 689

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): 27

Existing Zoning: LBD - Limited Business District

Block(s): Block 124, Lots 1, 2, 11, 12, 14, 22, 24, 31, and 62

Variance(s) Required: See rider.

Lot(s): Block 127, Lots 2 and 2.01

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):

VMDH Enterprises
 Applicant: Limited Liability Company Phone: 856.469.8900 Fax: _____
 Address: 290 Chester Avenue Town & State: Moorestown, NJ
 Email: chris@wlinvllc.com & matt@wlinvllc.com Zip.: 08057

Robert S. Baranowski, Jr., Esq.
 Attorney: Hyland Levin Shapiro LLP Phone: 856.355.2900 Fax: _____
 Address: 6000 Sagamore Drive, Suite 6301 Town & State: Marlton, NJ
 Email: Baranowski@hylandlevin.com Zip.: 08053

Brian W. Clearly, PE
 Engineer: The Pettit Group, LLC Phone: 856.464.9600 Fax: _____
 Address: 497 Center Street Town & State: Sewell, NJ
 Email: Bcleary@pettitgroup.com Zip.: 08080

Proposed Use (please check all that apply):

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|--|--|--|
| <input type="radio"/> Single Family Detached | <input type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> Flex Space
(self) |
| <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: See rider.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 103,929 SF

Total Amount of Land Disturbed: 103,929 SF

Total Gross SF of all Buildings/ Development: 51,865 SF

Total New Residential Units: None

Total New Jobs Created: Variable

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: Planning Board Secretary

Authorized Municipal Signature: Nicole Wakeley Date: 9/3/2024

Transmittal Date (if applicable): _____

Phone Number: 856-783-7400 ext:215

Signatures Required:

Name of Applicant: VMDH Enterprises Limited Liability Company

Signature of Applicant: [Signature] Date: 9-3-24
Robert S. Baranowski, Jr., Esq., Hyland Levin Shapiro LLP, Attorney for Applicant

Agent Completing Application: Robert S. Baranowski, Jr., Esq., Hyland Levin Shapiro LLP

Signature of Agent: [Signature] Date: 9-3-24

<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: VMDH Enterprises Limited Liability Company

Is the Company a Corporation? YES / NO LLC

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
	Hristos Kolovos, 302 Tom Brown Road, Moorestown, NJ 08057	
	Dimtrios Kolovos, 4517 Weldin Road, Wilmington, DE 19803	
	Vasilios Kolovos, 240 United States Ave E, Gibbsboro, NJ 08026	
	Manwell Baroody, 11 Alton Ave, Voorhees, NJ 08043	

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

x 
Signature of Owner & Title
Robert S. Baranowski, Jr., Esq.
Hyland Levin Shapiro LLP
Attorney for Applicant

9/3/24
Date

x _____
Signature of Owner & Title

Date



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

**COUNTY PLAN:
SP-28-2-24**

VMDH Self-Storage Facility

PROJECT NAME

Pine Hill

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X

SITE PLAN

PLATE: 27

9/17/2024

PRELIMINARY PLAN

BLOCK: 124 & 127

Pending Board Approval

OTHER

LOT (s): 1,2,11,12,14,22,24,
31,62/2 & 2.01

NAME: VMDH Enterprises, LLC

ADDRESS: 290 Chester Avenue

CITY: Moorestown STATE: NJ ZIP: 08057

SITE ABUTS COUNTY HIGHWAY: Berlin-Cross Keys Road (CR 689)

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

GENERAL

The site is located to the northwest of Berlin-Cross Keys Road (CR 689) and Turnersville Road (CR 688) and encompasses eleven (11) parcels totaling 4.6 acres. It is located immediately south of the existing Dollar General store and will share the existing driveway.

The applicant proposes to construct a self-storage facility consisting of one (1) three-story building along Berlin Cross Keys Road, with a footprint of approximately 40,865-SF, and two (2) one-story buildings in the rear of the property, each with a footprint of approximately 11,000-SF, for a total of 51,865 SF. In addition, one (1) parking area with nine (9) spaces is located in the front of the 3-story building, and a second parking area within six (6) spaces located toward the rear of the 3-story building. A loading area, two (2) stormwater basins, landscaping, and lighting are also included in this application.

The following documents have been reviewed:

1. Site plan prepared by The Pettit Group; dated 3/25/2024.
2. Stormwater Management Report prepared by The Pettit Group; dated 3/2024.
3. Traffic Engineering Assessment prepared by Shropshire Associates LLC.; dated 5/30/2024.
4. Boundary & Topographical Survey prepared by Vargo Associates; dated 11/9/2023.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Berlin-Cross Keys Road (CR 689) has a proposed right-of-way of 74 feet. The existing right-of-way along the property frontage varies from 74 feet to 111 feet. Accordingly, the applicant does not propose a change to the existing right-of-way.

TRAFFIC

2. Our office generally concurs that the traffic resulting from the proposed development will not have a significant impact on the adjacent County roadway. However, several items in the report should be updated and resubmitted, as well as discussed with the Board at the hearing.

Section 3 of the Cross Keys Roadway Improvement project has been recently opened. The roadway south of the Turnersville Road intersection is now a 4-lane roadway with a center turn lane. Section 4 of this project, which extends along the frontage of this application, will be going out to bid/construction in 2025 and will have the same cross-section as Section 3. Address this in the various sections of the report and update the site plans to reflect the new traffic/stripping pattern on Berlin Cross Keys Road. Provide commentary and details on the new traffic patterns; ingress/egress movements especially left in and left out; striping and signage changes, etc.

SITE PLAN

3. **The applicant shall replace all curb along the property frontage, south of the existing driveway entrance.**
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 Site Plan should be revised to show that the area within the Sight Triangle shall be free of all vegetation or obstructions 18" high or higher.**
6. Reroute the piping run from Structure #25 to the inlet in Berlin Cross Keys Road. Add a manhole so that the proposed pipe connection to the existing inlet enters at 90 degrees to the back wall of the inlet. Reconstruct the existing inlet as needed.

7. Show the location of all site utility connections proposed in Berlin Cross Keys Road and confer with the County on the minimum limits of roadway restoration. Show these limits on the plan.
8. Provide turning templates for all movements in and out of the access driveway, based on the new cross section of Berlin Cross Keys Road.
9. The downstream line from structure # 27 appears to be flat. Please confirm the inverts and adjust the slope of the pipe and outflow calculations where necessary. Identify the discharge piping route and discharge location from the inlet in Bittle Ave.
10. Is there a drainage easement needed on the corner lot (Borough Park?) for the outflow from Basin #1? Is this the best route for Basin 1 outlet piping? Consider alternative connection points.
11. Confirm that the downstream drainage lines have adequate capacity and identify the emergency overflow location and overland emergency flow route for each basin. Identify the method of overland flow soil stabilization.
12. Confirm that the sign location is outside of the Clear Zone for this roadway. Identify those criteria on the plans for future installation reference.
13. Add lighting at the driveway entrance for increased visibility. All lighting shall be shielded. Reference recognized standards for the light level proposed.
14. 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 markings installed on a county road {...} such as {...} crosswalks and stop bars shall be in extruded thermoplastic or as directed by the County Engineer.

Plans should be revised to indicate the proposed pavement marking materials.

{...} crosswalks {...} shall consist of 2' wide by 6' across white extruded thermoplastic material, separated by 2' gaps.

Plans should be revised to remove the note regarding a contrasting color.

STORMWATER MANAGEMENT NJAC 7:8

15. 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, water quality, and recharge.

DETAILS

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

17. The entrance driveway shall conform to County reinforced concrete commercial standards and extend a minimum 25 feet behind the sidewalk.

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

5. Standard Concrete Sidewalk

ADMINISTRATIVE

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

20. 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).

21. 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.

22. 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.

23. 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.

24. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.

25. 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.

26. 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.

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

OUTSIDE AGENCY APPROVALS

29. 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: VMDH LLC chris@wlinvllc.com
Applicant Attorney: Robert S. Baranowski, Esq. Baranowski@hylandlevin.com
Applicant Engineer: Brian W. Clearly, PE Bclearly@pettitgroup.com
Municipal Planning Board Secretary: Nicole Wakely nwakeley@pinehillboronj.com
Municipal Review Engineer: Hugh J. Dougherty, PE, CME hdougherty@pennoni.com