

Department of Public Works
Robert Harris-Director

Louis Cappelli, Jr.
Commissioner Director

Almar Dyer
Commissioner



Making It Better, Together.

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

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

September 26, 2023

Meeting to be held virtually at 6:00pm

Link to virtual location is available at:

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

 856.566.2978

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Minutes from last meeting (August 22, 2023)
5. Public Comments on non-agenda items
6. Review of Projects for Board Action:
 - A. Haven Residential Detox Facility Gloucester Twp. SP-15-6-23
Youth Residential Detoxification Treatment Facility
*Public comment on the application
 - B. Meridia @ Gloucester City Gloucester City SP-14-3-23
2 Multi-Story Mixed-Use Buildings
*Public comment on the application
 - C. Village of Little Pond Gloucester Twp. MJ-15-2-22
81 Unit Townhome Development/20,000-SF Commercial Building
*Public comment on the application
 - D. Parkside Redevelopment Camden City SP-8-8-22
Multi-Use Apartment/Retail/Commercial Development
*Public comment on the application
7. Chairperson's Report
8. Attorney's Report
9. County Engineer's Report
10. County Planning Report - next meeting to be held September 26, 2023; virtually
11. New Business
12. Old Business
13. Adjournment

*Public comment shall be received after each application

Department of Public Works
Robert Harris-Director

Louis Cappelli, Jr.
Commissioner Director

Almar Dyer
Commissioner

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

CC: Hon. Louis Cappelli, Jr., Esq, Commissioner Director
Hon. Almar Dyer, Commissioner
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 22, 2023

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

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

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

Planning Board Solicitor: Brandon Hawkins, Esq. was present

MINUTES

A motion was made to approve the minutes of the July 25, 2023, meeting by Mr. Joseph Pillo and seconded by Mr. Stephen Gandy. Mr. Joseph Pillo, Mr. Ryan Doran, and Assistant County Engineer Mr. William England voted in favor of the motion. Secretary Mr. Thoams Schina and Mr. Stephan Gandy abstained.

Public Comment on non-agenda items: none

Review of Projects for Board Action:

A. Waterbury Woods; Winslow Township, NJ

Cheryllynn Walters, Esq. and Jack J. Gravlin, Engineer were present, on behalf of the applicant.

The applicant is seeking Preliminary and Final Major Subdivision approval to consolidate and subdivide the subject parcel into ten (10) multi-family attached residential buildings containing fifty-three (53) senior housing units, an interval looped access roadway, a pickleball court, open space area, and associated site improvements.

The subject parcel has 300FT of street on Cooper Folly Rd. (CR 712) to the East and 218FT of frontage on NJSH Route 73 to the west. Lots 4.02, 4.03, & 4.04 are improved with an office building, asphalt parking, and other site improvements which can be accessed from Route 73. The existing structure are proposed to remain. The rest of the site, including lots 7.02, 10, and half of 4.02 are unimproved and wooded.

Under proposed conditions, a portion of Lot 4.02 will be merged with Lots 7.02 and 13, then subdivided for the development into Lots 13.01 and 13.62. These lots include all proposed site improvements and will only have access to Cooper Folly Road.

A portion of the east half of Lot 4.02 will merge with 4.03 and the west side of Lot 4.02 will remain as is under existing conditions. This area includes the existing office building, asphalt parking lot, and will continue to have access to Route 73.

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

B. Ville III, LLC; Gloucester Township, NJ

Robert Mintz, Esq., Steven Bach, Eng., Nathan Mosley, Traffic Eng., and Harvey Sternberg (applicant) were present, on behalf of the applicant.

The applicant is seeking Final Major Subdivision approval for the construction of sixty-three (63) single family dwellings, ninety-five (95) townhomes, and ten (10) open space/basin lots for a total of 168 lots. Associated infrastructure includes parking, stormwater management, lighting, landscaping, and open space.

A motion was made by Mr. Joseph Pillo and Seconded by Mr. Stephan Gandy. A roll call was held and all were in favor of approving the application.

C. ResinTech Building Expansion; Camden, NJ

David Amerikaner, Esq., Chad Gualrapp, Eng., and Jeff Gottlieb (applicant) were present, on behalf of the applicant.

The applicant proposed to construct two warehouse building additions totaling 26,210-SF to the original ResinTech facility: one 9,369-SF addition to the rear of the building and one 16,814-SF addition to the side of the building. Associated site improvements include fencing, lighting, an expansion to the existing paved driveway, four (4) additional loading dock spaces, and an expansion of the stormwater management system.

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

D. Aspen Dental; Winslow Township, NJ

Duncan Prime, Esq. and Brian Conlon, Eng. were present, on behalf of the applicant.

The applicant proposed to demolish an existing building and construct a 3,444-SF Dental Medical Office, as well as associated infrastructure (parking improvements, stormwater management, lighting, and landscaping improvements).

Access to the development is provided through two (2) driveways, one (1) located on Berlin-Cross Keys Road and one (1) located on the eastern portion of the property that provides access to the shopping center parking lot.

A motion was made by Mr. Thomas Schina and Seconded by Mr. Joseph Pillo. A roll call was held all and were in favor of approving the application.

E. Oak Avenue Commercial-Phase IV; Lawnside, NJ

Steven J. Tripp, Esq. and Vladislav Koldomasov, Eng. were present, on behalf of the applicant.

Since initial approval in 2019, the applicant proposes to modify the proposed retail/commercial space to provide 19,600-SF of retail space (2019 approval) and an additional 9,800-SF of cannabis manufacturing, or retail or other commercial space in an additional building. The three buildings will be supported by 116 parking spaces, 16 of which will be EVC spaces with an additional 16 shown as regular spaces, with the possibility of converting to EVC spaces in the future. The development area will continue to have access to Oak Avenue and Grant Avenue with an additional driveway being proposed along Everett Avenue.

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

F. 118 Ellis Street; Haddonfield, NJ

Laura Johnson, Esq., Clifton Quay, Eng., and Adam Catherine, Traffic Eng. were present, on behalf of the applicant.

The applicant proposes to demolish the existing vacant building and single-family dwelling to construct a 2,150-SF office/commercial space on the first floor with eighteen (18) apartment units on the second and third floors. In addition, the applicant is proposing parking, sidewalks, stormwater management, sanitary sewer, lighting, and landscaping.

The parcel is located on Ellis Street (CR 561) at Fowler Avenue. One full-service driveway is existing and is shared with the neighboring parcel to the west.

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

G. Bluelight CRE Gloucester City LLC; Gloucester City, NJ

Laura Johnson, Esq., Jay Sims, Eng., and Mike Brown, Traffic Eng. were present, on behalf of the applicant.

The applicant proposes to demolish the existing 5,115-SF vacant building located on the west side of Broadway (CR 551) between Warren Street and Linden Street. It has one (1) driveway on Linden Street and one (1) driveway on Warren Street.

The first floor (4,115-SF) of the vacant building will serve as a cannabis dispensary, and the second floor (1,000-SF) will serve as associated office space. The applicant proposes site improvements including reconfiguring the parking lot, adding sidewalks, replacing sidewalks and driveway aprons. The existing driveways will remain in their current locations.

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

CHAIRPERSON'S REPORT - No Report

ATTORNEY'S REPORT - No Report

COUNTY ENGINEER'S REPORT- No Report

COUNTY PLANNING REPORT

The next planning board meeting is scheduled for September 26, 2023, and it is expected to be virtual.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

A motion was made to adjourn the meeting at 6:55 PM by Mr. Thomas Schina and seconded by Mr. Joseph Pillo; all present were in favor.

Respectfully Submitted, Jerry Wawrzyniak

CAMDEN COUNTY PLANNING BOARD Land Development Review			Review List for Meeting	
			September 26, 2023	
<i>Applications for Approval</i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Haven Residential Detox Facility	SP-15-6-23	Gloucester Township	Youth Residential Detox Treatment Facility
SP-2	Meridia @ Gloucester City	SP-14-3-23	Gloucester City	2 Multi-Story High-Rise Mix-Use Buildings
SP-3	Village of Little Pond	MJ-15-2-22	Gloucester Township	81 Unit Townhome Development/20,000-SF Commercial Building
SP-4	Parkside Redevelopment	SP-8-8-22	Camden City	Multi-Use Apartment Retail/Commercial Development

STAFF REPORT MEETING OF:	RE:	Haven Residential Detox Facility
	Plan:	SP-15-6-23
	Municipality:	Gloucester Township
	Applicant:	KMG New Jersey LLC
	Abuts County Route:	Woodbury-Turnersville Rd. (CR 707)

The applicant proposes to a four (4) story, 17,000-SF residential detoxification treatment facility for adolescents, ages twelve (12 and seventeen (17) years of age. The facility will provide educational programs, counseling services, medical services, and recreational services. The facility will include onsite practioners and 24-hour staffing. Associated site improvements include parking, fencing, lighting, landscaping, and stormwater improvements.

The 8.53-acre parcel currently contains a residential treatment facility for adults, bituminous parking lot, and associated site improvements. The construction of the new facility for adolescents serves as an expansion for the program.

Block 12302
Lot 1.07

Collier Dr

Lakeland Rd

Turnersville Rd

Project Name
HAVEN RESIDENTIAL DETOX FACILITY

Block
12302

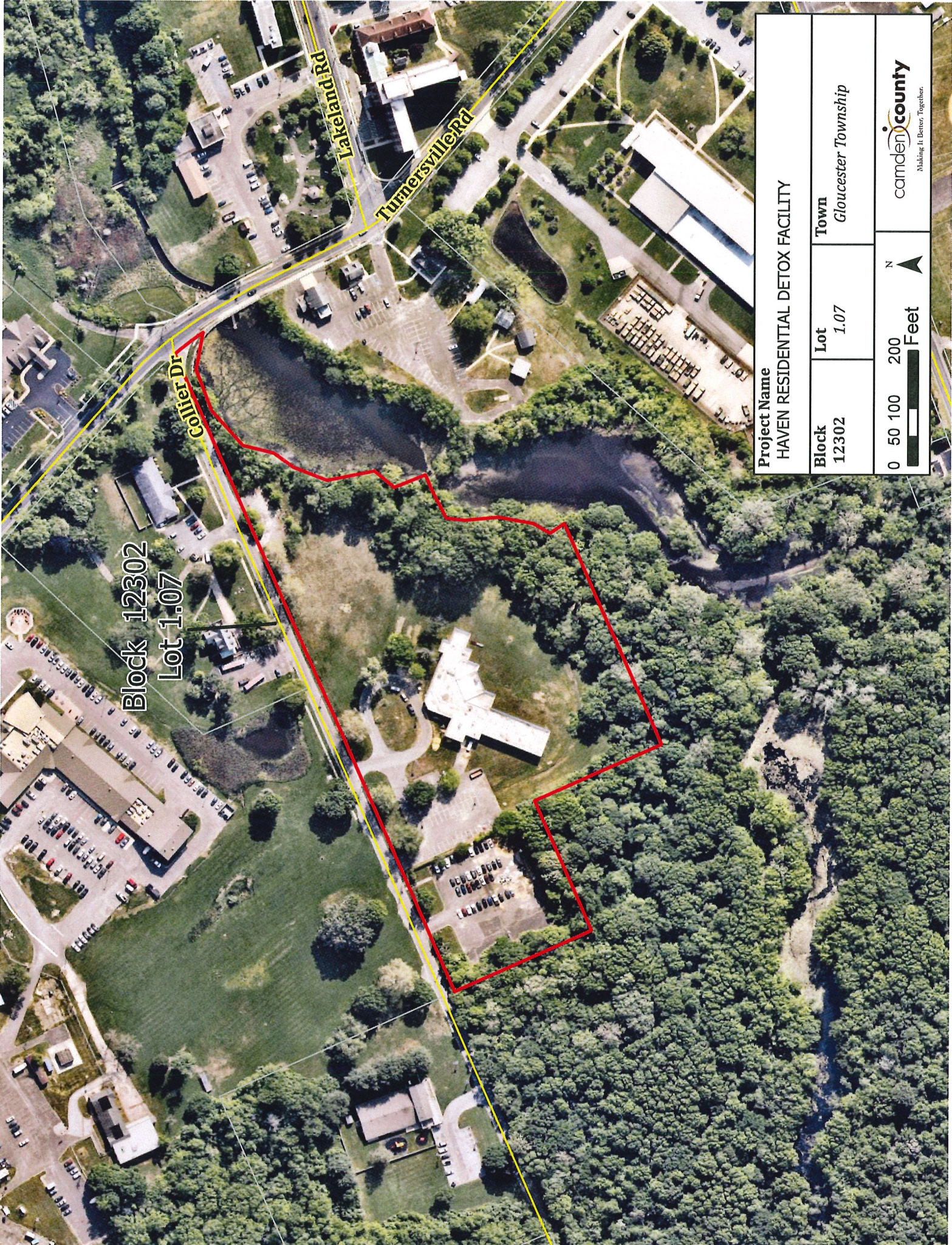
Lot
1.07

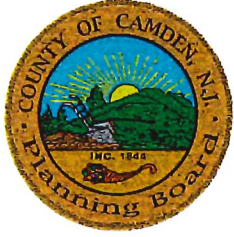
Town
Gloucester Township

0 50 100 200 Feet

N

camden county
Making It Better Together.





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

**COUNTY PLAN:
SP-15-6-23**

Haven Residential Detox Facility

PROJECT NAME

Gloucester Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X SITE PLAN

PLATE: 123

9/19/2023

 PRELIMINARY PLAN

BLOCK: 12302

Pending Board Approval

 OTHER

LOT (s): 1.07

NAME: KMG New Jersey, LLC

ADDRESS: 1150 Haddon Avenue

CITY: Collingswood **STATE:** NJ **ZIP:** 08108

SITE ABUTS COUNTY HIGHWAY: Woodbury-Turnersville Road (CR 707)

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

GENERAL

The applicant proposes a four (4) story, 17,000-SF residential detoxification treatment facility for adolescents, ages twelve (12) through seventeen (17) years of age. The facility will provide educational programs, counseling services, medical services, and recreational services. The facility will include onsite practitioners and 24-hour staffing. Associated site improvements include parking, fencing, lighting, landscaping, and stormwater improvements.

The 8.53-acre parcel currently contains a residential treatment facility for adults, bituminous parking lot, and associated site improvements. The construction of the new facility for adolescents serves as an expansion for the program.

The following documents have been reviewed:

1. Site plan prepared by Suburban Consulting Engineers; dated 3/15/2023.
2. Stormwater Management Report prepared by Suburban Consulting Engineers, Inc.; dated 3/2023.
3. Traffic Impact Analysis prepared by Dynamic Traffic, dated 3/15/2023.
4. Land Title Survey prepared by Blue Marsh Associates, dated 12/15/2022 and revised 1/12/2023.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Woodbury-Turnersville Road (CR 707) has an existing and proposed right-of-way of 49.5 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.

TRAFFIC

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

STORMWATER MANAGEMENT NJAC 7:8

4. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing impervious surface by one-quarter acre (10,890 SF) or more. A stormwater management basin has been provided that does meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.
5. 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.
6. 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.

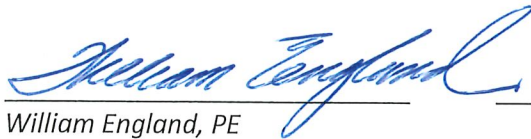
ADMINISTRATIVE

7. 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).
8. 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.
9. 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.

10. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
11. 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.
12. 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.
13. Underground irrigation systems shall not be located within the County right-of-way.
14. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

15. 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: KMG New Jersey LLC egivens@malevgivens.com
Applicant Attorney: Emily Givens, Esq. egivens@malevgivens.com.com
Applicant Engineer: Suburban Consulting Engineers, pchandler@suburbanconsulting.com
Municipal Planning Board Secretary: Jenna Albano lpendino@glotwp.com
Municipal Review Engineer: Jenizza Corbin jenizza.corbin@rve.com

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: Haven Residential Detox Facility

Project Address (if applicable) & Municipality: 6 Collier Drive, Gloucester Township

Abuts County Road: Woodbury-Turnersville Road County Route No.: 707

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): 123

Existing Zoning: IN

Block(s): 12302

Variance(s) Required: Tract Perimeter

Lot(s): 1.07

Setback

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: <http://www.camdencounty.com/government/offices-departments/planning-division> . 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: KMG New Jersey LLC Phone: 856 854 1515 Fax: 856 858 2944
Address: 1150 Haddon Ave, Suite 210 Town & State: Collingswood NJ
Email: egivens@maleygivens.com Zip.: 08108

Attorney: Emily K Givens Phone: 856 854 1515 Fax: 856 858-2944
Address: 1150 Haddon Ave, Suite 210 Town & State: Collingswood NJ
Email: egivens@maleygivens.com Zip.: 08108

Engineer: Suburban Consulting Engineers Inc Phone: 973 398 1776 Fax: _____
Address: 96 US Highway 206 Town & State: Flanders NJ
Email: pchandler@suburbanconsulting.com Zip.: 07836

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="radio"/> Condominiums | <input type="radio"/> Medical Use | <input type="radio"/> Manufacturing |
| <input checked="" type="radio"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment | <input type="radio"/> Other: _____ |

Project Description & Statistics:

Short Description of Project: Construction of 17,500 sf four(4) story Youth Residential Facility. Will include parking, utility and stormwater improvements.

Increase in Impervious Coverage?: YES NO Total Increase or Decrease: 8,913 SF
Total Amount of Land Disturbed: 4.03 Ac
Total Gross SF of all Buildings/ Development: 34,872 SF
Total New Residential Units: 60 beds
Total New Jobs Created: 75

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / **(NO)**

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

Size of Existing Lot(s): 8.526 Ac.

Portion to be Subdivided: _____

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

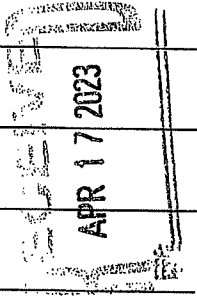
Title of Municipal Official: TOWNSHIP OF GLOUCESTER

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: KMG New Jersey LLC (Kirill Vesselov)

Signature of Applicant: *K Vesselov* Date: 4-13-23

Agent Completing Application: EMILY K. GIVENS, ESQ.

Signature of Agent: *Emily K Givens* Date: 4-13-23

<p><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><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: KMG New Jersey 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>Kirill Vesselov</u>	<u>c/o Maley Givens PC</u> <u>1150 Haddon Ave, Suite 210</u> <u>Collingswood NJ 08108</u>	<u>President</u>

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

X
Signature of Owner & Title

4-13-23
Date



X _____
Signature of Owner & Title

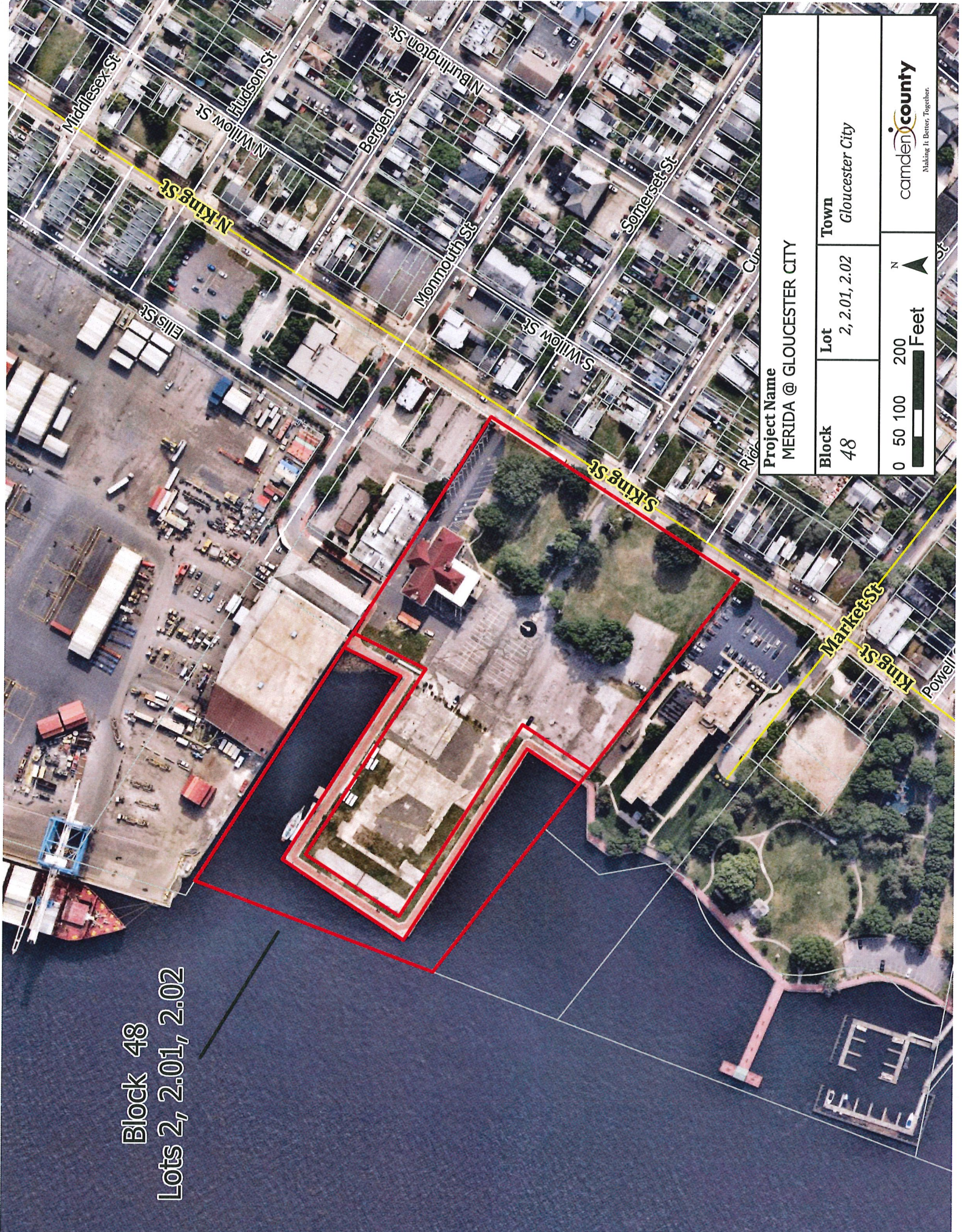
Date

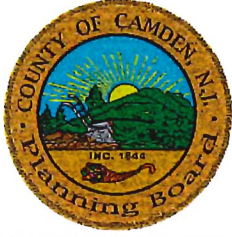
STAFF REPORT MEETING OF:	RE:	Meridia at Gloucester City
	Plan:	SP-14-3-23
	Municipality:	Gloucester City
	Applicant:	Meridia Gloucester City 101
	Abuts County Route:	King Street (CR 631)

The applicant proposes to redevelop the existing Block 48; Lots 2, 2.01, 2.02 for the purpose of constructing a new seven-story mixed use building along the existing pier of the Coast Guard Base site together with an eight-story residential building along South King Street. The project will provide 364 multi-family units. The existing three (3) story building on lot 2.01 shall remain and the existing parking lot is proposed to be reconstructed to support continued use. Associated site improvements include lighting, landscaping, signage, new sidewalks, utilities, and a stormwater management system.

Block 48
Lots 2, 2.01, 2.02

Project Name MERIDA @ GLOUCESTER CITY		
Block 48	Lot 2, 2.01, 2.02	Town Gloucester City
0 50 100 200 Feet		N 
		
		camden county Making It Better. Together.





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

**COUNTY PLAN:
SP-14-3-23**

Meridia Gloucester City 101

PROJECT NAME

Gloucester City

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

X SITE PLAN

PLATE: _____

9/19/2023

____ PRELIMINARY PLAN

BLOCK: 48

Pending Board Approval

____ OTHER

LOT (s): 2, 2.01, 2.02

NAME: Meridia Gloucester City 101, Urban Renewal, LLC

ADDRESS: 201 South Wood Avenue

CITY: Linden **STATE:** NJ **ZIP:** 08054

SITE ABUTS COUNTY HIGHWAY: King Street (CR 631)

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

GENERAL

The applicant proposes to redevelop the existing Block 48; Lots 2, 2.01, 2.02 (101 King St) for the purpose of constructing a new seven-story mixed use building along the existing pier of the Coast Guard Base site together with an eight-story residential building along South King Street. The project will provide 364 multi-family units (247 units on the pier and 117 on King St.). The existing three (3) story building on lot 2.01 shall remain along with its existing parking lot, which is proposed to be reconstructed to support its continued use. Overall site improvements for the proposed project include lighting, landscaping, signage, new sidewalks, utilities, and a stormwater management system.

The following documents have been reviewed:

1. Site plan prepared by Stonefield Engineering; dated 4/28/2023 and revised 5/11/2023.
2. Stormwater Management Report prepared by Stonefield Engineering; dated 4/28/2023.
3. Traffic Impact Analysis prepared by Stonefield Engineering, dated 4/28/2023.
4. Land Title Survey prepared by Stonefield Engineering, dated 4/6/2023 (Revision 5).

RIGHT OF WAY

1. The Camden County Master Plan indicates that King Street (CR 631) has an existing and proposed right-of-way of 60 feet. Accordingly, the applicant does not propose a change to the existing right-of-way.

TRAFFIC

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

SITE PLAN

3. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.
4. Provide turning templates for ingress and egress turning movements onto King St.
5. Show site triangles. Will there be a loss of parking spaces on King St.?
6. No architectural plans for the buildings were provided. Will headlights from the building on King St. shine into homes on the opposite side of the street? If so, can this be mitigated and how?
7. Prepare and submit a final utility connection plan and concrete roadway restoration plan. Restoration to include restoration of full-size slabs.

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

3.3.1.10 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. Depressed curb is to consist of class "B" 6% + 1.5 air entrained gray concrete (Portland cement) and measure 8" at the

top, 9" at the base, 18" in height and have a 1 ½" reveal.

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 {...} such as {...} crosswalks and stop bars shall be in extruded thermoplastic or as directed by the County Engineer. **The required pavement marking material for the crosswalk within the County ROW shall be added to the plans.**

STORMWATER MANAGEMENT NJAC 7:8

9. Per the drainage area maps provided in the Stormwater Management Report Appendices, the applicant is ultimately increasing impervious surface by more than one-quarter acre (10,890 SF). However, the report text states that the site does not increase impervious surface beyond this limit, making it exempt from water quality requirements under NJAC 7:8-5.5. **This inconsistency must be clarified. The plans and/or report shall be revised accordingly.**
10. 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).
11. The design has met the water quantity requirement for peak rate of reduction.
12. 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.
13. 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.

DETAILS

14. All construction or reconstruction within the County right-of-way is to be to County standards, and Federal ADA standards.
15. All curb radii for all roadways and driveways should be checked to ensure that emergency vehicles, delivery and moving vehicles can enter/exit the driveway to both the right and left without turning into oncoming traffic.
16. Depressed curbing shall be installed at all driveways on County roads.

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

Details:

3. Standard Depressed Concrete Curb

ADMINISTRATIVE

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. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
22. 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.
23. 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.
24. Underground irrigation systems shall not be located within the County right-of-way.
25. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

26. 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: Meridia Gloucester City 101 dennis@capodagli.com
Applicant Attorney: Tyler T. Prime, Esq. Tyler@primelaw.com
Applicant Engineer: Stonefield Engineering & Design, Jlstranyi@stonefieldeng.com
Municipal Planning Board Secretary: Adriane Moore adrianemoore@cityofgloucester.com
Municipal Review Engineer: William Gallagher williamgallagher@cityofgloucester.com

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: Meridia at Gloucester City

Project Address (if applicable) & Municipality: 101 South King Street, City of Gloucester City

Abuts County Road: King Street County Route No.: 631

Type of Submission (please check one):

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

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

- Resubmission of Major Subdivision

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

Tax Map Data:

Plate(s): _____

Existing Zoning: Freedom Pier Redevelopment Plan

Block(s): 48

Variance(s) Required: N/A

Lot(s): 2, 2.01, & 2.02

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: Meridia Gloucester City 101, Urban Renewal, LLC Phone: (973) 694-3000 Fax: _____

Address: 201 South Wood Avenue Town & State: Linden, New Jersey

Email: dennis@capodagli.com Zip.: 07036

Attorney: Tyler T. Prime, Esq. Phone: (856) 273-8300 Fax: (856) 273-8383

Address: 14000 Horizon Way, Suite 325 Town & State: Mount Laurel, New Jersey

Email: Tyler@primelaw.com Zip.: 08054

Engineer: Stonefield Engineering & Design Phone: (201) 340-4468 Fax: 201-340-4472

Address: 92 Park Avenue Town & State: Rutherford, New Jersey

Email: Jlstranyi@stonefieldeng.com Zip.: 07070

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

Project Description & Statistics:

Short Description of Project: The proposed development consists of the construction of two multi story high-rise mixed-use buildings including residential units, multi-level parking garages, a restaurant and café, fitness center and related appurtenances. The existing office building located on the tract will be retained and improvements to parking and circulation will be included.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: 54,802

Total Amount of Land Disturbed: 213,902 SF

Total Gross SF of all Buildings/ Development: 102,212 SF

Total New Residential Units: 364

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 2.01 - 289,607 SF

Portion to be Subdivided: Proposed Lot A - 97,534, Proposed Lot B - 94,546, Proposed Lot C - 97,140

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

Title of Municipal Official: Planning & Zoning Board Secretary

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: (856) 456-3970

Signatures Required:

Name of Applicant: Meridia Gloucester City 101, Urban Renewal, LLC

Signature of Applicant:  Date: 06/16/2023

Agent Completing Application: Jonathan Istranyi

Signature of Agent: _____ Date: 06/16/2023

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below




STAFF REPORT MEETING OF:	RE:	Village of Little Pond
	Plan:	MJ-15-2-22
	Municipality:	Gloucester Township
	Applicant:	CBD Real Estate Investment, LLC
	Abuts County Route:	Chews Landing-Clementon Rd. (CR 683)

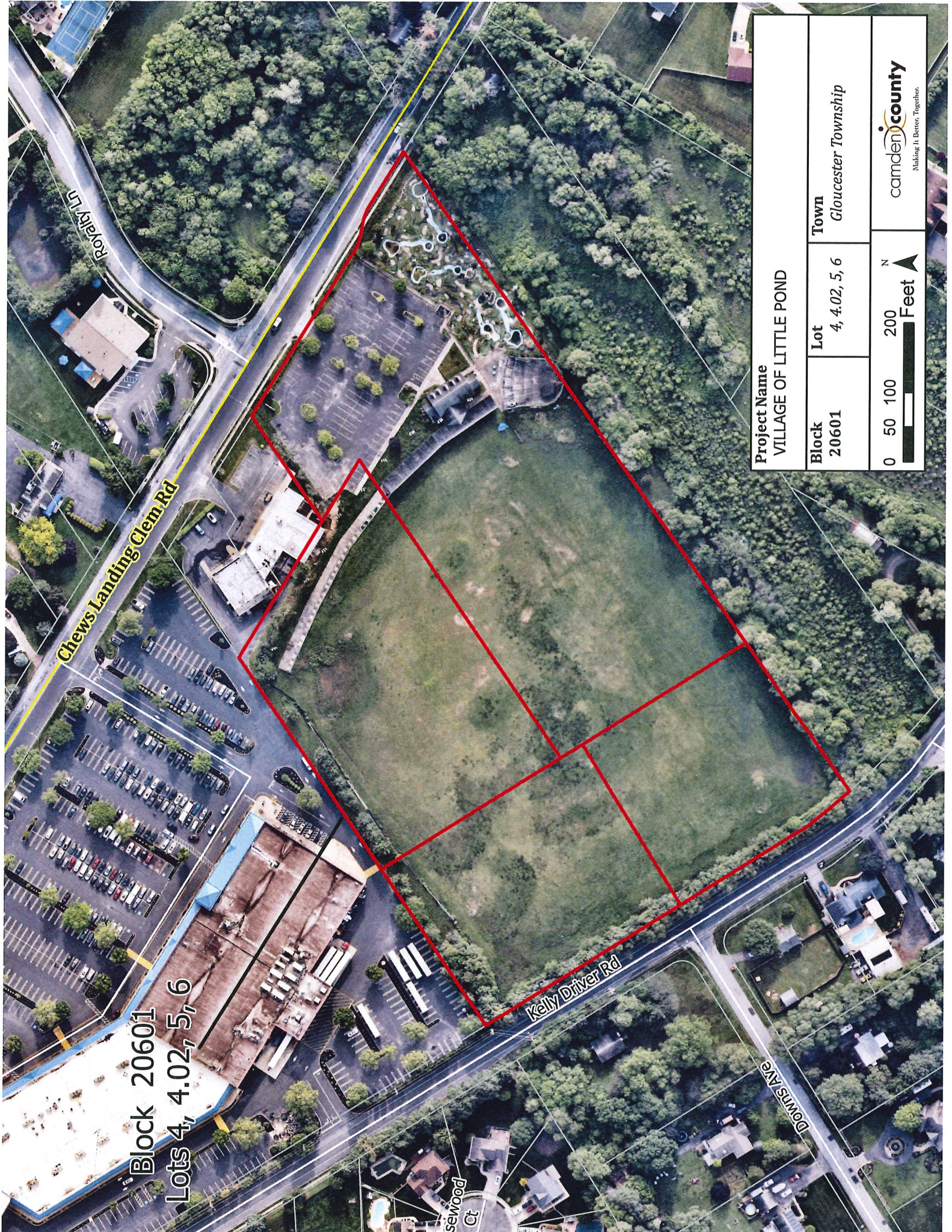
The applicant proposes to construct eighty-one (81) townhouse units and a 20,000-sf commercial building with associated site improvements including landscaping, lighting, parking, recreational areas, and stormwater management at a 13.27-acre parcel known as Block 20601; Lots 4, 4.02, 5, and 6 located on the south side of Chews Landing-Clementon Road at Royalty Lane. The existing parcel is currently a recreational facility known as Little Pond Golf Center.

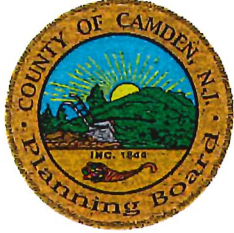
Block 20601
Lots 4, 4.02, 5, 6

Chews Landing Clem Rd

Kelly Driver Rd

Project Name VILLAGE OF LITTLE POND		Town Gloucester Township
Block 20601	Lot 4, 4.02, 5, 6	
0 50 100 200 Feet		N 
		
 camden county Making It Better. Together.		





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

**COUNTY PLAN:
MJ-15-2-22**

Village at Little Pond

PROJECT NAME

Gloucester Township

MUNICIPALITY

TYPE OF PLAN

TAX MAP DATA

REVIEW DATE & STATUS

 SITE PLAN

PLATE: 206

9/19/2023

 PRELIMINARY PLAN

BLOCK: 20601

Pending Board Approval

 X OTHER

LOT (s): 4, 4.02, 5, & 6

NAME: CBD Real Estate Investment, LLC

ADDRESS: 1420 Celebration Blvd, Ste. 200

CITY: Celebration **STATE:** FL **ZIP:** 34747

SITE ABUTS COUNTY HIGHWAY: Chews Landing-Clementon Road (CR 683)

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

GENERAL

The applicant proposes to construct eighty-one (81) townhouse units and a 20,000-sf commercial building with associated site improvements including landscaping, lighting, parking, recreational areas, and stormwater management at a 13.27-acre parcel known as Block 20601; Lots 4, 4.02, 5, and 6 located on the south side of Chews Landing-Clementon Road at Royalty Lane. The existing parcel is currently a recreational facility known as Little Pond Golf Center.

The following documents have been reviewed:

1. Site plan prepared by The Pettit Group, LLC; dated 8/10/2022.
2. Stormwater Management Report prepared by The Pettit Group, LLC; dated 7/2023.
3. Traffic Impact Analysis prepared by Shropshire Associates, dated 8/17/2022.
4. Land Title Survey prepared by Vargo Associates, dated 1/31/2022 and revised 8/10/22.

RIGHT OF WAY

1. The Camden County Master Plan indicates that Chews Landing-Clementon Road (CR 683) has an existing and proposed right-of-way of 66 feet. Along the applicant's frontage the right-of-way varies from 66 feet to 82 feet. In the area along the applicant's frontage where the right-of-way is 66 feet, the applicant proposes to provide additional right-of-way through a roadway easement to widen an additional 16 feet, for a total width of 49 feet from the centerline along the applicant's frontage. The following is noted:
 - a. The metes and bounds description of the roadway easement prepared by a licensed surveyor in the State of New Jersey should be submitted for review and approval.
 - b. A copy of receipt of County filing of the road widening easement must be provided to the County Planning Department prior to issuance of final approval.

TRAFFIC

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

SITE PLAN

3. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way.
4. The applicant proposes changes to the curb and edge of pavement lines along the county road at the southeast end of the project, adjacent to the East Site Driveway. A straight curb taper is proposed at this location, which is a change the existing horizontal alignment. The resulting change in grade adjacent to the existing sidewalk, as well as the locations of the existing hydrant and gas main marker post, are not accounted for. The plans shall be revised to address these conflicts. Document that positive drainage exists along Chews Landing Road frontage. Check the grades at the easterly drive access point.
5. The plans should include a note indicating "All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative.

6. Site Plans Must Conform with the Following Standards:

- 3.3 Site Plan
- 3.3.1 Access Location, Access Spacing, Access Restrictions, and Intersection Design
- 3.3.1.1 Marginal Access Roads, Service Road, and Common Driveways
(Plan Does Not Conform) Marginal access roads {...} and common driveways to limit the number of access points and driveway conflicts along a county road shall be encouraged or required as determined to be necessary by the County Engineer. **The plans shall be revised per section 3.3.1.9 or the East Site Driveway shall be eliminated to meet these requirements.**
- 3.3.1.9 Spacing of New Driveways **(Plan Does Not Conform)** Where more than one (1) two-way driveway is permitted on a county road from a site a minimum distance of at least 400' shall be provided between the closest edges of the driveways. **The plans shall be revised to meet these requirements.**
- 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. Depressed curb is to consist of class "B" 6% + 1.5 air entrained gray concrete (Portland cement) and measure 8" at the top, 9" at the base, 18" in height and have a 1 ½" reveal.
*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 {...} such as {...} crosswalks and stop bars shall be in extruded thermoplastic or as directed by the County Engineer. **The required pavement marking material for the crosswalks and stop bars within the County ROW shall be added to the plans.***

STORMWATER MANAGEMENT NJAC 7:8

7. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing impervious surface by one-quarter acre (10,890 SF) or more. Stormwater management basins have been provided that do meet the requirements of NJAC 7:8, Stormwater requirements for water quantity, water quality, and recharge.
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.

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 to both the right and left without turning into oncoming traffic.
12. Depressed curbing shall be installed at all driveways on County roads.
13. The following County standard details are required for improvements in the County right-of-way:
Details:
 4. Standard Vertical Concrete Curb Taper
 5. Standard Concrete Sidewalk
 7. Standard Bituminous Driveway Apron Type 1
 8. Standard HMA Driveway Section: Adjacent to Reinforced Concrete Sidewalk and Apron

ADMINISTRATIVE

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

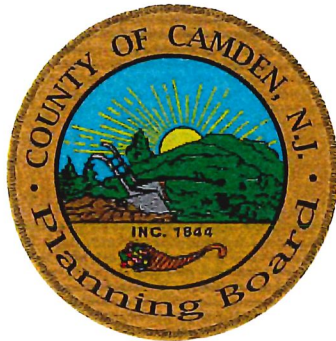
22. The applicant is responsible for obtaining all environmental, local, County, State, and Federal permits, and approvals necessary for the proposed work (example: NJDOT, NJDEP, etc.)



William England, PE
Assistant County Engineer



DATE



Cc: Applicant: CDB Real Estate Investment, LLC dw@gocbd.com
Applicant Attorney: Damian DelDuca, Esq. dod@delducalewis.com
Applicant Engineer: Pettit Group, LLC, tcombs@pettitgroup.com
Municipal Planning Board Secretary: Jenna Albano lpentino@glotwp.com
Municipal Review Engineer: Steven Bach sbach@bachdesigngroup.com

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: Little Pond Village

Project Address (if applicable) & Municipality: Gloucester Township

Abuts County Road: Chews Landing - Clementon Road County Route No.: 683

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): 206

Existing Zoning: LP-Little Pond Overlay District

Block(s): 20601

Variance(s) Required: n / a

Lot(s): 4, 4.02, 5 and 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: CBD Real Estate Investment, LLC Phone: (407) 566-2671 Fax: (866) 370-9513
 Address: 1420 Celebration Blvd STE 200 Town & State: Celebration, Florida
 Email: dw@gocbd.com Zip.: 34747

Attorney: Damien DelDuca Phone: _____ Fax: _____
 Address: _____ Town & State: _____
 Email: _____ Zip.: _____

Engineer: Pettit Group, LLC Phone: 856-464-9600 Fax: _____
 Address: 497 Center Street Town & State: Sewell, New Jersey
 Email: tcombs@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 checked="" type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input checked="" type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse |
| <input type="radio"/> Apartments | <input type="radio"/> Hospitality/ Hotel Space | <input type="radio"/> Distribution Center |
| <input type="radio"/> Condominiums | <input type="radio"/> Medical Use | <input type="radio"/> Manufacturing |
| <input type="radio"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment | <input type="radio"/> Other: _____ |

Project Description & Statistics:

Short Description of Project: The project proposed the construction of eighty one (81) town homes, a 20,000 sq. ft commercial building and all other necessary improvements.

Increase in Impervious Coverage?: YES NO Total Increase or Decrease: +3.45 acres
 Total Amount of Land Disturbed: 12.27
 Total Gross SF of all Buildings/ Development: 20,000 sf commercial, 65,600 sf residential
 Total New Residential Units: 81
 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? 83

Size of Existing Lot(s): 13.27 acres

Portion to be Subdivided: Entire

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: CBD Real Estate Investment, LLC

Signature of Applicant: _____ Date: _____

Agent Completing Application: Terrence Combs, PP, LLA

Signature of Agent: _____ Date: _____

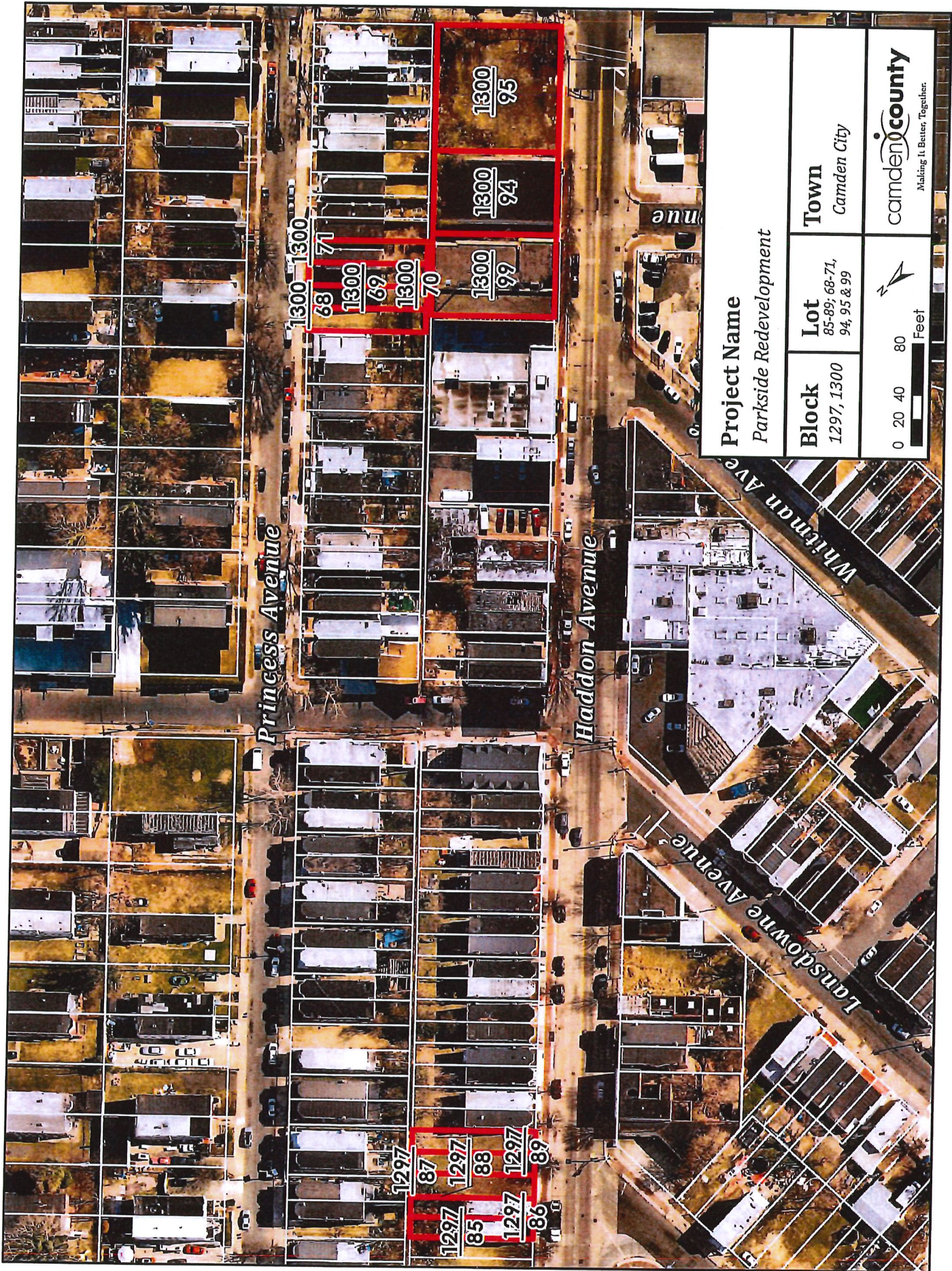
<u>For County Use:</u>	<u>Stamp Date Received Below</u>
Classification of Application: _____	
Fees Included with Application: YES / NO	
County Plan Number: _____	




STAFF REPORT MEETING OF:	RE:	Parkside Redevelopment
	Plan:	SP-8-8-22
	Municipality:	Camden City
	Applicant:	Parkside Redevelopment, LLC
	Abuts County Route:	Haddon Avenue (CR 561)

The applicant is seeking approval for the redevelopment of two locations known as Site A and Site B along Haddon Ave. CR 561 in the Parkside neighborhood in the City of Camden.

Site A consists of 2,650 SF of retail space, (4) four – one-bedroom units, and (4) four – two-bedroom units and has access via a driveway along Haddon Avenue (CR 561). Site B consists of a 1,415 SF fitness center, 1,060 SF retail space, 3,150 SF restaurant, 615 SF Café, 11,875 SF office space, (6) six – two-bedroom units, and (18) eighteen – three-bedroom units and has access via driveways along Euclid Avenue and Princess Avenue.

The applicant proposes to develop a driveway for site A in the signalized intersection of Haddon Ave. CR. 561 and Atlantic Ave. The applicant proposed to complete the integration of the driveway into this intersection and construct the signal upgrades including new ped heads, cross walks striping, and relocated/additional signal heads.



Project Name Parkside Redevelopment		Town Camden City	
Block 1297, 1300	Lot 85-89; 68-71, 94, 95 & 99		 Making It Better, Together.
			

SITE DATA

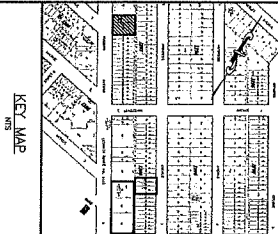
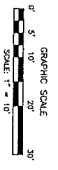
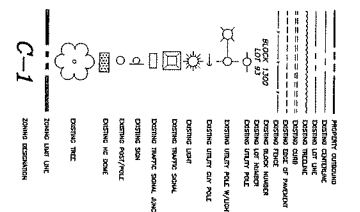
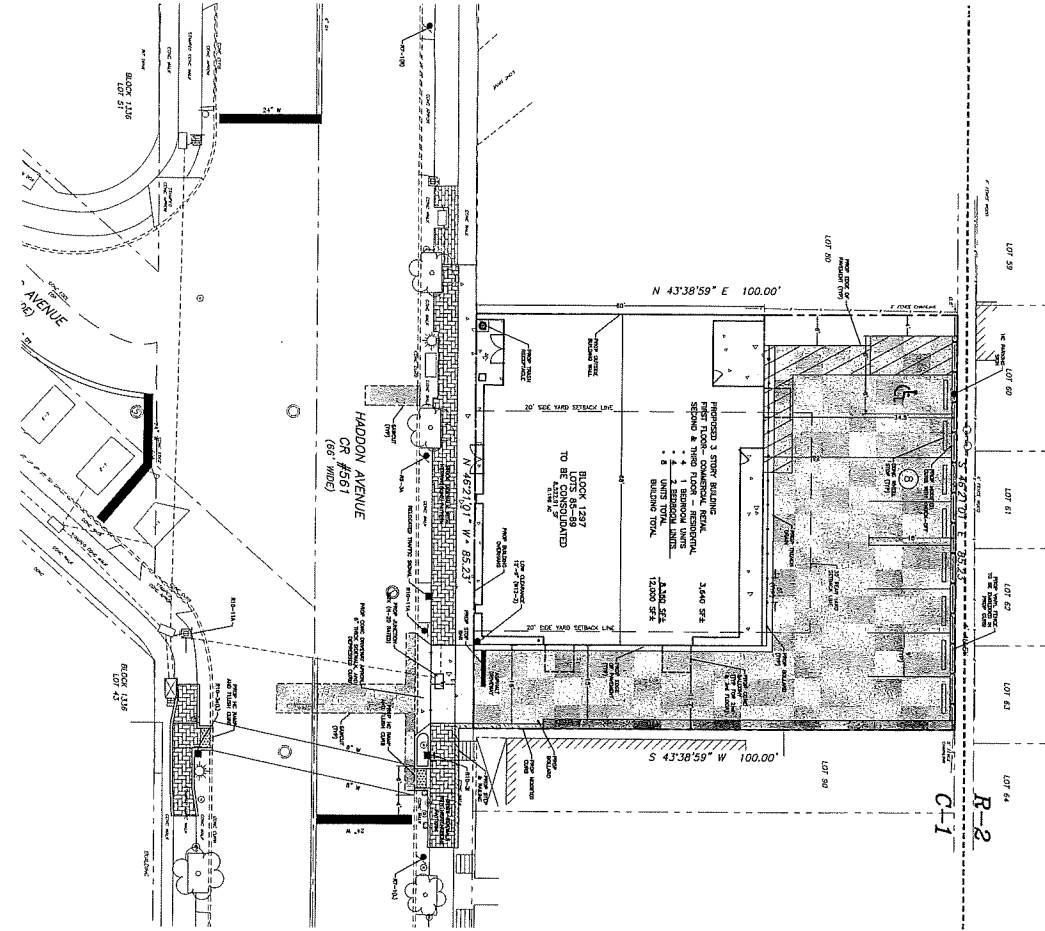
1. PROJECT: PARKSIDE REDEVELOPMENT, BLOCK 1297, LOTS 59-69, AND BLOCK 1300, LOTS 50-58, CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY.

2. BLOCK: 1297 (PARTIAL), 1300 (PARTIAL)

3. ZONING: R-2

4. ADJACENT PROPERTIES: TO THE NORTH: LOT 58, LOT 59, LOT 60, LOT 61, LOT 62, LOT 63, LOT 64, LOT 65, LOT 66, LOT 67, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73, LOT 74, LOT 75, LOT 76, LOT 77, LOT 78, LOT 79, LOT 80, LOT 81, LOT 82, LOT 83, LOT 84, LOT 85, LOT 86, LOT 87, LOT 88, LOT 89, LOT 90, LOT 91, LOT 92, LOT 93, LOT 94, LOT 95, LOT 96, LOT 97, LOT 98, LOT 99, LOT 100, LOT 101, LOT 102, LOT 103, LOT 104, LOT 105, LOT 106, LOT 107, LOT 108, LOT 109, LOT 110, LOT 111, LOT 112, LOT 113, LOT 114, LOT 115, LOT 116, LOT 117, LOT 118, LOT 119, LOT 120, LOT 121, LOT 122, LOT 123, LOT 124, LOT 125, LOT 126, LOT 127, LOT 128, LOT 129, LOT 130, LOT 131, LOT 132, LOT 133, LOT 134, LOT 135, LOT 136, LOT 137, LOT 138, LOT 139, LOT 140, LOT 141, LOT 142, LOT 143, LOT 144, LOT 145, LOT 146, LOT 147, LOT 148, LOT 149, LOT 150, LOT 151, LOT 152, LOT 153, LOT 154, LOT 155, LOT 156, LOT 157, LOT 158, LOT 159, LOT 160, LOT 161, LOT 162, LOT 163, LOT 164, LOT 165, LOT 166, LOT 167, LOT 168, LOT 169, LOT 170, LOT 171, LOT 172, LOT 173, LOT 174, LOT 175, LOT 176, LOT 177, LOT 178, LOT 179, LOT 180, LOT 181, LOT 182, LOT 183, LOT 184, LOT 185, LOT 186, LOT 187, LOT 188, LOT 189, LOT 190, LOT 191, LOT 192, LOT 193, LOT 194, LOT 195, LOT 196, LOT 197, LOT 198, LOT 199, LOT 200, LOT 201, LOT 202, LOT 203, LOT 204, LOT 205, LOT 206, LOT 207, LOT 208, LOT 209, LOT 210, LOT 211, LOT 212, LOT 213, LOT 214, LOT 215, LOT 216, LOT 217, LOT 218, LOT 219, LOT 220, LOT 221, LOT 222, LOT 223, LOT 224, LOT 225, LOT 226, LOT 227, LOT 228, LOT 229, LOT 230, LOT 231, LOT 232, LOT 233, LOT 234, LOT 235, LOT 236, LOT 237, LOT 238, LOT 239, LOT 240, LOT 241, LOT 242, LOT 243, LOT 244, LOT 245, LOT 246, LOT 247, LOT 248, LOT 249, LOT 250, LOT 251, LOT 252, LOT 253, LOT 254, LOT 255, LOT 256, LOT 257, LOT 258, LOT 259, LOT 260, LOT 261, LOT 262, LOT 263, LOT 264, LOT 265, LOT 266, LOT 267, LOT 268, LOT 269, LOT 270, LOT 271, LOT 272, LOT 273, LOT 274, LOT 275, LOT 276, LOT 277, LOT 278, LOT 279, LOT 280, LOT 281, LOT 282, LOT 283, LOT 284, LOT 285, LOT 286, LOT 287, LOT 288, LOT 289, LOT 290, LOT 291, LOT 292, LOT 293, LOT 294, LOT 295, LOT 296, LOT 297, LOT 298, LOT 299, LOT 300, LOT 301, LOT 302, LOT 303, LOT 304, LOT 305, LOT 306, LOT 307, LOT 308, LOT 309, LOT 310, LOT 311, LOT 312, LOT 313, LOT 314, LOT 315, LOT 316, LOT 317, LOT 318, LOT 319, LOT 320, LOT 321, LOT 322, LOT 323, LOT 324, LOT 325, LOT 326, LOT 327, LOT 328, LOT 329, LOT 330, LOT 331, LOT 332, LOT 333, LOT 334, LOT 335, LOT 336, LOT 337, LOT 338, LOT 339, LOT 340, LOT 341, LOT 342, LOT 343, LOT 344, LOT 345, LOT 346, LOT 347, LOT 348, LOT 349, LOT 350, LOT 351, LOT 352, LOT 353, LOT 354, LOT 355, LOT 356, LOT 357, LOT 358, LOT 359, LOT 360, LOT 361, LOT 362, LOT 363, LOT 364, LOT 365, LOT 366, LOT 367, LOT 368, LOT 369, LOT 370, LOT 371, LOT 372, LOT 373, LOT 374, LOT 375, LOT 376, LOT 377, LOT 378, LOT 379, LOT 380, LOT 381, LOT 382, LOT 383, LOT 384, LOT 385, LOT 386, LOT 387, LOT 388, LOT 389, LOT 390, LOT 391, LOT 392, LOT 393, LOT 394, LOT 395, LOT 396, LOT 397, LOT 398, LOT 399, LOT 400, LOT 401, LOT 402, LOT 403, LOT 404, LOT 405, LOT 406, LOT 407, LOT 408, LOT 409, LOT 410, LOT 411, LOT 412, LOT 413, LOT 414, LOT 415, LOT 416, LOT 417, LOT 418, LOT 419, LOT 420, LOT 421, LOT 422, LOT 423, LOT 424, LOT 425, LOT 426, LOT 427, LOT 428, LOT 429, LOT 430, LOT 431, LOT 432, LOT 433, LOT 434, LOT 435, LOT 436, LOT 437, LOT 438, LOT 439, LOT 440, LOT 441, LOT 442, LOT 443, LOT 444, LOT 445, LOT 446, LOT 447, LOT 448, LOT 449, LOT 450, LOT 451, LOT 452, LOT 453, LOT 454, LOT 455, LOT 456, LOT 457, LOT 458, LOT 459, LOT 460, LOT 461, LOT 462, LOT 463, LOT 464, LOT 465, LOT 466, LOT 467, LOT 468, LOT 469, LOT 470, LOT 471, LOT 472, LOT 473, LOT 474, LOT 475, LOT 476, LOT 477, LOT 478, LOT 479, LOT 480, LOT 481, LOT 482, LOT 483, LOT 484, LOT 485, LOT 486, LOT 487, LOT 488, LOT 489, LOT 490, LOT 491, LOT 492, LOT 493, LOT 494, LOT 495, LOT 496, LOT 497, LOT 498, LOT 499, LOT 500, LOT 501, LOT 502, LOT 503, LOT 504, LOT 505, LOT 506, LOT 507, LOT 508, LOT 509, LOT 510, LOT 511, LOT 512, LOT 513, LOT 514, LOT 515, LOT 516, LOT 517, LOT 518, LOT 519, LOT 520, LOT 521, LOT 522, LOT 523, LOT 524, LOT 525, LOT 526, LOT 527, LOT 528, LOT 529, LOT 530, LOT 531, LOT 532, LOT 533, LOT 534, LOT 535, LOT 536, LOT 537, LOT 538, LOT 539, LOT 540, LOT 541, LOT 542, LOT 543, LOT 544, LOT 545, LOT 546, LOT 547, LOT 548, LOT 549, LOT 550, LOT 551, LOT 552, LOT 553, LOT 554, LOT 555, LOT 556, LOT 557, LOT 558, LOT 559, LOT 560, LOT 561, LOT 562, LOT 563, LOT 564, LOT 565, LOT 566, LOT 567, LOT 568, LOT 569, LOT 570, LOT 571, LOT 572, LOT 573, LOT 574, LOT 575, LOT 576, LOT 577, LOT 578, LOT 579, LOT 580, LOT 581, LOT 582, LOT 583, LOT 584, LOT 585, LOT 586, LOT 587, LOT 588, LOT 589, LOT 590, LOT 591, LOT 592, LOT 593, LOT 594, LOT 595, LOT 596, LOT 597, LOT 598, LOT 599, LOT 600, LOT 601, LOT 602, LOT 603, LOT 604, LOT 605, LOT 606, LOT 607, LOT 608, LOT 609, LOT 610, LOT 611, LOT 612, LOT 613, LOT 614, LOT 615, LOT 616, LOT 617, LOT 618, LOT 619, LOT 620, LOT 621, LOT 622, LOT 623, LOT 624, LOT 625, LOT 626, LOT 627, LOT 628, LOT 629, LOT 630, LOT 631, LOT 632, LOT 633, LOT 634, LOT 635, LOT 636, LOT 637, LOT 638, LOT 639, LOT 640, LOT 641, LOT 642, LOT 643, LOT 644, LOT 645, LOT 646, LOT 647, LOT 648, LOT 649, LOT 650, LOT 651, LOT 652, LOT 653, LOT 654, LOT 655, LOT 656, LOT 657, LOT 658, LOT 659, LOT 660, LOT 661, LOT 662, LOT 663, LOT 664, LOT 665, LOT 666, LOT 667, LOT 668, LOT 669, LOT 670, LOT 671, LOT 672, LOT 673, LOT 674, LOT 675, LOT 676, LOT 677, LOT 678, LOT 679, LOT 680, LOT 681, LOT 682, LOT 683, LOT 684, LOT 685, LOT 686, LOT 687, LOT 688, LOT 689, LOT 690, LOT 691, LOT 692, LOT 693, LOT 694, LOT 695, LOT 696, LOT 697, LOT 698, LOT 699, LOT 700, LOT 701, LOT 702, LOT 703, LOT 704, LOT 705, LOT 706, LOT 707, LOT 708, LOT 709, LOT 710, LOT 711, LOT 712, LOT 713, LOT 714, LOT 715, LOT 716, LOT 717, LOT 718, LOT 719, LOT 720, LOT 721, LOT 722, LOT 723, LOT 724, LOT 725, LOT 726, LOT 727, LOT 728, LOT 729, LOT 730, LOT 731, LOT 732, LOT 733, LOT 734, LOT 735, LOT 736, LOT 737, LOT 738, LOT 739, LOT 740, LOT 741, LOT 742, LOT 743, LOT 744, LOT 745, LOT 746, LOT 747, LOT 748, LOT 749, LOT 750, LOT 751, LOT 752, LOT 753, LOT 754, LOT 755, LOT 756, LOT 757, LOT 758, LOT 759, LOT 760, LOT 761, LOT 762, LOT 763, LOT 764, LOT 765, LOT 766, LOT 767, LOT 768, LOT 769, LOT 770, LOT 771, LOT 772, LOT 773, LOT 774, LOT 775, LOT 776, LOT 777, LOT 778, LOT 779, LOT 780, LOT 781, LOT 782, LOT 783, LOT 784, LOT 785, LOT 786, LOT 787, LOT 788, LOT 789, LOT 790, LOT 791, LOT 792, LOT 793, LOT 794, LOT 795, LOT 796, LOT 797, LOT 798, LOT 799, LOT 800, LOT 801, LOT 802, LOT 803, LOT 804, LOT 805, LOT 806, LOT 807, LOT 808, LOT 809, LOT 810, LOT 811, LOT 812, LOT 813, LOT 814, LOT 815, LOT 816, LOT 817, LOT 818, LOT 819, LOT 820, LOT 821, LOT 822, LOT 823, LOT 824, LOT 825, LOT 826, LOT 827, LOT 828, LOT 829, LOT 830, LOT 831, LOT 832, LOT 833, LOT 834, LOT 835, LOT 836, LOT 837, LOT 838, LOT 839, LOT 840, LOT 841, LOT 842, LOT 843, LOT 844, LOT 845, LOT 846, LOT 847, LOT 848, LOT 849, LOT 850, LOT 851, LOT 852, LOT 853, LOT 854, LOT 855, LOT 856, LOT 857, LOT 858, LOT 859, LOT 860, LOT 861, LOT 862, LOT 863, LOT 864, LOT 865, LOT 866, LOT 867, LOT 868, LOT 869, LOT 870, LOT 871, LOT 872, LOT 873, LOT 874, LOT 875, LOT 876, LOT 877, LOT 878, LOT 879, LOT 880, LOT 881, LOT 882, LOT 883, LOT 884, LOT 885, LOT 886, LOT 887, LOT 888, LOT 889, LOT 890, LOT 891, LOT 892, LOT 893, LOT 894, LOT 895, LOT 896, LOT 897, LOT 898, LOT 899, LOT 900, LOT 901, LOT 902, LOT 903, LOT 904, LOT 905, LOT 906, LOT 907, LOT 908, LOT 909, LOT 910, LOT 911, LOT 912, LOT 913, LOT 914, LOT 915, LOT 916, LOT 917, LOT 918, LOT 919, LOT 920, LOT 921, LOT 922, LOT 923, LOT 924, LOT 925, LOT 926, LOT 927, LOT 928, LOT 929, LOT 930, LOT 931, LOT 932, LOT 933, LOT 934, LOT 935, LOT 936, LOT 937, LOT 938, LOT 939, LOT 940, LOT 941, LOT 942, LOT 943, LOT 944, LOT 945, LOT 946, LOT 947, LOT 948, LOT 949, LOT 950, LOT 951, LOT 952, LOT 953, LOT 954, LOT 955, LOT 956, LOT 957, LOT 958, LOT 959, LOT 960, LOT 961, LOT 962, LOT 963, LOT 964, LOT 965, LOT 966, LOT 967, LOT 968, LOT 969, LOT 970, LOT 971, LOT 972, LOT 973, LOT 974, LOT 975, LOT 976, LOT 977, LOT 978, LOT 979, LOT 980, LOT 981, LOT 982, LOT 983, LOT 984, LOT 985, LOT 986, LOT 987, LOT 988, LOT 989, LOT 990, LOT 991, LOT 992, LOT 993, LOT 994, LOT 995, LOT 996, LOT 997, LOT 998, LOT 999, LOT 1000.

- CONSTRUCTION NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CAMDEN ZONING ORDINANCES AND THE CITY ENGINEER'S REQUIREMENTS.
 2. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 3. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 4. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 5. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 6. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 7. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 8. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 9. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 10. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 11. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 12. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 13. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 14. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 15. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 16. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 17. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 18. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 19. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 20. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 21. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 22. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 23. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 24. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 25. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 26. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 27. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 28. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 29. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 30. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.
 31. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN.



FINAL SITE PLANS

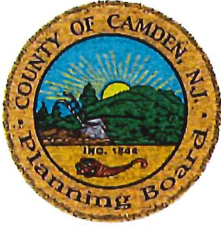
SITE PLAN - SHEET A

PARKSIDE REDEVELOPMENT
BLOCK 1297, LOTS 59-69, AND BLOCK 1300, LOTS 50-58, 94, 95 & 99
CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY

JAROD THOMAS
DATE: 5-14-2021
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24605402900

PREPARED BY
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS & LAND SURVEYORS
645 BERTH-CROSS ROAD, SUITE 1, BORDENTOWN, NEW JERSEY 08001
PHONE (609) 328-2922 • FAX (609) 328-2944 • www.ces-engineers.com
IN CONFIDENCE OF ARCHITECTURE NO. 346279700

DATE: 5/14/2021 SCALE: 1"=10' SHEET: 001 OF 001 FILE NO: 191010101.DWG DRAWN BY: JTS



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

**COUNTY PLAN:
SP-8-8-22**

<u>Parkside Redevelopment</u> PROJECT NAME	<u>City of Camden</u> MUNICIPALITY
--	--

<u>TYPE OF PLAN</u>	<u>TAX MAP DATA</u>	<u>REVIEW DATE & STATUS</u>
<u>x</u> SITE PLAN	PLATE: _____	<u>Initial: 6/16/2022</u>
_____ PRELIMINARY PLAN	BLOCK: <u>1297;1300</u>	<u>Updated: 9/12/2023</u>
_____ OTHER	LOT (s): <u>85-89;68-71,94,95, & 99</u>	<u>Pending Board Action</u>

NAME: Parkside Redevelopment, LLC
ADDRESS: 1487 Kenwood Ave.
CITY: Camden **STATE:** NJ **ZIP:** 08103

SITE ABUTS COUNTY HIGHWAY: Haddon Ave. CR 561

COUNTY ENGINEER'S REVIEW COMMENTS

GENERAL

The applicant is seeking approval for the redevelopment of two locations known as Site A and Site B along Haddon Ave. CR 561 in the Parkside neighborhood in the City of Camden.

Site A consists of 2,650 SF of retail space, (4) four – one-bedroom units, and (4) four – two-bedroom units and has access via a driveway along Haddon Avenue (CR 561). Site B consists of a 1,415 SF fitness center, 1,060 SF retail space, 3,150 SF restaurant, 615 SF Café, 11,875 SF office space, (6) six – two-bedroom units, and (18) eighteen – three-bedroom units and has access via driveways along Euclid Avenue and Princess Avenue.

The applicant proposes to develop a driveway for site A in the signalized intersection of Haddon Ave. CR. 561 and Atlantic Ave. The applicant proposed to complete the integration

of the driveway into this intersection and construct the signal upgrades including new ped heads, cross walks striping, and relocated/additional signal heads.

***** Please note that utility connections and the addition of the driveway will require a Camden County Highway Permit for roadway opening and construction. CR 561 Haddon Ave. will be reconstructed in 2025. If the proposed development is not constructed at this time and the road is reconstructed, roadway permit moratorium procedures will apply to the project from the date of the end of construction to/for 7 years after such date. In either case, final restoration limits will be determined by County Engineering staff during a filed visit at the time that the Road Opening Permit is submitted.**

The following documents have been reviewed:

1. Site plan prepared by CES; dated May 14th, 2021; ***Revised 8/29/2023***
2. Traffic Signal Electrical Plans prepared by CED; dated May 17, 2021; ***Revised 8/29/2023***
3. Stormwater Management Report prepared by CES dated April 2021; ***Revised 8/29/2023***
4. Traffic Impact Analysis prepared by CES dated May 2021. ***Revised 8/2023***
5. Land Title Survey prepared by CES dated May 2021
6. ***CES letter dated 8/29/2023 submitted in response to the County 6/16/22 initial review letter.***

RIGHT OF WAY - N/A

TRAFFIC

1. The proposed development consists of (2) two sites with Site A located on the north side of the intersection of Haddon Avenue (CR 561) and Atlantic Avenue and Site B located on the northwest corner of Haddon Avenue (CR 561) and Euclid Avenue.
2. The applicant states that the proposed development is expected to generate a total of 66 trips during the AM peak hour and 56 trips during the PM peak hour based on ITE Trip Generation Data for ITE Land Uses #221 (Multifamily Housing), #492 (Health/Fitness Club), #710 (General Office), #814 (Variety Store), #932 (Restaurant – High Turnover), and #936 (Coffee/Donut Shop without Drive-Thru). The applicant's traffic engineer should provide testimony as to the trip generation information provided and 50% reduction taken from the standard ITE trip generation for the site based upon internal trips between land uses and multimodal forms of transportation (walking, biking, and public transit) in support of the calculated numbers.

3. The applicant should update Tables 1 & 2 “Peak Hour Site Traffic Volumes – Site A & Site B” within the report to match the trip generation volume totals contained in Appendix D. ***THIS COMMENT HAS BEEN ADDRESSED.***

4. It should be noted that the 2023 No-Build Conditions include trip generation for the expansion of Our Lady of Lourdes Medical Center campus to include an additional parking lot on-site. Clarification should be given pertaining to the Lady of Lourdes volumes contained in the tables in Appendix A as the site was expected to generate a total of 100 and 83 vehicle trips in the AM and PM peak hours, respectively. ***THIS COMMENT HAS BEEN ADDRESSED; HOWEVER, THE APPLICANT SHALL BRIEFLY PRESENT THE TRAFFIC STUDY TO THE BOARD AND RESULTANT CONCLUSIONS.***

5. The applicant should perform a post-development study at the nearby intersections to confirm the results of the Traffic Impact Study and evaluate the effects of the proposed development. The existing traffic signals in the study area shall be monitored; as well as the stop-controlled intersections to determine if additional mitigation measures are necessary. The timing of the post-development study should be coordinated with County and City staff. ***THE COUNTY’S UPCOMING HADDON AVE. IMPROVEMENT PROJECT FROM EUCLID TO NEWTON AVE. IS UNDER DESIGN. AS A RESULT, THIS STUDY IS NO LONGER NEEDED.***

6. The applicant’s traffic engineer concludes that under 2023 Build Conditions, all movements at the existing intersections and the proposed site accesses are expected to operate with acceptable levels of service during the worst-case AM and PM peak hours and that the proposed development will not create significant adverse impacts on the studied intersections.

7. The applicant should coordinate with the County for installation of any line striping and pavement markings along Haddon Avenue (CR 561).

8. The applicant’s traffic engineer should provide testimony that the on-site roadway network is expected to accommodate the anticipated traffic volumes safely and efficiently.

9. The applicant’s engineer should confirm that adequate sight distance in accordance with AASHTO policies exists at all existing and proposed intersections. ***THIS COMMENT HAS BEEN SATISFIED.***

SITE PLAN

1. The Demolition Plan should clearly show all improvements to be removed within the County right-of-way. **THIS COMMENT HAS BEEN SATISFIED.**
2. The plans should include a note indicating “All sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative. **THIS COMMENT HAS BEEN SATISFIED.**
3. 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. **THIS COMMENT HAS BEEN SATISFIED.**
4. Site Plans Must Conform with the Following Standards:

3.3 Site Plan

- 3.3.1.10.C Width of Driveways that Intersect a County Road
(Plan Does Not Conform) – proposed driveway does not conform to the minimum width of 24 ft. The applicant should be prepared to discuss the proposed 21 ft wide driveway.
THIS COMMENT HAS BEEN SATISFIED. WAIVER RECOMMENDED.
- 3.3.1.10. D Corner Radii / Curb Return Radii / Driveway Aprons
(Plan Does Not Conform) – waiver recommended as corner radii is less than the minimum typically allowed – applicant will indicate the turning radius on the site plan. **THIS COMMENT HAS BEEN SATISFIED.**

The applicant is required to meet the detail outlined in the following sections of the Camden County Development Regulations:

- 3.3.1.10. F Americans with Disabilities Act (ADA) Requirements
3.3.1.17 Maintenance of Traffic Control Devices
3.3.1.18 Traffic Signals
3.3.1.19 Traffic Signal Restrictions

THE COUNTY IS SATISFIED WITH THE APPLICANT'S RESPONSE TO THE ABOVE ITEMS PER THEIR 8/29/2023 RESPONSE LETTER.

STORMWATER MANAGEMENT NJAC 7:8

5. 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.
6. Our office concurs that the applicant is not required to meet the recharge requirements under NJAC 7:8 since the proposed development meets the definition of "urban redevelopment area" as a previously developed area delineated on the State Plan Map as a Metropolitan Area (PA1).
7. The plan should include details for Type N Eco Grates for the storm inlets in the County Road. ***THIS COMMENT HAS BEEN SATISFIED.***
8. The applicant has prepared a stormwater maintenance plan for the stormwater management system per the NJ Stormwater Best Management Practices Manual. The name, title, address, and phone number of the responsible party for the maintenance must be provided. The responsible party would not be Camden County or the City of Camden. ***THIS COMMENT HAS BEEN SATISFIED.***
9. 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 in order to ensure that the stormwater system can be maintained in perpetuity.
10. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department in order to obtain final County approval. ***A REVISED COPY OF THE MAINTENANCE PLAN HAS BEEN PROVIDED. THIS COMMENT HAS BEEN SATISFIED.***
11. For flows going to County pipe:
 - a. The storm pipe calculations should analyze all flows going to the County pipe system. A drainage shed map showing elevation lines and street names should be provided.
 - b. The storm pipe calculations should determine if the pipe will have adequate capacity after the improvements are made, if the pipe will flow under head pressure, or if the pipe system will flood the inlet grates in the County Road.***THESE COMMENTS HAVE BEEN SATISFIED.***
12. If County Road currently experiences flooding conditions during storm events, the applicant will be required to analysis the capacity of the existing storm drain system along

the property frontage. The applicant must demonstrate that the existing County storm pipe system has the capacity to handle the runoff directed into the County storm pipe system from the proposed improvements under the 25-year storm conditions with no overland relief and under the 10-year storm conditions if overland relief is available.

THIS COMMENT HAS BEEN SATISFIED.

DETAILS

13. All construction or reconstruction within the County right-of-way is to be at County standards, and Federal ADA standards. ***THIS COMMENT HAS BEEN SATISFIED.***

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. ***THIS COMMENT HAS BEEN SATISFIED.***

15. Depressed curbing shall be installed at all driveways on County roads.
THIS COMMENT HAS BEEN SATISFIED.

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

All necessary details have been provided.

ADMINISTRATIVE

1. 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).

2. 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.


3. 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.

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

5. 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.
6. 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.
7. Underground irrigation systems shall not be located within the County right-of-way.
8. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

OUTSIDE AGENCY APPROVALS

1. The applicant is responsible for all environmental permits required.


William England, PE
Assistant County Engineer


DATE



Cc: Applicant: Christopher Gigliotti CGigliotti@cornerstonecommunities.org
Applicant Attorney: Michael F. Floyd, Esq. mfloyd@archerlaw.com
Applicant Engineer: Thomas, Jarod jthomas@ces-1.com
Municipal Planning Board Secretary: Angela Miller AnMiller@ci.camden.nj.us
Municipal Review Engineer: Dena Moore Johnson dena.moore@rve.com

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: Parkside Redevelopment

Project Address (if applicable) & Municipality: Haddon and Atlantic; Haddon and Euclid

Abuts County Road: Haddon Avenue County Route No.: 561

Type of Submission (please check one):

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

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

- Resubmission of Major Subdivision

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

Tax Map Data:

Plate(s): _____

Existing Zoning: Residential, Nonresidential, and Vacant Lots

Block(s): 1297; 1300

Variance(s) Required: Bulk and Use Variances granted

Lot(s): Block 1297: 85-89; Block 1300: 68-71, 94, 95, & 99

by ZBA on 08/05/19 and 10/04/21

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: Parkside Redevelopment, LLC Phone: 215-399-7000 Fax: _____
 Address: 1487 Kenwood Ave Town & State: Camden, NJ
 Email: cgigliotti@cornerstonecommunities.org Zip.: 08103

Attorney: Michael Floyd Phone: 856-616-6140 Fax: _____
 Address: One Centennial Square Town & State: Haddonfield, NJ
 Email: mfloyd@archerlaw.com Zip.: 08033

Engineer: Jarod Thomas, PE, CME Phone: 856-228-2200 Fax: _____
 Address: 645 Berlin Cross Keys Rd, Suite 1 Town & State: Sicklerville, NJ
 Email: jthomas@ces-1.com Zip.: 08081

Proposed Use (please check all that apply):

- | Residential | Commercial | Industrial |
|--|---|--|
| <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 checked="" 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 project proposes to redevelop lots in the Parkside neighborhood of Camden. Proposed uses vary from apartments, retail, medical offices, a cafe and parking lots. Utilities connections in the County road that are expected for this redevelopment include water, sewer, and stormwater connections. Block 1297 will consist of 8 residential aptments with 3,640 SF of retail and Block 1300 will consist of 24 residential apartments with an additional 31,200 SF for retail, medical offices, and cafe space.

Increase in Impervious Coverage?: YES NO Total Increase or Decrease: 0.18 AC
 Total Amount of Land Disturbed: 0.25 acres (Block 1297); 0.75 acres (Block 1300)
 Total Gross SF of all Buildings/ Development: 4,200 SF (Block 1297); 14,230 SF (Block 1300)
 Total New Residential Units: 8 (Block 1297); 24 (Block 1300)
 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

Consolidated by deed

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

Size of Existing Lot(s): _____

Portion to be Subdivided: N/A

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

Title of Municipal Official: Mayor

Authorized Municipal Signature: [Signature] Date: 1-24-22

Transmittal Date (if applicable): _____

Phone Number: 856-757-7135

Signatures Required

Name of Applicant: Parkside Redevelopment, LLC

Signature of Applicant: [Signature] Date: 1/25/22

Agent Completing Application: Jarod Thomas, PE

Signature of Agent: _____ Date: _____

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Parkside Redevelopment, LLC

Is the Company a Corporation? YES NO

If yes, what State is the Corporation Incorporated in? New Jersey

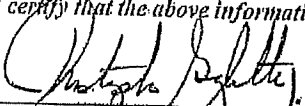
Is the Company a Partnership? YES / NO

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>Cornerstone Community Partners</u>	<u>13 Summit Square Center - 265</u>	
<u>CHRIS GIGLIOTTI</u>	<u>Langhorn PA 19047</u>	<u>Pres & CEO</u>
<u>Parkside Business & Community Partnership</u>	<u>1457 Kenwood Ave</u>	
<u>Bridget Phifen</u>	<u>Camden NJ 08103</u>	<u>Pres & CEO</u>
<u>PRCIP Board members attached</u>		

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

X 
Signature of Owner & Title
Co-managing member

1/25/22
Date

X _____
Signature of Owner & Title

Date