

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

## June 25, 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 (April 23, 2024)
- Public Comments on non-agenda items:
- Review of Projects for Board Action:

<b>A.</b> Cooper Health System Tower A 10-story Medical Tower Expansion *Public comment on the application	City of Camden	SP-8-7-24
<b>B.</b> Mullen Drive Residential Subdivision 22 Single Family Homes *Public comment on the application	Gloucester Twp.	MJ-15-1-24
<b>C.</b> Cherrywood Shopping Center Upgrades ShopRite Grocery Store & Retail/Restaurant Pad *Public comment on the application	Gloucester Twp.	SP-15-3-24

- Chairperson's Report
- Attorney's Report
- County Engineer's Report
- County Planning Report - next meeting to be held July 23, 2024, in person

Department of Public Works  
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**Board Members**  
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Thomas Schina – Secretary  
Joseph Pillo  
Ryan Doran  
Stephen C. Gandy

- 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  
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  
April 23, 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. Stephen Gandy, Mr. Joseph Pillo, 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 March 26, 2024 meeting by Mr. Joseph Pillo and seconded by Mr. Stephan Gandy. Mr. Ryan Doran abstained. All others present voted in favor of the motion.

**Public Comment on non-agenda items: none**

**Review of Projects for Board Action**

**A. Jane's Joint-Gibbsboro, NJ**

Richard T. Wells, Esq. from Archer & Greiner, P. C., and Anthony DiRosa, PE, PLS, CME were present representing the applicant.

Mr. Wells provided an overview of the project. The applicant proposes to operate a retail cannabis dispensary within the existing 2-story 2,300-SF building located on the property. Improvements include exterior building façade modifications and an interior fit-out to include an entry vestibule, sales area, barrier free restroom, two (2) offices, and a breakroom. The lower level of the structure will be used utilized for material receiving, a storage vault, and packaging. Site improvements will include the removal of seven (7) existing shed structures and the construction of a new bituminous parking lot, the widening of the existing driveway apron, as well as other parking lot amenities such as lighting and sidewalk.

**A motion was made by Secretary Mr. Thomas Schina to approve the application conditional that the driveway radius be increased, and the driveway apron be changed to concrete if the asphalt is in disrepair or in poor condition at the time of increasing the apron radius. Mr. Ryan Doran seconded the motion with Tom Schina's conditions. A roll call vote was taken, all were in favor. Motion passed.**

**B. 105-107 Haddon Avenue – Haddon Township, NJ**

Beth Marlin, Esq. from Brown & Connery, LLP, Clifton Quay, P.E., P.P. from Stantec, and Dominic Piperno were present representing the applicant.

Ms. Marlin provided an overview of the project. The applicant proposes to make the following modifications to the site:

- Demolish and remove approximately 11,000-SF of existing building area located in the rear of the site.
- Renovate approximately 3,900-SF of existing building structure to create an indoor dining and bar area.
- Construct a 2,250-SF exterior dining and bar area.
- Create approximately 1,150-SF of retail area along the frontage of Haddon Avenue (CR 561).
- Construct a new parking lot in the rear of the property for 18 valet parking spaces.
- Improve the existing parking lot on the west side of the building to provide for twelve (12) 9' x 12' spaces and two (2) barrier free spaces.
- Provide landscaping, lighting, and other site improvements including a new stormwater management system.

**A motion was made by Mr. Joseph Pillo to approve the application. Mr. Stephen Gandy seconded the motion. 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 May 21, 2024, and it is expected to be in person with a virtual option virtual.

**NEW BUSINESS** - None

**OLD BUSINESS** - None

**ADJOURNMENT**

A motion was made to adjourn the meeting by Mr. Ryan Doran and seconded by Secretary Mr. Thomas Schina; all present were in favor. The meeting ended at 6:25 PM.

Respectfully Submitted,

Jerry Wawrzyniak

<b>CAMDEN COUNTY PLANNING BOARD</b>				<b>Review List for Meeting</b>
<b>Land Development Review</b>				<b>June 25, 2024</b>
<i><b>Applications for Approval</b></i>				
	PROJECT NAME	PROJECT NO.	MUNICIPALITY	DESCRIPTION
SP-1	Cooper Health System Tower A	SP-8-7-24	Camden	10-Story Medical Tower Expansion
SP-2	Mullen Drive Residential Subdivision	MJ-15-1-24	Gloucester Twp	22 Single Family Homes
SP-3	Cherrywood Shopping Center Upgrades	SP-15-3-24	Gloucester Twp	ShopRite Grocery & Restaurant/Retail Pad

<b>STAFF REPORT MEETING OF:</b>	RE:	Cooper Health System Tower A
	Plan:	SP-8-7-24
	Municipality:	Camden
	Applicant:	Cooper Health System
	Abuts County Route:	Haddon Avenue (CR 561)

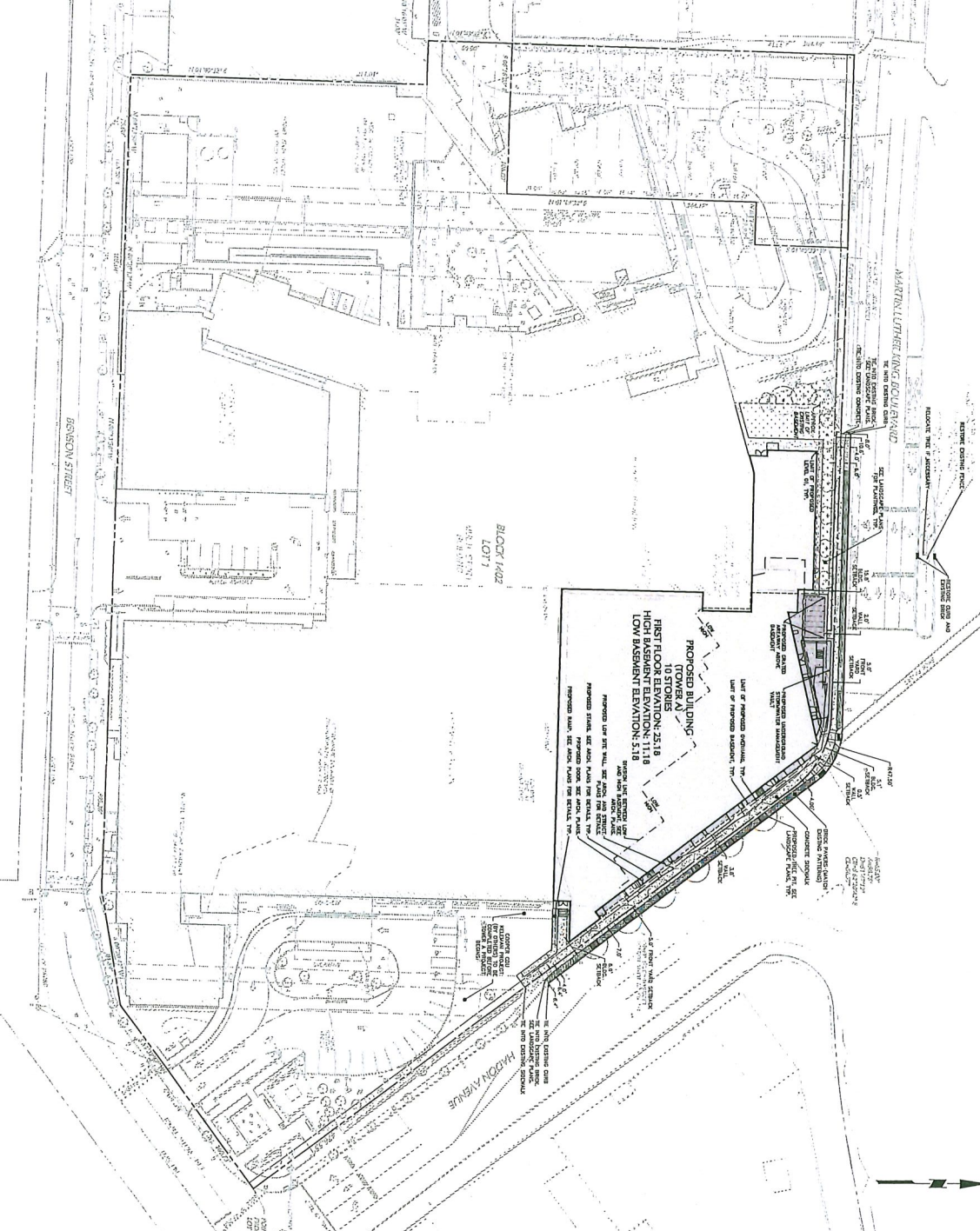
The applicant proposes the construction of a new 10-story medical tower expansion to the existing hospital with a footprint of approximately 35,570-SF. The applicant also proposes new sidewalks, bicycle parking, landscaping, and stormwater management measures.

CITY OF CAMDEN REGULATORY REQUIREMENT NOTES

- 1. ALL STRUCTURE, EXCEPT... 2. THE NUMBER OF STORIES... 3. THE HEIGHT OF THE BUILDING... 4. THE LOCATION OF THE BUILDING...

SITE NOTES

- 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE EXISTING... 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE EXISTING... 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE EXISTING...



PROPOSED BUILDING TOWER A  
10 STORIES  
FIRST FLOOR ELEVATION: 25.18  
HIGH BASEMANT ELEVATION: 11.18  
LOW BASEMANT ELEVATION: 5.18

LEGEND

- PROPOSED BUILDING (LEVEL 01)
- PROPOSED SUBSISTENCE
- PROPOSED UTILITY
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED DRIVEWAY
- PROPOSED DRIVEWAY

DATE: 20 MARCH, 2024  
PROJECT: COOPER UNIVERSITY HOSPITAL - TOWER A  
SCALE: AS SHOWN

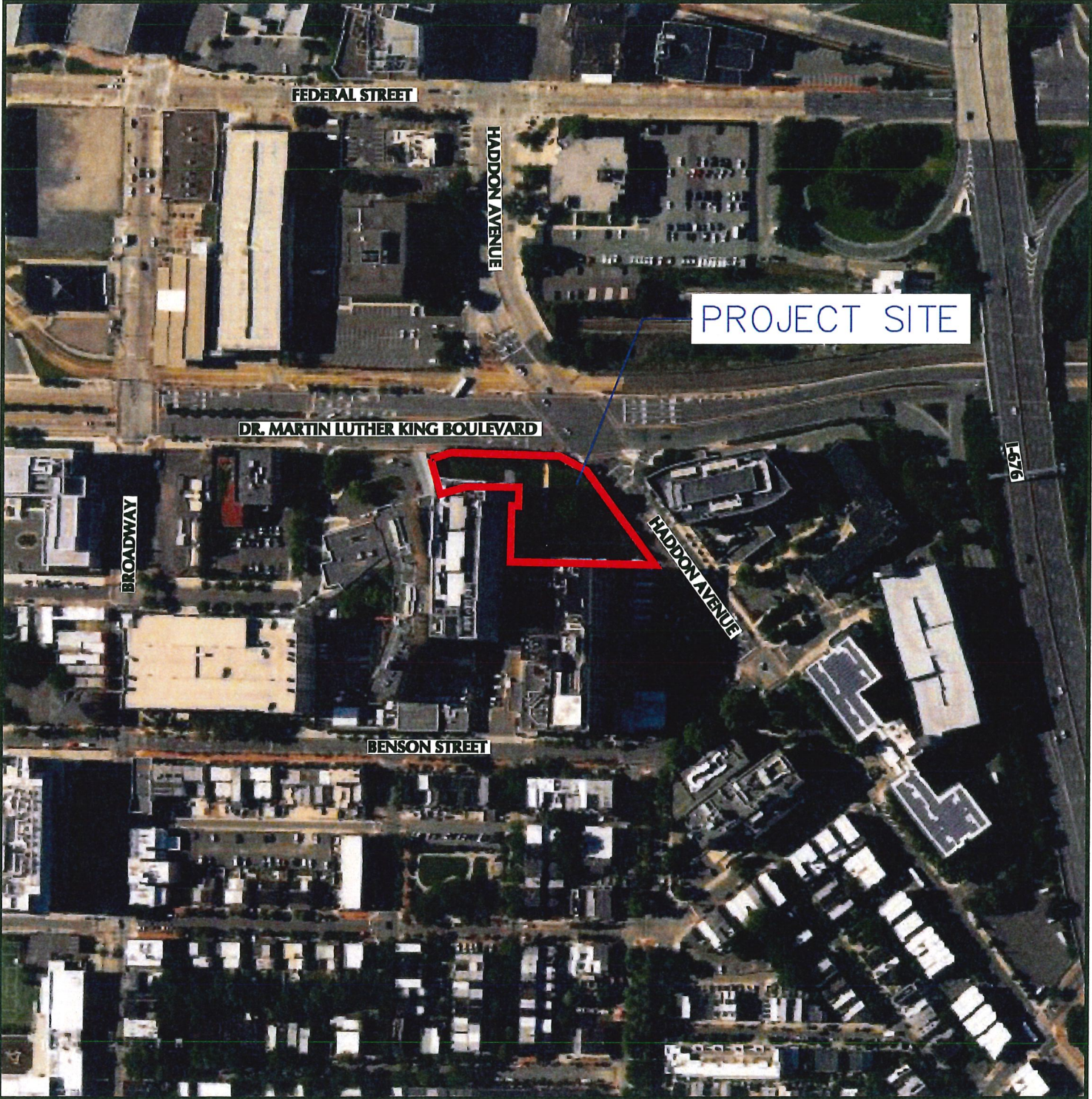
CS101  
Professional Engineer seal and title information.

OWNER: COOPER UNIVERSITY HEALTHCARE  
PROJECT MANAGER: [Name]  
ARCHITECT: HIKS ARRAY ARCHITECTS  
ENGINEER: CS101

Cooper University Health Care  
COOPER UNIVERSITY  
HOSPITAL - TOWER A

HIKS ARRAY ARCHITECTS  
ASSOCIATE ARCHITECT / INTERIOR DESIGNER  
MECHANICAL / ELECTRICAL / PLUMBING DESIGNER  
MECHANICAL / ELECTRICAL / PLUMBING DESIGNER  
MECHANICAL / ELECTRICAL / PLUMBING DESIGNER

# CUHC HOSPITAL TOWER A



MAP REFERENCE : bing

## PROJECT LOCATION



# 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](mailto:planningdivision@camdencounty.com)

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

**(PLEASE TYPE OR PRINT LEGIBLY)**

### Project Information:

Project Name: Cooper Health System Tower A

Project Address (if applicable) & Municipality: 1 Cooper Plaza, Camden, NJ 08103

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

### Type of Submission (please check one):

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

Original Site Plan Application No.: \_\_\_\_\_ Date Originally Approved: \_\_\_\_\_

- Resubmission of Major Subdivision

Original Major Subdivision Application No.: \_\_\_\_\_ Date Originally Approved: \_\_\_\_\_

### Tax Map Data:

Plate(s): \_\_\_\_\_

Existing Zoning: Medical Support Zoning District

Block(s): 1402; Block 1400

Variance(s) Required: Lot coverage

Lot(s): Lot 1; Lots 55-65

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

# CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: The Cooper Health System Phone: 917-647-5753 Fax: \_\_\_\_\_

Address: 1 Cooper Plaza Town & State: Camden, NJ

Email: mtufaro@hammes.com (Mark Tufaro) Zip.: 08103

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

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

Email: ksheehan@parkermccay.com Zip.: 08102

Engineer: Langan (Kyle MacGeorge, P.E.) Phone: 609-282-8000 Fax: 609-282-8001

Address: 1 University Square Drive, Suite 110 Town & State: Princeton, NJ

Email: kmacgeorge@Langan.com Zip.: 08540

## Proposed Use (please check all that apply):

### Residential

- Single Family Detached
- Town Homes
- Duplex
- Apartments
- Condominiums
- Medical Care Residential

### Commercial

- Retail
- Office
- Restaurant/ Food Establishment
- Hospitality/ Hotel Space
- Medical Use
- Sports or Entertainment

### Industrial

- Maintenance/ Repair Shop
- Flex Space
- Storage/ Warehouse
- Distribution Center
- Manufacturing
- Other: \_\_\_\_\_

## Project Description & Statistics:

Short Description of Project: The initial phase of the project entails the construction of a new medical tower, Tower A. The proposed Tower A will be a 10-story hospital building expansion with a foot print of approximately 35,570 sq. ft., and 332,970 sq. ft. of all floors.

Increase in Impervious Coverage?:  YES / NO Total Increase or Decrease: +35,026

Total Amount of Land Disturbed: 35,026

Total Gross SF of all Buildings/ Development: 332,970 sq. ft.

Total New Residential Units: 0

Total New Jobs Created: 50-100

**CAMDEN COUNTY PLANNING BOARD APPLICATION** Page - 3

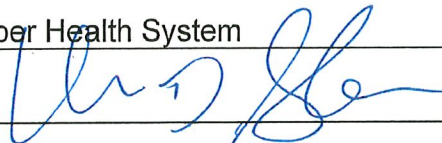
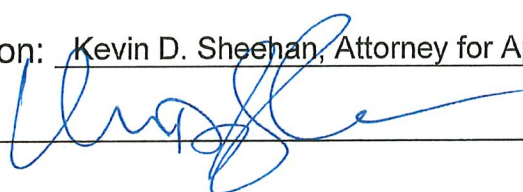
**Subdivision Description (if applicable):**

Does this application include a lot consolidation? YES / NO N/A  
Will new lots be created? YES / NO      How Many New Lots? \_\_\_\_\_  
Size of Existing Lot(s): \_\_\_\_\_  
\_\_\_\_\_  
Portion to be Subdivided: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Title of Municipal Official: Dr. Edward C. Williams  
Authorized Municipal Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Transmittal Date (if applicable): 856-712-7214  
Phone Number: \_\_\_\_\_

**Signatures Required:**

Name of Applicant: The Cooper Health System  
Signature of Applicant:  Date: 5/14/24  
Agent Completing Application: Kevin D. Sheehan, Attorney for Applicant  
Signature of Agent:  Date: 5/24/24

<p><b><u>For County Use:</u></b></p> <p>Classification of Application: _____</p> <p>Fees Included with Application: YES / NO</p> <p>County Plan Number: _____</p>	<p><b><u>Stamp Date Received Below</u></b></p>
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# CAMDEN COUNTY PLANNING BOARD APPLICATION

## AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

### Company/ Organization Information

Name of Company/Organization: The Cooper Health System

Is the Company a Corporation?  YES / NO

If yes, what State is the Corporation incorporated in? New Jersey, Non-profit

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>See attached.</u>		

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

X \_\_\_\_\_  
*Signature of Owner & Title*

\_\_\_\_\_ *Date*

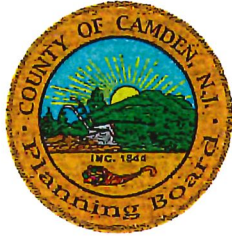
X   
*Signature of Owner & Title*

5/14/24  
*Date*

Kevin D. Sheehan, Attorney for Applicant

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

The Cooper Health System, in a non-profit corporation. There are no owners of the corporation and there are no legal interests (pecuniary or otherwise) of any members of the non-profit entity.  
4891-9839-4544, v. 1



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

**COUNTY PLAN:  
SP-8-7-24**

Cooper Health System Tower A

**PROJECT NAME**

Camden

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW DATE & STATUS**

X

SITE PLAN

PLATE: \_\_\_\_\_

6/14/2024

\_\_\_\_ PRELIMINARY PLAN

BLOCK: 1402; 1400

Pending Board Action

\_\_\_\_ OTHER

LOT (s): 1; 55-65

**NAME:** The Cooper Health System

**ADDRESS:** 1 Cooper Plaza

**CITY:** Camden      **STATE:** NJ      **ZIP:** 08102

**SITE ABUTS COUNTY HIGHWAY:** Haddon Avenue (CR 561)

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

**GENERAL**

The applicant proposes the construction of a new 10-story medical tower expansion to the existing hospital with a footprint of approximately 35,570-SF on the southwest corner of Martin Luther King Boulevard and Haddon Ave.

The applicant also proposes new sidewalks, bicycle parking, landscaping, and stormwater management measures.

**The following documents have been reviewed:**

1. Site plan prepared by HKS Array Architects; dated 3/20/2024.
2. Stormwater Management Report prepared by Langan Engineering; dated 3/20/2024.
3. Traffic Impact Assessment prepared by Langan Engineering; dated 5/30/2024.
4. Topographic Survey prepared by Langan Engineering; dated 3/20/2024.

**RIGHT OF WAY**

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

**TRAFFIC**

2. Our office concurs that the proposed development will not have a significant impact on the adjacent County roadway.
3. **A temporary traffic control plan shall be submitted for approval to address the necessary lane shift along Haddon Avenue resulting from the location of the temporary construction fence indicated on the Soil Erosion and Sediment Control plan.**

**SITE PLAN**

4. **The section of Haddon Avenue impacted by the curb installation and new utility connections shall be milled and overlaid once this work is complete. The pavement markings shall be replaced in kind.**

**STORMWATER MANAGEMENT NJAC 7:8**

5. 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 Stormwater requirements of NJAC 7:8 for water quantity.
6. Our office does concur that the applicant is not required to meet the recharge requirements under NJAC 7:8 since the proposed development meets the definition of "urban redevelopment area" as a previously developed area delineated on the State Plan Map as a Metropolitan Area (PA1).
7. Our office does concur that the applicant is not required to meet the runoff quality requirements under NJAC 7:8 since none of the resulting impervious surface increase is regulated motor vehicle surface.
8. **A Maintenance Plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided by the applicant and filed with the County Clerk to ensure that the stormwater system can be maintained in perpetuity.**

## DETAILS

9. All construction or reconstruction within the County right-of-way is to be to County standards, and Federal ADA standards. Add County construction details to the drawings as necessary.
10. **A detail for County roadway trench restoration should be provided for work adjacent to the curb or utility trenches. The restoration method and materials shall be in accordance with County Detail 32 for trench restoration of a roadway comprised of asphalt over concrete.**
11. The following County standard details are required for improvements in the County right-of-way:  
Details:
  10. Standard Pavement Marking Legend
  16. Milling and Resurfacing
  18. Roadway Widening Roadway Restoration
    - A. Typical Roadway Restoration for Curb Installation
  32. Trench Restoration (Composite Asphalt Over Concrete Roadway)
    - A. Transverse Trench
    - B. Longitudinal Trench
  35. Mill and Pave Final Restoration

## ADMINISTRATIVE


12. **The Camden County Planning Board file number shall be referenced in all correspondence, including email.**
13. 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).
14. 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.
15. 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.
16. **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.**



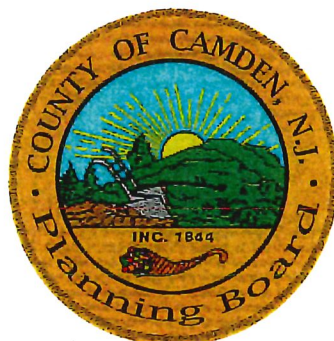
17. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
18. The applicant's site plan includes improvements to both local and county facilities. The Municipal Engineer will be providing review, inspection, and certification of the 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, PP, CME, CPWM  
Assistant County Engineer

  
DATE

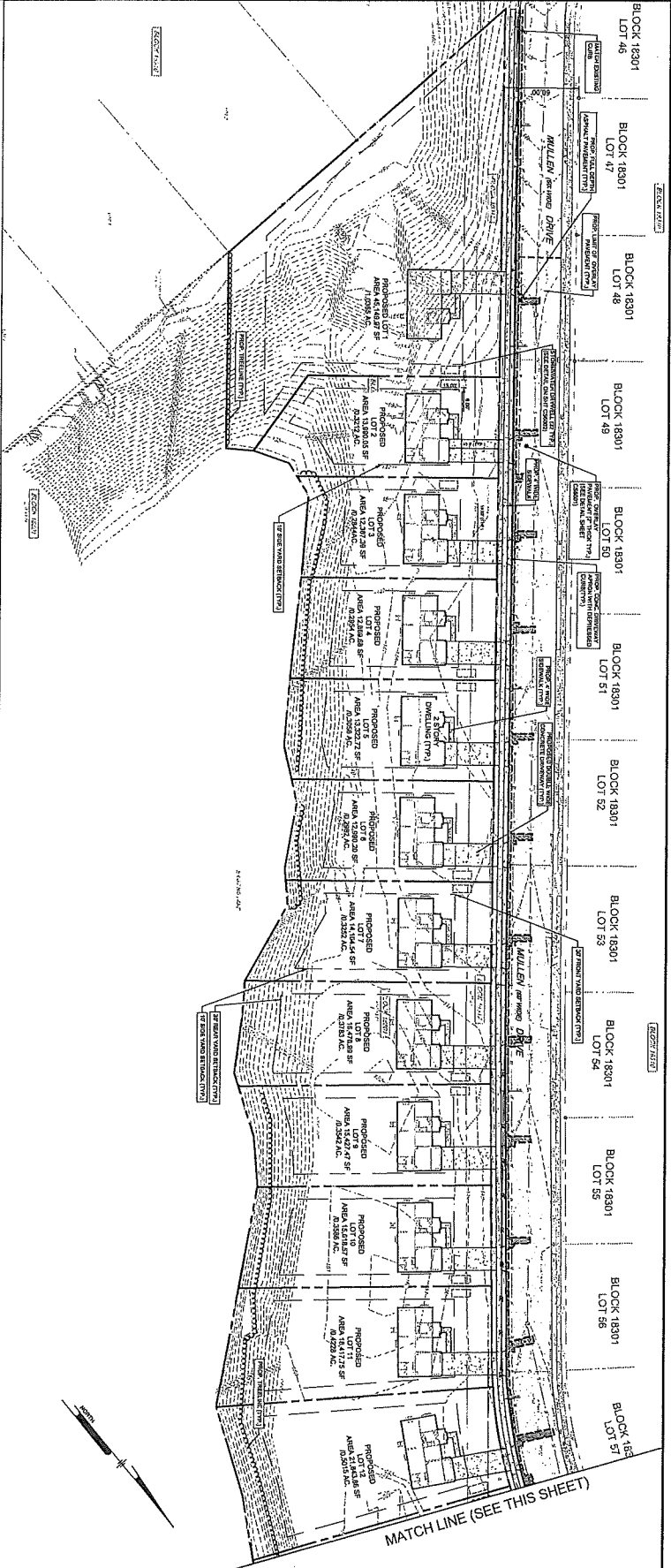
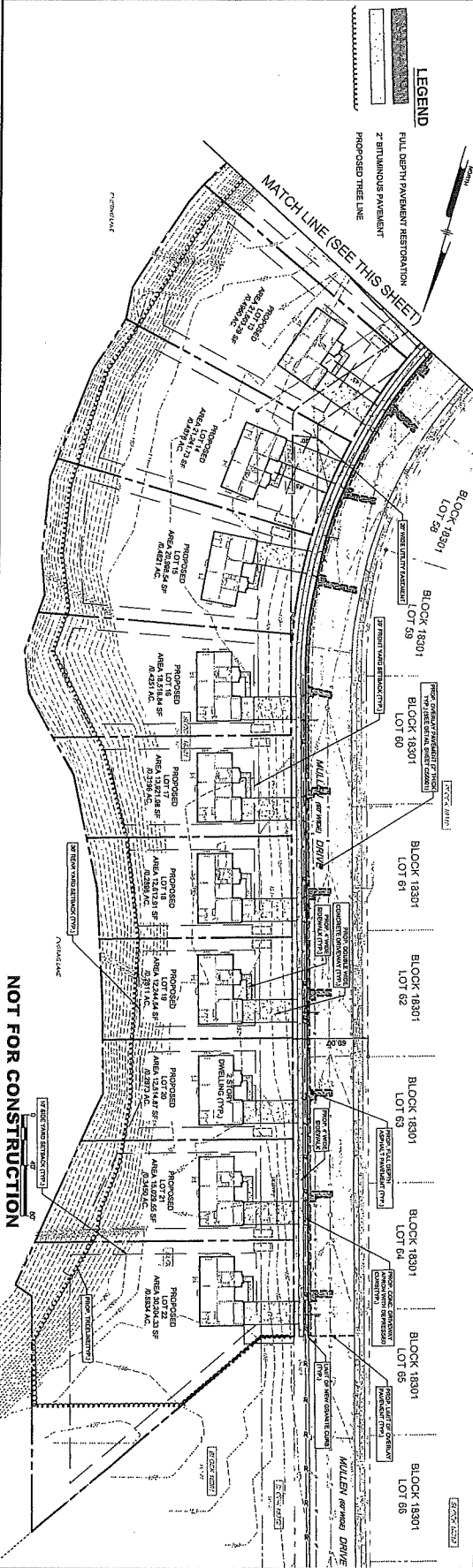


Cc: Applicant: Mark Tufaro [mtufaro@hammes.com](mailto:mtufaro@hammes.com)  
Applicant Attorney: Kevin D. Sheehan, Esq. [kseehan@parker MCCay.com](mailto:kseehan@parker MCCay.com)  
Applicant Engineer: Kyle MacGeorge, PE [kmacgeorge@langan.com](mailto:kmacgeorge@langan.com)  
Municipal Planning Board Secretary: Luis Pastoriza [clerk@ci.cacmden.nj.us](mailto:clerk@ci.cacmden.nj.us)  
Acting Municipal Review Engineer: K. Wendell Bibbs

<b>STAFF REPORT MEETING OF:</b>	RE:	Mullen Drive Residential Subdivision
	Plan:	MJ-15-1-24
	Municipality:	Gloucester Township
	Applicant:	Lakeside Business Park, LLC
	Abuts County Route:	Sicklerville Road (CR 705)

The applicant is seeking major subdivision approval for the development of twenty-three (23) new lots for twenty-two (22) single-family dwellings located at Mullen Drive. Other site improvements include landscaping, sidewalks, lighting, storm sewer conveyance system, and utility services.

The site is approximately a total of 8.27 acres located between Mullen Drive and Williamstown Erial Road in the Township's New Vision Business Park (NVBP), R-3 Single Family D3 detached (R-3), and Institutional (IN) zoning districts.



NOT FOR CONSTRUCTION

DATE	NO.	REVISIONS	BY
02/24/11	1	REV REAR YARD GRASSING AND DRIVEWAYS	MB
02/23/10	1	REVISED FOR SPECIFIC RESIDENTIAL PRODUCT	MB

**MULLEN DRIVE RESIDENTIAL SUBDIVISION**  
 MULLEN DRIVE - BLOCK 18301, 18112, LOTS 131, 01, 25  
 GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NJ 08061

**SITE PLAN**

LAKESIDE BUSINESS PARK, LLC  
 PO BOX 1643  
 MEDIA, PA 19063

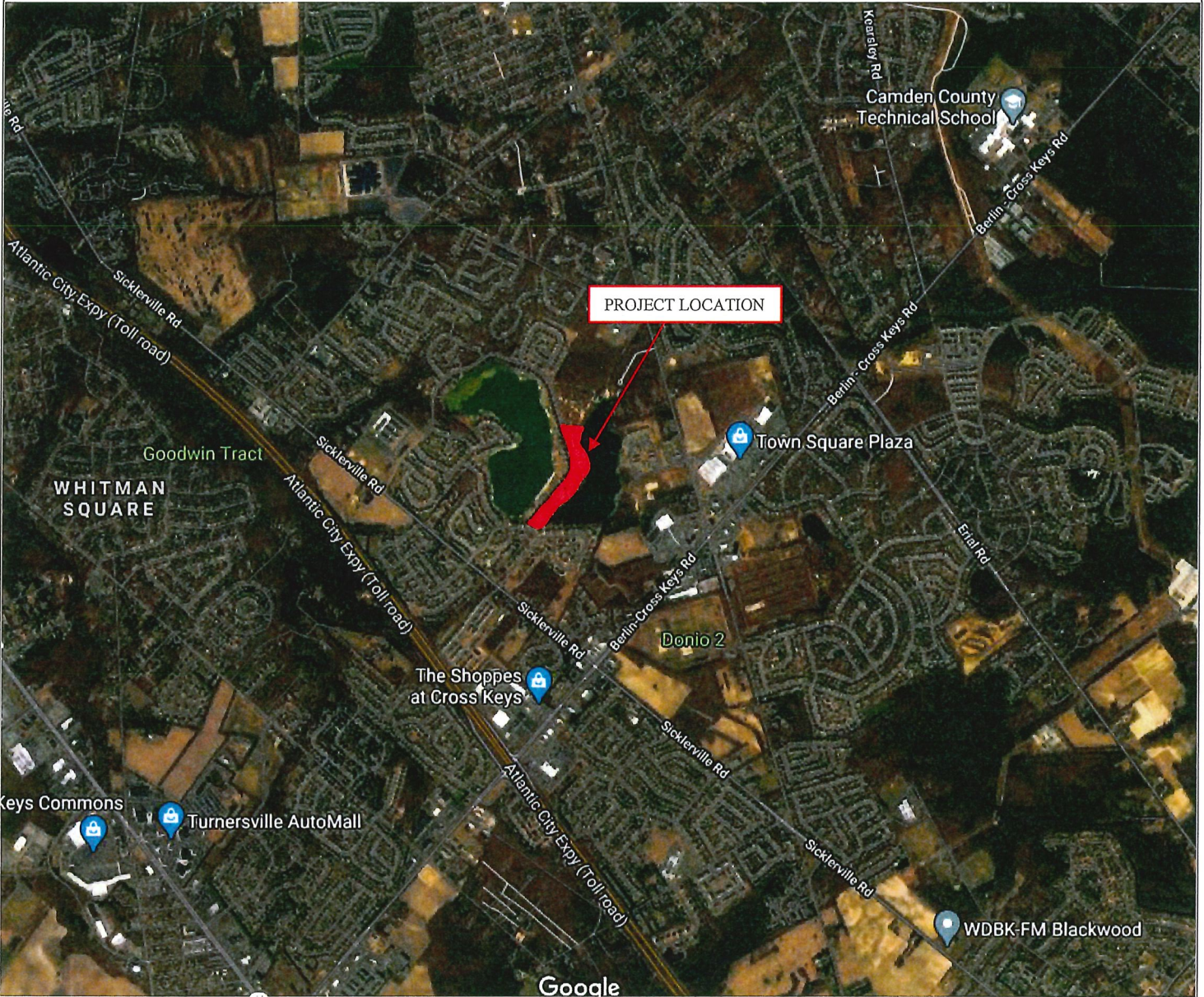
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK


**CHAD GAULRAPP**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. GE-41350

*Chad Gaulrapp* 10/6/13

**Pennoni**  
 PENNONI ASSOCIATES INC.  
 515 Grove Street, Suite 1B  
 Haddon Heights, NJ 08035  
 T 856.547.0505 F 856.547.9174  
 NJ CON. NO. GA00333590

CS1001  
 SHEET 4 OF 14



 <b>PENNONI ASSOCIATES INC.</b> 515 GROVE STREET HADDON HEIGHTS, NEW JERSEY 08035	<b>MULLEN DRIVE RESIDENTIAL SUBDIVISION</b> Block: 18301 Lot: 13.01 & Block: 18302 Lot: 35 Gloucester Township, Camden County, New Jersey	
	Job No. LKBPX23001	Scale: NTS

# 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](mailto: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: MULLEN DRIVE RESIDENTIAL SUBDIVISION

Project Address (if applicable) & Municipality: MULLEN DRIVE (NEAR INDEPENDENCE BLVD.)

Abuts County Road: SICKLERVILLE ROAD County Route No.: C.R. #705

### Type of Submission (please check one):

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

Original Site Plan Application No.: \_\_\_\_\_ Date Originally Approved: \_\_\_\_\_

- Resubmission of Major Subdivision

Original Major Subdivision Application No.: \_\_\_\_\_ Date Originally Approved: \_\_\_\_\_

### Tax Map Data:

Plate(s): 183.08, 183.05

Block(s): 18301, 18312

Lot(s): 13.01, 35

NVBP- NEW VISION BUSINESS PARK  
Existing Zoning: (NEW VISION REDEVELOPMENT AREA)

Variance(s) Required: \_\_\_\_\_

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: LAKESIDE BUSINESS PARK LLC Phone: 856-424-7000 Fax: 856-424-7490

Address: P.O. BOX 1846 Town & State: MEDIA, PA

Email: VPennoni@gmail.com Zip.: 19063

JOHN WADE

Attorney:(WADE, LONG, WOOD & LONG, LLC)Phone: 856-346-2800 Fax: 856-346-1910

Address: 1250 CHEWS LANDING ROAD Town & State: LAUREL SPRINGS, NEW JERSEY

Email: jdw0935@gmail.com Zip.: 08021

CHAD GAULRAPP, PE

Engineer: PENNONI ASSOCIATES, INC. Phone: 856-656-2870 Fax: \_\_\_\_\_

Address: 515 GROVE STREET, SUITE 1B Town & State: HADDON HEIGHTS, NEW JERSEY

Email: CGaulrapp@pennoni.com Zip.: 08035

**Proposed Use** (please check all that apply):

Residential

Commercial

Industrial

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

**Project Description & Statistics:**

Short Description of Project: \_\_\_\_\_

SUBDIVISION OF 2 EXISTING LOTS INTO 23 PROPOSED LOTS  
WITH SINGLE FAMILY HOMES ON 22 LOTS.

Increase in Impervious Coverage?:  YES  NO Total Increase or Decrease: 1.65 ACRES

Total Amount of Land Disturbed: 10 ACRES

Total Gross SF of all Buildings/ Development: 3,850 SF X 22 UNITS= 84,700 SF

Total New Residential Units: 22

Total New Jobs Created: 0

# CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

## Subdivision Description (if applicable):

Does this application include a lot consolidation? YES  NO

Will new lots be created?  YES  NO      How Many New Lots? 23

Size of Existing Lot(s): BLOCK 18301 LOT 13.01= 73.78 ACRES  
BLOCK 18312 LOT 35= 2.4 ACRES

Portion to be Subdivided: 9.45 ACRES

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

Title of Municipal Official: \_\_\_\_\_


Authorized Municipal Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Transmittal Date (if applicable): \_\_\_\_\_

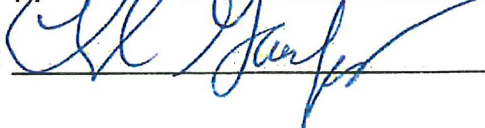
Phone Number: \_\_\_\_\_

## Signatures Required:

Name of Applicant: VINCE PENNONI, LAKESIDE BUSINESS PARK LLC

Signature of Applicant:  Date: 10/20/23

Agent Completing Application: CHAD GAULRAPP, PE PENNONI ASSOCIATES, INC.

Signature of Agent:  Date: 10/20/23

### For County Use:

Classification of Application: \_\_\_\_\_

Fees Included with Application: YES / NO

County Plan Number: \_\_\_\_\_

### Stamp Date Received Below

# CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

## Company/ Organization Information

Name of Company/Organization: LAKESIDE BUSINESS PARK 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
DAVID PENNONI	106 NORTH MORGAN AVE HAVERTOWN, PA 19083	
VINCE PENNONI	30 WEST 7TH STREET MEDIA, PA 19063	
ANDREW PENNONI	908 TUREPENNY ROAD MEDIA, PA 19063	
DIANE WENDLING	1692 ERB DRIVE ASTON, PA 19014	

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

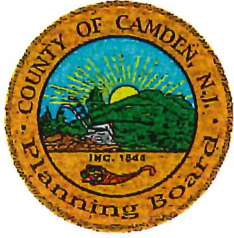
X  MANAGER  
Signature of Owner & Title

10/20/23  
Date

X \_\_\_\_\_  
Signature of Owner & Title

\_\_\_\_\_  
Date





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

**COUNTY PLAN:  
SP-15-1-23**

Mullen Dr. Residential Subdivision

**PROJECT NAME**

Gloucester Township

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW DATE & STATUS**

       SITE PLAN

PLATE: 183.08, 183.05

6/11/2024

       PRELIMINARY PLAN

BLOCK: 18301, 18312

Pending Board Action

  X   OTHER

LOT (s): 13.01, 35

**NAME: Lakeside Business Park, LLC**

**ADDRESS: P.O. Box 1846**

**CITY: Media**

**STATE: PA**

**ZIP: 19063**

**SITE ABUTS COUNTY HIGHWAY: Development accesses Sicklerville Road (CR 705) via Mullen Dr.**

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

**GENERAL**

The applicant is seeking major subdivision approval for the development of twenty-two (22) new lots for twenty-two (22) single-family dwellings located at Mullen Drive. Other site improvements include landscaping, sidewalks, lighting, storm sewer conveyance system, and utility services.

The site is approximately a total of 8.27 acres located on the east side of Mullen Drive between Lake Shore Dr. and Blue Stone circle in the Township's New Vision Business Park (NVBP), R-3 Single Family Detached (R-3), and Institutional (IN) zoning districts.

**The following documents have been reviewed:**

1. Site plan prepared by Stonefield Engineering; dated 2/29/2024.
2. Stormwater Management Report prepared by Pennoni Associates, Inc.; dated 1/17/2024.
3. Traffic Impact Statement prepared by Pennoni Associates, Inc.; dated 10/2023.
4. Boundary Survey prepared by Pennoni Associates, Inc.; dated 8/7/2020.
5. Topographic Survey prepared by Pennoni Associates, Inc.; dated 8/7/2020.

**RIGHT OF WAY**

1. The proposed site does not front on a county highway but rather has access to Sicklerville Road (CR 705) via Mullen Drive.
2. The applicant is not proposing any improvements in the County right-of-way.

**TRAFFIC**

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

**STORMWATER MANAGEMENT NJAC 7:8**

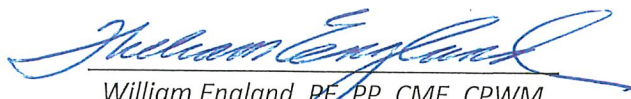
4. The applicant is ultimately disturbing one or more acres (43,560 SF) of land or increasing impervious surface by one-quarter acre (10,890 SF) or more.
5. Dry wells have been provided that do meet the Stormwater requirements of NJAC 7:8 for groundwater recharge.
6. Existing off-site water bodies will continue to function as regional stormwater management basins and will continue to retain discharge from the proposed site improvements. These existing basins meet the Stormwater requirements of NJAC 7:8 for water quality.
7. Due to the new proposed impervious surfaces, the peak flow rate of reduction factors cannot be satisfied. However, the post developed condition will not have detrimental impacts on the waterbody elevation, with a projected max increase of 0.05' for a 100-yr storm in the year 2100.

## ADMINISTRATIVE

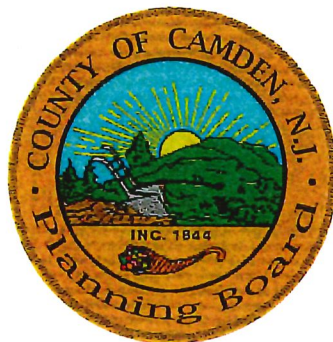
8. The Camden County Planning Board file number shall be referenced in all correspondence, including email.
9. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and/or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 only) and an electronic copy of the final site plan on disk (no flash drive).
10. Camden County Planning Board Process- Once applicants are heard and approved by the County Planning Board, they must resubmit site plans and any requested reports/documents that conform with all Engineering comments depicted in this letter unless otherwise discussed at the Planning Board hearing. The Camden County Planning Board **does not** provide any applicant with an individual resolution of approval and will only issue an Approval Letter once conformance with the comments depicted in this letter are met.
11. All road openings and work to be performed in the County Right-of-way will require a Right of Way Access Permit or Road Opening Permit from the Camden County Department of Public Works, Permit Division <http://www.camdencounty.com/service/public-works/permits/>, 856-566-2980, Permit Division requirements may differ from County Planning Board Approval and must be followed by the applicant. All Road Opening Permits requiring a Traffic Control Plan must have that Traffic Control Plan approved by the local police administration before applying to the County Permits Division.
12. **In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded on the deed. The applicant shall provide the receipt for the filing of the stormwater maintenance plan on the deed with the County Planning Department to obtain final County approval.**
13. All sections of the subdivision and site plan review act are to be complied with and shall become a part of the approval.
14. The applicant's site plan includes improvements and/or impacts to both local and county facilities. The Municipal Engineer will be providing review, inspection, and certification of the project. The improvements to the County facilities shall be included in the inspection and certification of the Municipal Engineer. A copy of the final certification shall be furnished to the County Planning Board.
15. The Cost of any inspection work of improvements to County facilities shall be the responsibility of the applicant and shall be estimated by the Municipal Engineer and included in the total fee to the applicant. The municipal bond shall include the cost of the construction of the County facilities and/or improvements.
16. Underground irrigation systems shall not be located within the County right-of-way.
17. Underground electrical, telephone and fiber optic systems shall not be located within the right-of-way.

**OUTSIDE AGENCY APPROVALS**

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

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

  
DATE



Cc: Applicant: Lakeside Business Park, LLC [VPennoni@gmail.com](mailto:VPennoni@gmail.com)  
Applicant Attorney: John Wade, Esq. [jdw0935@gmail.com](mailto:jdw0935@gmail.com)  
Applicant Engineer: Chad Gaulrapp, PE [CGaulrapp@pennoni.com](mailto:CGaulrapp@pennoni.com)  
Municipal Planning Board Secretary: Jenna Albano [jalbano@glotwp.com](mailto:jalbano@glotwp.com)  
Municipal Review Engineer: Steven Bach, PE, RA, PP, CME [sbach@bachdesigngroup.com](mailto:sbach@bachdesigngroup.com)

<b>STAFF REPORT MEETING OF:</b>	RE:	<b>Cherrywood Shopping Center Upgrades</b>
	Plan:	<b>SP-15-3-24</b>
	Municipality:	<b>Gloucester Township</b>
	Applicant:	BFW Associates, LLC
	Abuts County Route:	CR 534 & CR 759

The applicant proposes to make improvements to the existing space formerly occupied by a K-Mart retail store in the Cherrywood Shopping Center including the establishment of an approximately 113,895-SF ShopRite grocery store. No changes to the existing footprint of the existing grocery store are proposed. The applicant also proposes a 7,500-SF retail/restaurant pad within the shopping center. Improvements to the site include lighting, landscaping, parking, and ADA compliance requirements.





# 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](mailto: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: Cherrywood Shopping Center Upgrades

Project Address (if applicable) & Municipality: 1468 Blackwood Clementon Road, Gloucester Township

Abuts County Road: Blackwood Clementon Rd. & Chews Landing - Little Gloucester Rd. County Route No.: CR 534 & CR 759

### 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: Highway Commercial - HC

Block(s): 13203

Variance(s) Required: \_\_\_\_\_

Lot(s): 3 & 4

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: BFW Associates, LLC Phone: 716-878-9626 Fax: \_\_\_\_\_

Address: 570 Delaware Avenue Town & State: Buffalo, NY

Email: jmb@benderson.com Zip.: 14202

Attorney: CheryLynn Walters, Esq. Phone: 609-927-1177 Fax: 609-926-9721

Address: 4030 Ocean Heights Ave. Town & State: Egg Harbor Twp. NJ

Email: cwalters@ndglegal.com Zip.: 08234

Engineer: Stonefield Engineering & Design Phone: 609-362-6900 Fax: \_\_\_\_\_

Address: 15 Spring Street Town & State: Princeton, NJ

Email: pmutch@stonefieldeng.com Zip.: 08542

**Proposed Use** (please check all that apply):

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

**Project Description & Statistics:**

Short Description of Project: Applicant seeks to make improvements to the existing "Cherrywood Shopping Center", including the establishment of an approximately 113,895.80 SF ShopRite grocery store in the Center within an existing structure formerly occupied by a Kmart retail store, along with the addition of a restaurant/retail pad.

Increase in Impervious Coverage?: YES /  NO Total Increase or  Decrease Decrease of 2.5% or 19,487 SF

Total Amount of Land Disturbed: N/A - Existing commercial shopping center.

Total Gross SF of all Buildings/ Development: 197,534 SF

Total New Residential Units: N/A

Total New Jobs Created: Approximately 200

**CAMDEN COUNTY PLANNING BOARD APPLICATION** Page - 3

**Subdivision Description (if applicable):**

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

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

Size of Existing Lot(s): 802,590 SF

Portion to be Subdivided: N/A.

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

Title of Municipal Official: \_\_\_\_\_

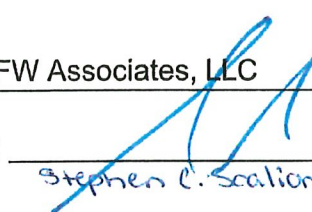
Authorized Municipal Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Transmittal Date (if applicable): \_\_\_\_\_

Phone Number: \_\_\_\_\_

**Signatures Required:**

Name of Applicant: BFW Associates, LLC

Signature of Applicant:  Date: 4/22/2024  
*Stephen C. Scallione, manager*

Agent Completing Application: CheryLynn Walters, Esq. - Nehmad Davis & Goldstein, PC

Signature of Agent:  Date: 4/26/24

**For County Use:**

Classification of Application: \_\_\_\_\_

Fees Included with Application: YES / NO

County Plan Number: \_\_\_\_\_

**Stamp Date Received Below**

**CAMDEN COUNTY PLANNING BOARD APPLICATION** Page-3

**Subdivision Description (if applicable):**

Does this application include a lot consolidation? YES  NO

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

Size of Existing Lot(s): 802,590 SF

Portion to be Subdivided: N/A

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

Title of Municipal Official: TOWNSHIP OF GLOUCESTER  
COMMUNITY DEVELOPMENT

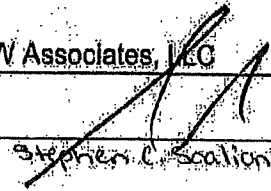
Authorized Municipal Signature: P.O. BOX 8 Date: 4/25/24

Transmittal Date (if applicable): BLACKWOOD, NJ 08012

Phone Number: 856-228-4000 ext 3208

**Signatures Required:**

Name of Applicant: BFW Associates, LLC

Signature of Applicant:  Date: 4/22/2024  
Stephen C. Scallione, manager

Agent Completing Application: Cheryl Lynn Walters, Esq. - Nehmad Davis & Goldstein, PC

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

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

# CAMDEN COUNTY PLANNING BOARD APPLICATION AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

**Company/ Organization Information**

Name of Company/Organization: BFW Associates, LLC

Is the Company a Corporation? YES /  NO Company is a Limited Liability Company

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

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
See attached disclosure statements.		

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

X \_\_\_\_\_

*Signature of Owner & Title*  
*Stephen C. Scallione, manager*

4/22/2024  
*Date*

X \_\_\_\_\_

*Signature of Owner & Title*

\_\_\_\_\_  
*Date*

## OWNERSHIP DISCLOSURE STATEMENT

### BFW Associates, LLC

---

Listed below are the names and addresses of all owners of 10% or more of the stock/interest\* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

	NAME	ADDRESS
1	9395 CH, LLC	7978 Cooper Creek Blvd. University Park, FL 34021
2	Wainco Properties, LLC	7978 Cooper Creek Blvd. University Park, FL 34201
3	Feuerstein Associates, LLC	15 Valley Street, Suite 1D South Orange, NJ 07079D
4		
5		
6		
7		
8		
9		
10		

\*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

## OWNERSHIP DISCLOSURE STATEMENT

**9395 CH, LLC**

---

Listed below are the names and addresses of all owners of 10% or more of the stock/interest\* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

NAME		ADDRESS
1	Randall Benderson 1993-1 Trust	7978 Cooper Creel Blvd. University Park, FL 34201
2	Ronald Benderson 1995 Trust	7978 Cooper Creek Blvd. University Park, FL 34201
3		
4		
5		
6		
7		
8		
9		
10		

\*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

## OWNERSHIP DISCLOSURE STATEMENT

### Wainco Properties, LLC

---

Listed below are the names and addresses of all owners of 10% or more of the stock/interest\* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

	NAME	ADDRESS
1	The Stuart E. Wainberg 2004 Family Trust	15 Valley Street, Suite 1D South Orange, NJ 07079
2	Stuart E. Wainberg	15 Valley Street, Suite 1D South Orange, NJ 07079
3		
4		
5		
6		
7		
8		
9		
10		

\*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

## OWNERSHIP DISCLOSURE STATEMENT

### Feuerstein Associates, LLC

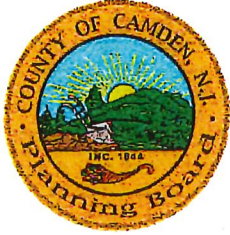
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Listed below are the names and addresses of all owners of 10% or more of the stock/interest\* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

NAME		ADDRESS
1	David Feuerstein	7978 Cooper Creek Blvd., University Park, FL 34201
2		
3		
4		
5		
6		
7		
8		
9		
10		

\*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.





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

**COUNTY PLAN:  
SP-15-3-24**

Cherrywood Shopping Center Upgrades

**PROJECT NAME**

Gloucester Township

**MUNICIPALITY**

**TYPE OF PLAN**

**TAX MAP DATA**

**REVIEW DATE & STATUS**

X SITE PLAN

PLATE: \_\_\_\_\_

6/17/2024

\_\_\_\_ PRELIMINARY PLAN

BLOCK: 13203

Pending Board Action

\_\_\_\_ OTHER

LOT (s): 3 & 4

**NAME: BFW Associates, LLC**

**ADDRESS: 570 Delaware Avenue**

**CITY: Buffalo**

**STATE: NY**

**ZIP: 14202**

**SITE ABUTS COUNTY HIGHWAY: Blackwood-Clementon Rd. (CR 534) & Little Gloucester Rd. (CR 759)**

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

**GENERAL**

The applicant proposes to make improvements to the existing 113,895-SF ShopRite grocery store space formerly occupied by a K-Mart retail store in the Cherrywood Shopping Center. No changes to the existing footprint of the existing grocery store are proposed. The applicant also proposes a 7,500-SF retail/restaurant pad within the shopping center. Improvements to the site include lighting, landscaping, parking, and ADA compliance additions/modifications.

**The following documents have been reviewed:**

1. Site plan prepared by Stonefield Engineering; dated 2/29/2024.
2. Stormwater Management Report prepared by Stonefield Engineering; dated 2/12/2024.
3. Traffic Impact Study prepared by Stonefield Engineering.; dated 10/2/2023.
4. Topographic Survey prepared by Control Point Associates, Inc.; dated 8/4/2021.

**RIGHT OF WAY**

1. The Camden County Master Plan indicates that Blackwood-Clementon Rd. (CR 534) has a proposed right-of-way of 74 feet, and along the property frontage, the existing right-of-way is 78 feet. Accordingly, the applicant does not propose a change to the existing right-of-way.
2. The Camden County Master Plan indicates that Little Gloucester Rd. (CR 759) has a proposed right-of-way of 74 feet, requiring the right-of-way along the property frontage to be 37 feet from the centerline. This is the case along most of the property frontage, except for approximately 165 feet on the southwest corner of the property. The applicant is required to provide additional right-of-way through a roadway easement to widen this remaining section 12.25' from the centerline along the applicant's frontage.

The following is noted:

- a. The site plan should be revised to clearly indicate the roadway easements dedicated to Camden County.
- b. The metes and bounds descriptions of the roadway easements prepared by a licensed surveyor in the State of New Jersey should be submitted for review and approval.
- c. A copy of the receipt of filing from the County Clerk for the road widening easement documents must be provided to the County Planning Department prior to the Planning Board's issuance of the final approval.

**TRAFFIC**

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

**SITE PLAN**

4. The plans should include a note indicating "All existing sidewalk and curb within the County right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative."

5. In the area adjacent to the entrance at the southwest corner of the property along Little Gloucester Road, where additional right-of-way is to be provided to the County, the existing roadway shall be widened to provide a straight curbline between the two adjacent driveways.

Additionally, both driveways shall be reconstructed/restriped/realigned to align vehicles to more closely to intersect the County Road at right angles. The new driveway apron materials shall meet the requirements of the Camden County Development Regulations, Section 3.3.1.10.E, as discussed below. All associated curb, sidewalk and ADA ramps in this area shall be replaced and brought into compliance with all standards.

6. The section of Little Gloucester Road impacted by the curb line adjustment, including the two (2) driveway intersections discussed above shall be milled and paved once the widening work is complete. Provide a separate/detailed roadway plan showing all proposed improvements in the County ROW. Paving limits shall be from the curb to the yellow pavement line or to the nearest pavement joint, whichever is greater.
7. Continue the paving of the two (2) lanes to the transverse pavement joint located immediately past the entrance driveway to the Starbucks.
8. The site plan should include stop signs, stop bars and crosswalks at each driveway intersecting the county roads. All striping disturbed or missing on Little Gloucester Road shall be painted as directed by the county engineer. Add RPMs on Little Gloucester Road.
9. Sight triangle dimensions are required on site plans at all existing and proposed road or street intersections with a county road and at all 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.
10. The pavement marking arrows at all driveways exiting onto Blackwood Clementon Road (CR 534) shall be right-out-only arrows to conform to existing signage. Update all signage as necessary to meet MUTCD standards.
11. 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.A Angle of Intersection (**Plan Does Not Conform**) *Driveways shall intersect the county road at right angles (90° as measured at the centerlines of the intersecting driveway and the centerline of the county road). {...} Two existing driveways along Little Gloucester Road do not conform with the requirements of this section. Plans shall be revised accordingly.*

3.3.1.10.E Driveway and Apron Material (**Plan Does Not Conform**) *Depressed concrete curb shall be provided along a county road at a proposed driveway. {...} Driveways at a county road shall be constructed of reinforced concrete for the full width of the driveway for a distance of at least 25' from the edge of pavement of the county road including a 4' width of sidewalk. Some existing driveways do not conform with all the requirements of this section. Plans shall be revised to meet this requirement.*

3.3.1.10.F Americans with Disabilities Act (ADA) Requirements (*Plan Does Not Conform*) All driveway intersections shall be designed to satisfy ADA requirements. New ADA compliant curb ramps shall be provided at all driveways intersecting the county roads.

3.3.1.10.G Stop Sign and Stop Bar (*Plan Does Not Conform*) Plans shall be revised to meet this requirement at all driveways intersecting the county roads.

#### **STORMWATER MANAGEMENT NJAC 7:8**

12. The applicant is ultimately disturbing one or more acres (43,560 SF) of land, decreasing the impervious coverage by 0.53 acre (23,193 SF), and increasing motor vehicle surface by less than one-quarter acre (10,890 SF). The applicant provided documentation indicating the reduction in impervious surface will result in the proposed conditions meeting the Stormwater requirements of NJAC 7:8 for water quantity.
13. Our office does concur that the applicant is not required to meet the water quality requirements under NJAC 7:8 since the proposed development does not increase impervious surfaces, motor vehicle surfaces, or a combination thereof by more than one-quarter acre.
14. Our office does concur that the applicant is not required to meet the recharge requirements under NJAC 7:8 since the proposed development meets the definition of "urban redevelopment area" as a previously developed area delineated on the State Plan Map as a Metropolitan Area (PA1).

#### **DETAILS**

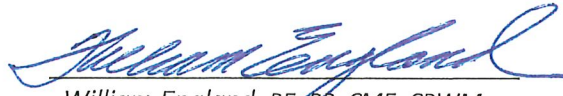
15. All construction or reconstruction within the County right-of-way is to be to County standards, and Federal ADA standards.
16. The handicap ramps in the Camden County right-of-way must meet the standards of the Proposed Accessibility Guidelines for pedestrian Facilities in the Public Right-of-way dated July 26, 2011, latest revision.
17. Depressed curbing shall be installed at all driveways on County roads.
18. The following County standard details are required for improvements in the County right-of-way:  
Details:
  1. Standard 8"X9"X18" Concrete Vertical Curb
  3. Standard Depressed Concrete Curb
  5. Standard Concrete Sidewalk
  6. Standard Concrete Driveway and Concrete Apron
  16. Milling and Resurfacing
  18. Roadway Widening Roadway Restoration
    - A. Typical Roadway Restoration for Curb Installation

## ADMINISTRATIVE

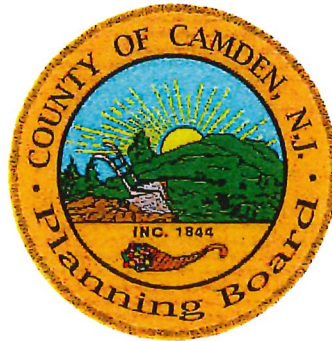
19. **The Camden County Planning Board file number shall be referenced in all correspondence, including in the subject line of all emails.**
20. As a condition of approval, the applicant must submit two (2) sets of Final Site Plans and/or Subdivision Plats at a size of 24 inches by 36 inches (24 x 36 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 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



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Municipal Planning Board Secretary: Nancy Power [nanpower@glotwp.com](mailto:nanpower@glotwp.com)  
Municipal Review Engineer: Steven Bach, PE, RA, PP, CME [sbach@bachdesigngroup.com](mailto:sbach@bachdesigngroup.com)