

THE FOLLOWING WILL BE ON THE AGENDA FOR THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR MONDAY, NOVEMBER 21, 2022 IN THE LINDENWOLD BOROUGH HALL.

1. CALL MEETING TO ORDER
2. SUNSHINE ANNOUNCEMENT
3. FLAG SALUTE
4. ROLL CALL
5. APPROVAL OF MINUTES FROM OCTOBER 27, 2022

6. RESOLUTIONS:

APPLICATION JLUB-22-14
ZEESHAN RAZZAQ
BLOCK 72, LOT 18

APPLICATION JLUB-22-15
ARCR HOME BUILDERS, LLC
BLOCK 34, LOT 4

7. NEW BUSINESS

APPLICATION JLUB-22-16
OCV DEVELOPMENT, LLC
829 BLACKWOOD-CLEMENTON ROAD
BLOCK 240, LOT 1.01
MAJOR SITE PLAN (PRELIMINARY & FINAL W/VARIANCES)
OIL CHANGE FACILITY

APPLICATION JLUB-22-17
GROW IN GRACE MINISTRIES
DENNIS & CYNTHIA WIGGINS
303 BLACKWOOD-CLEMENTON ROAD
BLOCK 240, LOT 33
CHANGE IN USE
EMPTY UNIT TO CHURCH

8. OPEN MEETING TO THE PUBLIC
9. ADJOURNMENT

**LINDENWOLD JOINT LAND USE BOARD
CAMDEN COUNTY, NEW JERSEY
APPLICATION NO. JLUB 22-14**

**IN THE MATTER OF
ZEESHAN RAZZAQ**

**: JOINT LAND USE BOARD
: BOROUGH OF LINDENWOLD
: APPLICATION NO. JLUB 22-14
: BLOCK 72, LOT 18
: 430 E. GIBBSBORO ROAD
:
: GRANTED: October 27 2022
: MEMORIALIZED: November 21, 2022**

**A RESOLUTION GRANTING APPROVAL FOR A CHANGE OF USE AND WAIVER OF
MINOR SITE PLAN**

WHEREAS Zeeshan Razzaq, doing business as ZHWM International, LLC, and maintaining an office at 1324 Hawks Way, Vineland, New Jersey 08360 (hereinafter designated the "Applicant") has submitted an application to the Borough of Lindenwold Joint Land Use Board (hereinafter designated the "Board") seeking (1) approval for a change of use for a vacant building previously occupied as a tax and accounting office located at 430 E. Gibbsboro Road, Lindenwold, NJ, also known as Block 72, Lot 18 on the Official Tax Map of the Borough of Lindenwold (hereinafter the "Subject Property") for use as a convenience store, and (2) a waiver of the requirement for a minor site plan;

WHEREAS the Board considered the following documents submitted by the Applicant in connection with this application:

- (1) Borough of Lindenwold Joint Land Use Application prepared by the Applicant, dated September 23, 2022 and signed by Zeeshan Razzaq, the Applicant's managing member;
- (2) Consent by Owner dated September 23, 2022, signed by Lela Muradova, the Subject Property's owner;
- (3) Borough of Lindenwold Check List for Minor Site Plans signed by Zeeshan Razzaq on behalf of the Applicant;
- (4) Sketch of Interior Floor Plan Layout of proposed convenience store, undated and not to scale;

- (5) Borough of Lindenwold Affidavit of Ownership signed by Zeeshan Razzaq, managing member of the Applicant;
- (6) Escrow Agreement dated September 26, 2022 and signed by Zeeshan Razzaq, on behalf of the Applicant;
- (7) Borough of Lindenwold Tax Certification Form; and
- (8) Camden County Planning Department Application for Request for Letter of No Impact dated September 23, 2022;

WHEREAS the application was reviewed by the Board's Engineer, G. Jeffrey Hanson, PE, C.M.E., of Environmental Resolutions Inc., by letter dated October 17 2022;

WHEREAS on October , 2022, a public hearing was conducted on this application with the Applicant being represented by counsel, Christopher Norman, Esquire of The Platt Law Group.

WHEREAS the Board's Engineer recommended that the application be deemed complete subject to the Applicant supplying the requested testimonial and/or documentary evidence;

WHEREAS the Board having heard the testimony and evidence presented by the Applicant managing member, Zeeshan Razzaq, and the Board Engineer, and having opened the hearing for public comment and no members of the public wishing to comment, and having heard the presentation of the Applicant's counsel and having considered the application submitted in connection herewith;

NOW THEREFORE BE IT RESOLVED that the Board makes the following findings of facts:

FINDINGS OF FACT

1. The Applicant is the proposed tenant of a freestanding commercial building located at 430 East Gibbsboro Road, Lindenwold, New Jersey, also known as Block 72, Lot 18 of the Official Tax Map of the Borough of Lindenwold (the "Subject Property"). Aerial views of the Subject Property were presented into evidence as Exhibits A-1 and A-2. The Subject Property is located on the west side of East Gibbsboro Road. The Subject Property had been previously used as a retail bank with a drive through window and more recently as a tax and accounting office. A photograph of the building was presented as Exhibit A-3.

2. The Subject Property is situated within the B-1 (Neighborhood Business) Zoning District, where retail uses, such as the proposed convenience store, are permitted pursuant to Borough Code § 365-58A. The Subject Property is bound on the north by Deterding's Market, on the south by Action Graphics, on the east across Gibbsboro Road by the Summit Place Apartments and on the west by Lindenwold Towers residential apartments. A copy of the Camden County Planning Board's letter dated September 26, 2022 waiving any further review of this application was presented as Exhibit A-4.

3. The Applicant's proposed convenience store will operated from 7 am to 11 pm seven (7) days a week. The sketch of the proposed floor plan shows the entrance and exit doors, the counter, cooler, various display cases and product shelves with no interior improvements contemplated. The convenience store will at first have two employees. Customer parking will be in the rear of the building where there are a total of eight (8) parking spaces including one (1) handicapped accessible space. The circulation pattern of the site will remain the same with customer parking in the rear with customers entering via the rear door and pedestrian traffic entering the building through the front door. A "Do Not Enter" sign is to be added to the one way exit sign facing Gibbsboro Road. Exhibit A-5 showed the trash dumpster which will serve the business which will not be placed on a parking space and will be picked up once a week. The building has a basement which will be used for storage. No new signage is being proposed and the Applicant will be using the existing sign with the façade displaying the name of the convenience store.

4. The Applicant requests the waiver of a site plan and the various requirements of a site plan as there are no exterior site improvements or exterior renovations to the Subject Property being proposed with this application. The Board's engineer had no objection to that waiver.

5. The Applicant agrees to submit the security and surveillance system for the proposed convenience store to the Lindenwold Police Department for their review and approval.

CONCLUSIONS OF LAW

1. The Board has jurisdiction over this application for minor site plan approval for a change of use pursuant to Borough Code §190-26, which provides that site plan review and approval must be obtained prior to the conversion of any use.

2. Waiver of submission requirements in the context of a site plan review is recognized under N.J.S.A. 40:55D-10.3 and by Borough Code §190-34, which grants the Board the power to grant such exceptions from the requirements for site plan approval as may be reasonable and within the general purpose and intent of the provisions of site plan review and approval of the Land Use and Development Ordinance if the literal enforcement of one or more provisions would be impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

3. The Applicant has demonstrated by the preponderance of the credible evidence that the requested waiver of the minor site plan for the Subject Property would be reasonable and within the purposes and intent of the provisions for site plan review found in the Land Use and Development Ordinance, and that the submission of a minor site plan would be impracticable or impose an undue hardship upon the Applicant as the Applicant is not undertaking any exterior site improvement. The Board finds that the granting of the requested waiver of the requirement for a minor site plan would be a reasonable exercise of the Board's discretion.

4. The Board finds that change of use can be approved as the proposed use is a permitted use within the B-1, Neighborhood Business Zoning District.

NOW THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Borough of Lindenwold, in the County of Camden and State of New Jersey, on the 28th day of April, 2022, upon motion duly made by Howard Dawson and seconded by Germaine Jackson, that this application for an approval of the proposed change of use and waiver of site plan submission requirement be and is hereby **GRANTED**, subject to the following terms and conditions:

1. That the application, all exhibits, testimony, maps and other documents submitted, and all representations made, and all testimony given before the Board at its meeting of October 27, 2022 are true and accurate of the facts relating to the Applicant's request for relief. In the event that it appears to the Board, on reasonable grounds, that the application, exhibits, testimony, maps and other documents are not accurate, are materially misleading, or are the result of mistake, and the same have been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought, the Board may rescind its approval and rehear the application, or any part of said application, either upon the application of an interested party or on its own motion, when unusual circumstances so require, or where a rehearing is necessary and appropriate in the interest of justice.

2. That the approval and other relief granted herein to the Applicant are conditioned on the following:

a. The Applicant shall submit the surveillance and security system plan for the Subject Property for review and approval by the Borough Police Department and the submission of proof to the Board that this condition has been satisfied; and

b. That the payment of the Borough and CCMUA sewer accounts are brought up to date

3. The Applicant shall post all required inspection fees and shall keep the Applicant's escrow account for the review of this application current.

4. The Applicant shall not occupy and operate this business in the new expanded space until all occupancy certificates/approvals and a mercantile license have been obtained from the Zoning/Code Enforcement Officers, and all other permits, approvals or licenses have been obtained from other governmental agencies as may be required by law or local ordinance. The Applicant shall comply with any requirements or conditions of such approvals or permits, which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies permits and/or approvals, if any, are required. The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from any such outside agencies.

5. At any time after adoption of this Resolution should a party of interest appeal to the Board for an order vacating or modifying any term or condition set forth herein, upon a proper showing of materially misleading submission, material misstatement, materially inaccurate information or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there has been a material fault or deficiency in the application, the Board shall take whatever action it deems appropriate at that time, including but not limited to a

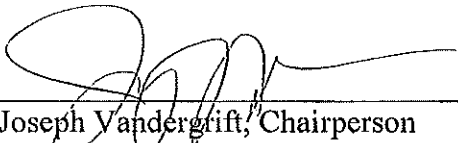
rescission of its prior approval, a rehearing, a modification of its prior approval or such other action as appropriate.

6. The Applicant shall indemnify and hold the Borough of Lindenwold harmless from any claims whatsoever which may be made as a result of any deficiency in the application, or as to any representation made by the Applicant.

ROLL CALL VOTES ON MOTION TO GRANT APPLICATION FOR APPROVAL OF A CHANGE OF USE AND MINOR SITE PLAN WAIVER:

IN FAVOR: Mayor Richard Roach, Jr., Councilwoman Linda Hess, Joseph Vandergrift, Craig Wells, Patricia Strippoli, Joy Jackson, Jermaine Jackson, and Howard Dawson
OPPOSED: None
ABSTENTION: None

BE IT FURTHER RESOLVED that a certified copy of this Resolution of Memorialization be sent via regular mail to the Applicant within ten (10) days of the date of adoption, and a copy of this Resolution shall be filed with the Administrative Officer or Clerk of the Borough, Borough Construction Official, Borough Zoning Officer and made available to all other interested parties.



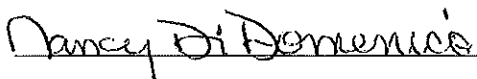
Joseph Vandergrift, Chairperson
Joint Land Use Board
Borough of Lindenwold



NANCY DIDOMENICO, Secretary
Joint Land Use Board
Borough of Lindenwold

CERTIFICATION

This Resolution of Memorialization being adopted by action of the Joint Land Use Board of the Borough of Lindenwold on this 21st day of November, 2022, is a true copy of the action taken by the Lindenwold Joint Land Use Board at its meeting held on October 27, 2022



NANCY DIDOMENICO

NANCY DIDOMENICO, Secretary
Joint Land Use Board
Borough of Lindenwold

**RESOLUTION OF MEMORIALIZATION
BOROUGH OF LINDENWOLD LAND USE BOARD
CAMDEN COUNTY, NEW JERSEY
APPLICATION NO. JLUB-22-15**

**IN THE MATTER OF
ARCR, LLC**

**: LAND USE BOARD
: BOROUGH OF LINDENWOLD
: APPLICATION NO. JLUB-22-15
: BLOCK 34, LOT 4
: 832 MAPLE AVENUE
:
:
: GRANTED: October 27, 2022
: MEMORIALIZED: November 21, 2022**

**A RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL AND DESIGN
WAIVER FOR A SIDEWALK INSTALLATION ALONG HOLLAND STREET**

WHEREAS ARCR LLC (hereinafter designated the "Applicant") maintaining a place of business at 2002 College Drive, Suite 4, Clementon, New Jersey 08021, having submitted an application to the Borough of Lindenwold Joint Land Use Board (hereinafter designated the "Board") seeking minor subdivision approval for the property located at Block 34, Lot 4 on the Tax Map of the Borough of Lindenwold, being commonly known as 832 Maple Avenue, Lindenwold, New Jersey (hereinafter the "Subject Property"), which property is owned by the Applicant;

WHEREAS the Board considered the following documents submitted by the Applicant in connection with this application:

- (1) Borough of Lindenwold Joint Land Use Board Application signed by Rich Rosenberg, the President of the Applicant and dated September 28, 2022;
- (2) Borough of Lindenwold Affidavit of Ownership signed by Rich Rosenberg, President of the Applicant;
- (3) Borough of Lindenwold Check List for Minor Subdivision Plans prepared by Kevin Diduch, Esquire of KD Law Group, LLC, counsel for the Applicant and dated September 28, 2022;
- (4) Plan entitled Minor Subdivision prepared by JTS Engineers and Land Surveyors, Inc. and signed by Philip J. Schaeffer, P.L.S. dated October 3, 2022;
- (5) Grading Plan prepared by JTS Engineers and Land Surveyors, and signed by Vincent Milano, P.E. dated October 25, 2022;

- (6) Deed to the Subject Property with NJ Residency Certification dated August 24, 2022 transferring property to the Applicant;
- (7) Title Insurance Commitment dated August 30, 2022 issued by Westcor Land Title to the Applicant and dated August 30, 2022;
- (8) Settlement Statement for the Subject Property dated August 31, 2022;
- (9) Borough of Lindenwold Escrow Agreement signed by the Applicant and dated September 28, 2022; and
- (10) Borough of Lindenwold Tax Certification and CCMUA Form;

WHEREAS the application was reviewed by the Board's Engineer, G. Jeffrey Hanson, PE, C.M.E., of Environmental Resolutions Inc., by letter dated October 17 2022;

WHEREAS the Board's Engineer recommended that the application be deemed complete subject to the Applicant supplying the requested testimonial and/or documentary evidence;

WHEREAS the Applicant appeared before the Board on October 27, 2022 with a quorum being present, and the Applicant being represented by Kevin Diduch, Esquire; and

WHEREAS the Board having heard the testimony of Rich Rosenberg, President of the Applicant and the Applicant's Engineer, Vincent Milano, P.E.; the testimony of the Board Engineer, G. Jeffrey Hanson, PE, CME; and the arguments of the Applicant's counsel, Kevin Diduch, Esquire, and having opened the hearing for public comments, and no one wishing to comment, and having considered the application submitted and the testimony provided;

NOW THEREFORE BE IT RESOLVED that the Board makes the following findings of facts:

FINDINGS OF FACT

1. The Subject Property is a 15,000 square foot lot located at the intersection of Maple Avenue (60 feet width) and Holland Street (60 feet width) and having an address of 832 Maple Avenue. The Subject Property is an unimproved lot, which was recently purchased by the Applicant and is located in the R-2 Residential Zoning District.

2. The Subject Property is a rectangular corner lot having 100 feet of frontage on Maple Avenue and 150 feet of frontage on Holland Street, which property is surrounded on all sides by other residential lots. The Applicant proposes to subdivide this lot into two (2) residential lots for future residential construction with the corner lot being 8000 square feet in size and having 80 feet of frontage on Holland Street and 100 feet of frontage on Maple Avenue and being proposed Lot 4 on the Tax Map, and the interior lot being 7000 square feet in size and having 70 feet of frontage on Holland Street and being proposed Lot 4.01 on the Tax Map. Each of the proposed lots created by this subdivision will comply with the area and bulk requirements of the R-2 Zoning District as set forth in Borough Code § 365-34 and the Schedule attached thereto. This

subdivision is to be perfected by the recordation of a deed of subdivision, which is to be reviewed and approved by the Board's professional.

3. . The Applicant proposes to construct a 1,156 square feet residence on each lot fronting Holland Street and with access to Holland Street via concrete driveways for each home. No accessory structures are being proposed for the new lots. The Applicant's engineer testified as to the drainage pattern on the Subject Property and noted a 12 inch ductile iron pipe (DIP) will be installed in proposed Lot 4.01 to maintain stormwater flow to the existing drainage swale along the westerly edge of Holland Street.

4. It was noted that the subdivision plans were recently revised to incorporate the revisions and concerns noted in the Board's Engineer's review letter under General Comments and the approval of those plans are subject to the Board's Engineer's final review and approval.

5. The Applicant agreed to install a concrete sidewalk along the Maple Avenue frontage of the Subject Property in accordance with Borough Code § 190-66 to tie into the existing sidewalk on Maple Avenue with a handicapped ramp at the intersection corner. The Applicant is not agreeing to a sidewalk along Holland Street and is seeing a waiver from the aforementioned design standards.

6. The sewer charges due to the Borough of Lindenwold and the CCMUA are outstanding and the satisfaction of those charges are to be a condition of approval.

CONCLUSIONS OF LAW

1. The Board has jurisdiction under authority granted to same by N.J.S.A. 40:55D-40(a) and under the subdivision review and procedures set forth in Borough Code § 190-17 et seq. to act on this application for minor subdivision.

2. The Board finds that the Applicant has demonstrated that the Subject Property is suitable for the proposed subdivision and the future residential uses proposed hereon given the sufficient size of the Subject Property, that the proposed lots comply with all applicable bulk and area requirement and is a permitted uses in the R-2 Zoning District. In accordance with the review and procedures set forth in Borough Code § 190-17 e seq., the Applicant is entitled to minor subdivision approval in accordance with the application and plans submitted.

2. 3. Waiver of submission requirements in the context of a site plan review is recognized under N.J.S.A. 40:55D-10.3 and by Borough Code §190-34.

3. Pursuant to Borough Code §190-34, the Board shall have the power to grant such exceptions from the design standards for development as may be reasonable and within the general purpose and intent of the provisions of site plan review and approval of the Land Use and Development Ordinance if the literal enforcement of one or more provisions would be impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question. The Board finds that the granting of the requested waiver of the sidewalk requirements would be a reasonable exercise of the Board's discretion.

NOW THEREFORE, BE IT RESOLVED that the motion by Mayor Richard Roach, Jr. and duly seconded by Councilwoman Hess that the within application for a minor subdivision and a waiver of the sidewalk requirements of Borough Code for the frontage on Holland Street be and is hereby GRANTED subject to the terms and conditions set forth below.

1. That the application, all exhibits, testimony, maps and other documents submitted, and all representations made, and all testimony given before the Board at its meeting of October 27, 2022 are true and accurate of the facts relating to the Applicant's request for relief. In the event that it appears to the Board, on reasonable grounds, that the application, exhibits, testimony, maps and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same have been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought, the Board may rescind its approval and rehear the application, or any part of said application, either upon the application of an interested party or on its own motion, when unusual circumstances so require, or where a rehearing is necessary and appropriate in the interest of justice.

2. That the approval and other relief granted herein to the Applicant are conditioned on the following:

- A. That the revisions set forth in the Board Engineer's review letter of October 17, 2022 are completed and approved to the satisfaction of the Board's Engineer;
- B. That the deed of subdivision be submitted to the Board's professional for their review and approval prior to recordation, and the recordation of same shall be undertaken in the time period provided by statute.
- C. That the grading plans on the Subject Property shall be submitted to the Board Engineer for his review and approval.
- D. That an approved sidewalk complying with the design standards for sidewalks be installed at the Applicant's cost along the Maple Street frontage of the Subject Property connecting same to the existing sidewalk on Maple Avenue with a handicapped ramp installed at the intersection corner;
- E. That the Applicant submit the deed restriction noted in the Applicant's title report to the Board professional for review.
- F. That all outstanding charges for sewer services owed to the Borough of Lindenwold and the CCMUA be satisfied within thirty (30) days of this approval.

2. The Applicant shall obtain all required permits for the construction of the residence in accordance with the Subdivision and Grading Plans submitted in this application and will not occupy or caused the Subject Property to be occupied until all occupancy certificates/approvals have been obtained from the Zoning/Code Enforcement Officers, and all other permits, approvals or licenses have been obtained from other governmental agencies as may be required by law or local ordinance. The Applicant shall comply with any requirements or conditions of such approvals or permits, which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies permits and/or approvals, if any, are required. The Applicant is further required to

submit a copy to the Board's Secretary of all approvals and/or denials received from any such outside agencies.

3. At any time after adoption of this Resolution should a party of interest appeal to the Board for an order vacating or modifying any term or condition set forth herein, upon a proper showing of materially misleading submission, material misstatement, materially inaccurate information or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there has been a material fault or deficiency in the application, the Board shall take whatever action it deems appropriate at that time, including but not limited to a rescission of its prior approval, a rehearing, a modification of its prior approval or such other action as appropriate.

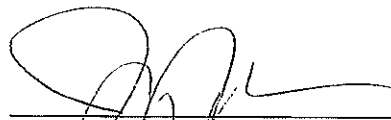
4. The Applicant shall indemnify and hold the Borough of Lindenwold harmless from any claims whatsoever which may be made as a result of any deficiency in the application, or as to any representation made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance on certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Borough pursuant to N.J.S.A. 340:55D-12, and publication of the notice of public hearing in this matter in accordance with the law.

5. The grant of the requested relief does not discharge the Applicant from all other duties associated with the ownership and use of the Subject Properties or other duties under the Lindenwold Code or other laws as it relates to the maintenance, licensing, condition of and any activities on the Subject Property or otherwise relating to the ownership of the Subject Property. These conditions of approval shall be binding upon the Applicant, the owner of the Subject Property, and any successors and/or assigns of same.

IN FAVOR: Mayor Richard Roach, Jr., Councilwoman Linda Hess, Joseph Vandergrift, Craig Wells, Patricia Strippoli, Joy Jackson, Jermaine Jackson, and Howard Dawson

OPPOSED: None

ABSTENTION: None



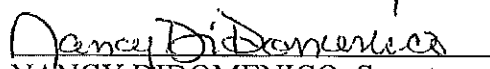
JOSEPH VANDERGRIFT, Chairperson
Joint Land Use Board
Borough of Lindenwold



NANCY DiDOMENICO, Secretary
Joint Land Use Board
Borough of Lindenwold

CERTIFICATION

This Resolution of Memorialization being adopted by action of the Joint Land Use Board of the Borough of Lindenwold on this 21st day of November, 2022, is a true copy of the action taken by the Lindenwold Joint Land Use Board at its meeting held on October 27,***** 2022.


NANCY DIDOMENICO, Secretary
Joint Land Use Board
Borough of Lindenwold

Borough of Lindenwold

JOINT LAND USE BOARD APPLICATION FOR: Preliminary Site Plan ☒
Final Site Plan ☒
With Variance ☒ Waiver ()
Amended Site Plan ()

Application No. JLUB-22-16

Date Submitted 10/4/22

Applicant's Name OCV Development LLC

Address 101 2nd street phone, suite 140

Petaluma, CA 94952

Phone 602-920-8840

Name and address of Present Owner (if other than above)

Name Lee Maimon Inc

Address 1930 Marlton PK, STE A8, Cherry Hill, NJ 08003

Phone _____

Interest of applicant if other than owner Equitable Owner

Location of Site 829 Blackwood Clementon Road

	Neighborhood or Section	Street	Zone
Block(s) ²⁴⁰	Lot(s) ^{1.01}		<u>B-2</u>

Number of Proposed lots ⁰

Area of entire tract 0.365 AC.

Development Plans: Sell lots only (Yes) _____ (No) ^x _____
Construct houses for sale (Yes) _____ (No) ^x _____
Other _____

Proposed density N/A

Number of dwelling units per net acre* N/A

*Gross acre less area for right-of-way, easements and other improvements

Name and address of person preparing sketch plat.

Name Tony Dlggen

Address 3001 Carnegie Center Blvd, Princeton NJ 08540

Phone 609-681-2428

Signature of Applicant

I certify that this application and map attached hereto (was or was not) duly approved by resolution of the Joint Land Use Board of the Borough of Lindenwold at a meeting held on the _____ day of _____ 2 _____

Board Secretary
Nancy De Domenico

Borough of Lindenwold

TO THE JOINT LAND USE BOARD PETITION FOR:

Variance ☒ _____ Waiver _____

Name of Applicant OCV Development LLC
Address 101 2nd street phone, suite 140
Petaluma, CA 94952
Phone 802-920-6840

Applicant is the Owner (), Tenant (☒) of the following described property:
829 Blackwood Clementon Road, Lindenwold NJ 08021

Assessment Map: Plate Book 12017 Pg 01266 Block(s) 240 Lot(s) 1.01

Present use of land or building Vacant Lot

Desired use if land or building Proposed quick lube and oil service facility

NOTE: Has this property ever been the subject of an application before the
Planning Board UNKNOWN

Zoning Board UNKNOWN

If yes, please give reason N/A

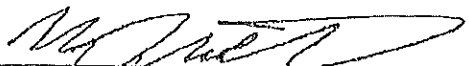
Applicant desires the following Variance / Waiver:

§365-71 - FRONT YARD SETBACK - VARIANCE

§365-93 - LOADING PARKING STALL RATIO - VARIANCE

§365-93 - PARKING AREA SEPARATION - VARIANCE

§365-86 - NUMBER OF SIGNS - VARIANCE


Signature of Applicant

9/15/2022
Date

Borough of Lindenwold

AFFIDAVIT OF OWNERSHIP

"MUST BE COMPLETED AND RETURNED"

Name of Company / Organization: OCV Development, LLC

Is Company a Corporation (Yes) X - LLC (No) _____

Name of State in which incorporated: California

Is Company a Partnership? (Yes) X (No) _____

Please list any and all individuals who are "OWNERS" (full or part) of the Company / Organization, and if a Non-Profit Organization, list all "Board Members".

PLEASE PRINT

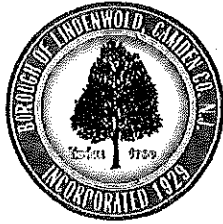
NAME SEE ATTACHED	ADDRESS	TITLE
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<u>Ryan Macita</u>	<u>911 Lakerville Street, Suite #317</u>	<u>Manager</u>
<u>Mike James</u>	<u>911 Lakerville Street, Suite #317</u>	<u>member</u>

The above information is true and correct to the best of my knowledge;

 member
Signature and Title

Michael De Nitto, member
Please PRINT Name and Title



CHECK LIST

Details Required For Preliminary and Final Major Site Plans

Note: See Section 139-47 A-D, E & F of the Borough of Lindenwold Land Development Ordinance for further details of submission requirements and procedures.

Applicant OCV Development LLC Block 240 Lot 1.01
Address 829 Blackwood Clementon Rd

Preliminary Major Site Plan

The following items shall be submitted to the Administrative Officer twenty-eight (28) days prior to the next scheduled hearing.

Item #	Provided	Not Applicable	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
1	X			Completed Borough application form, eighteen (18) copies
2	X			Camden County Planning Board application, if the proposed development will have any impact on a Camden County roadway or facility, four (4) copies.
3	X			A certificate from the Borough Tax Collector that no taxes or assessments are due or delinquent (tax search), two copies.
4	X			A Site Plan at a scale of not less than one (1) inch equals fifty (50) feet. If the site has an area greater than fifty (50) acres, an Overall Site plan may be drawn to a scale of one (1) inch equals one hundred (100) feet with detail sheets at a scale no less than 1' = fifty feet. The Site Plan must be on a uniform sheet size, , 24" x 36" or 30" x 42", eighteen (18) copies
5	X			The Site Plan should be signed and sealed by a professional licensed in the State of New Jersey in accordance with New Jersey law governing professionals NJAC 7:40.
6	X			Site Plat at reduced size, 11" by 17", 12 copies
7	X			On the Site Plan, the zoning classification of the property, the tax plate, block and lot numbers, the tract name and the owner of record and address as listed in the official tax book, the applicant name and address.
8	X			Payment of the application fee and escrow fees

The following items are required on Preliminary Major Site Plan:

Item #	Provided	Not Applicable	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
1	X			The location of any proposed buildings, structures, parking, open spaces and park or recreation areas. The location of existing buildings, structures, roadways, driveways within 200 feet of the property.
2	X			Soil Conservation Service soil classification
3	X			Acreage of the tract to the nearest tenth of an acre or square feet.
4	X			Existing and proposed contours at a maximum one-foot interval, contours should be referenced to United States Geological Survey datum and extend two hundred (200) feet beyond the <u>lot</u> lines, finish floor elevation, spot elevations at corners of structures, paved areas, curbs and handicap ramps should be provided.
5		X		The location of watercourses and their extent, surface elevation depth and their floodplains and source of information shown on the plan
6	X			All <u>lot</u> lines, setback lines, railroads and their rights-of-way, the location and purpose of any easements, underground or overhead utility lines in any <u>street</u> which abuts the property
7	X			A parking schedule in accordance with the Zoning Ordinance
8	X			A parking and a circulation plan showing the location and arrangement of vehicular access ways and the location, size and capacity of all parking and loading areas.
9	X			A complete landscape plan including size and type of all plantings
10	X			Pavement construction detail.
11	X			A <u>drainage</u> plan containing the following REFER TO GRADING PLAN
	X			(a) The size, location and slope of any existing or proposed pipes.
	X			(b) The size, type, invert elevation and location of any existing or proposed <u>drainage</u> inlets,
	X			(c) The disposition of all <u>off-site drainage</u> .
	X			(d) Proposed contours at intervals of one (1) foot
	X			(e) The <u>drainage</u> calculations to meet the Borough Stormwater regulations and substantiate the capacity of the storm drainage system.

Item #	Provided	Not Applicable	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
12	X			Curbs, sidewalks and all other areas devoted to pedestrian use
13	X			Preliminary architecture floor plans and elevations signed and sealed by an architect licensed in the State of New Jersey..
14	X			Key map showing the location of the site within the Borough at a scale of no less than 1 inch equals 1000 feet.
15	X			North Arrow, scale written and graphic on each street.
	X			A title block prepared in accordance with N J A C 13 40-2. Title block should contain preparer, date prepared and date of last amendment.
16	X			The site lighting plan, including illumination levels and lighting details
17	X			A copy of any protective covenant or deed restrictions applying to the tract to be developed shall be submitted along with the site plan. If no deed restrictions covenants or reservations exist, it shall be so noted on the plan.
18	X			Phase One Environmental Assessment, 18 copies.
19	X			Traffic Report prepared by a professional engineer with expertise in the traffic engineering and licensed in the State of New Jersey, 18 copies.
20	X			Property survey showing existing and lot dimensions, area of tract, all tract metes and bounds.
21	X			Signature block for Joint Land Use Board Chairman, Board Secretary, and Board Engineer.
22	X			Any other information which is deemed to be necessary for the review of the site plan by the Joint Land Use Board

SIGNATURE AND TITLE OF PERSON WHO PREPARED CHECK LIST.

DATE.

Final Major Site Plan

The following items are required on Final Major Site Plan:

Item #	Provided	Not Relevant	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
1	X			A completed application form/eighteen (18) copies and the payment of the application fee and escrow fee.
2	X			All information required on the preliminary site plan under the provisions of 139-47E
3	X			The following certification shall appear on the site plan: Final Site Plan approval granted on _____ by the Borough of Lindenwold Joint Land Use Board on _____ under Resolution _____. _____ Board Secretary Date I hereby certify that the engineering conditions imposed on this application for preliminary and final site plan approval have been met. _____ BOROUGH BOARD ENGINEER. Date

SIGNATURE AND TITLE OF PERSON WHO PREPARED CHECK LIST. DATE.

BUREAU OF FIRE PREVENTION

LINDENWOLD FIRE DISTRICT NO. 1

**2201 BANGOR AVENUE
LINDENWOLD, NJ 08021**

PHONE: 856-346-0935

FAX: 856-346-3638

Joint Land Use Board
Borough of Lindenwold
15 N. White Horse Pike
Lindenwold, NJ 08021

NOV 17 2022

Re: Site Plan Review

829 Blackwood Clementon Road
Block 240, Lot 1.01
Take 5 Oil Change Facility

Dear Members of the Board,

I received a copy of the site plan and reviewed the plan submission. My letter consists of a site review plan addressing Fire and Life Safety concerns prior to the final site plan approval.

Fire Protection Systems

I'm requesting an installation of a Fire Protection System per NFPA 72 (Fire Alarm System)
The alarm system shall be approved by the Borough of Lindenwold's Fire Sub- Code Official.

Vehicle Impact Protection

If there are any above ground gas meters, regulators and piping subject to damage around the property, it shall be protected by barriers complying with Section IFC NJ Edition 312.1

Identification

The NFPA 704 labeling system shall be used to identify Hazardous Materials on the property.
Signage must be on doors and containers on the property where materials are being stored.

Any Questions or Concerns, please free to contact me.



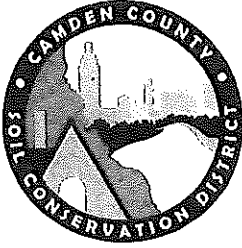
Timothy Shannon

Fire Official

Lindenwold Fire Department

856 346-0935

tshannon@lindenwoldfire.com



Camden County Soil Conservation District

408 Commerce Lane
West Berlin NJ 08091
856.767.6299
www.camdenscd.org

CERTIFICATION

NOV 23 2022

OCV Development LLC
1930 E. Marlton Pk, Ste. A8
Cherry Hill, NJ 08003

Enclosed is a copy of your certified Soil Erosion and Sediment Control Plan for the referenced project signed by a member of the District Board of Supervisors pursuant to the New Jersey Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et. seq., Chapter 251, P.L. 1975.

CERTIFICATION DATE: 11-17-2022

EXPIRATION DATE: 05-18-2026

PLAN DATE: 09-28-2022

LAST REVISION DATE: ----

PROJECT: Take Five - Lindenwold
Application #2022-7301
Block 240 Lot 1.01
829 Blackwood Clementon Road
Lindenwold Borough

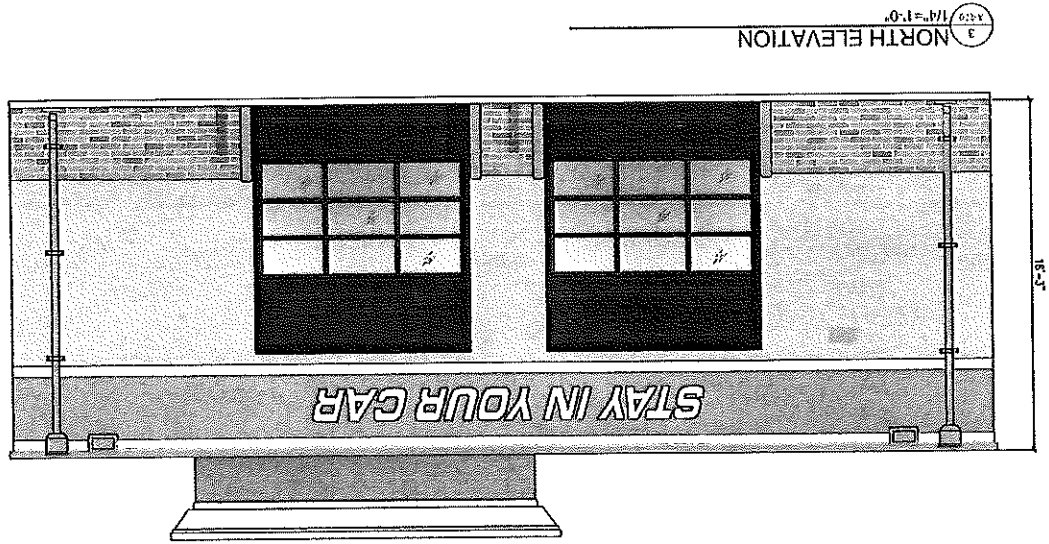
The requirements of this certification are as follows:

1. The District must be notified 72 hours in advance of start of any land disturbance.
2. Certified copy of the Soil Erosion and Sediment Control Plan must be on site.
3. All revisions and municipal renewals of this project will require resubmission and approval by the District.
4. Any conveyance of the project (or portion thereof) will transfer full responsibility for compliance to subsequent owner(s). The District must be notified in writing of any change of ownership.
5. No Certificates of Occupancy, temporary or permanent, will be issued by a municipality until a Certificate of Compliance is issued by the District.

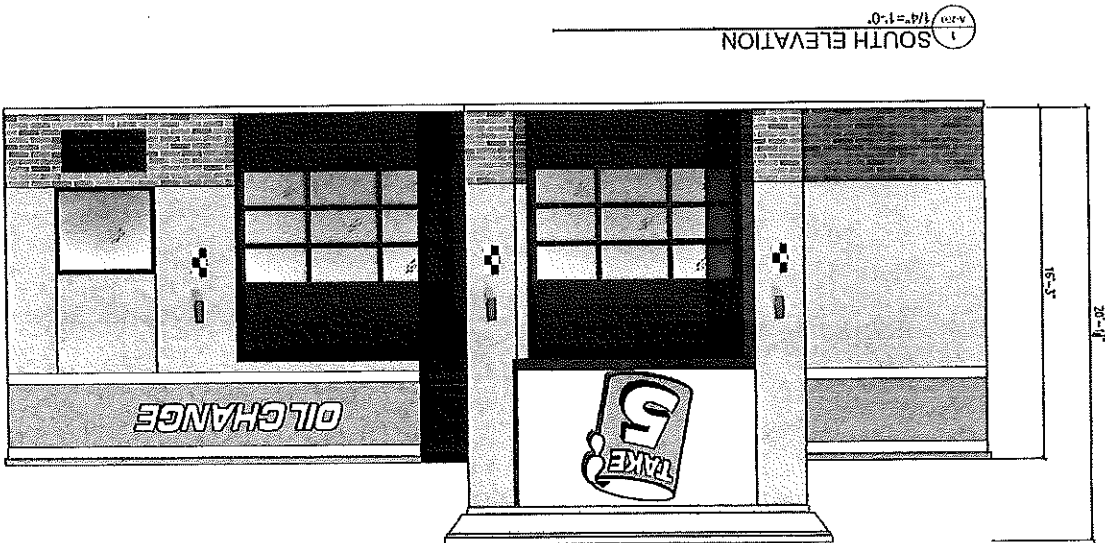
This certification is limited to the controls specified in this referenced plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency.

Conditions:

Distribution: Applicant
Construction Official
Engineer
District



3 NORTH ELEVATION
ASD 1/4"=1'-0"



1 SOUTH ELEVATION
ASD 1/4"=1'-0"

PROOF

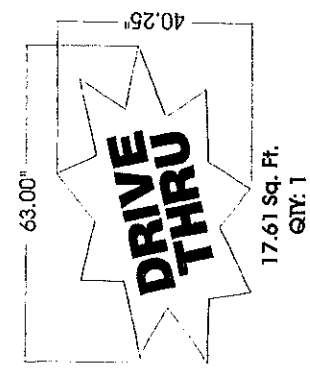
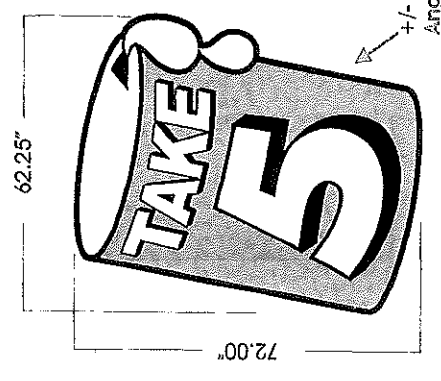
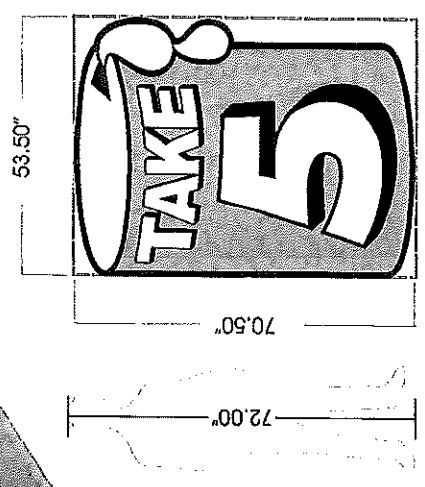
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SIDE A ELEVATION
TAKE 5
OIL CHANGE
829 Blackwood Clementon Rd
Lindenwold, NJ 08021

INITIAL LAYOUT ADT 27, 2022
REVISIONS: 3/16/22

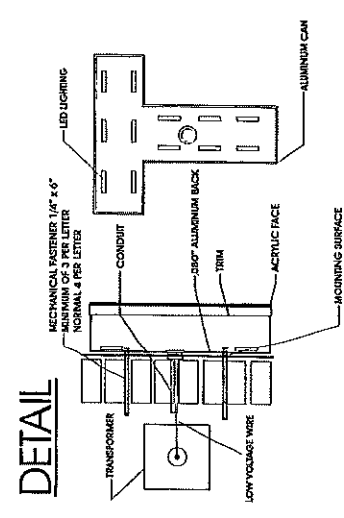
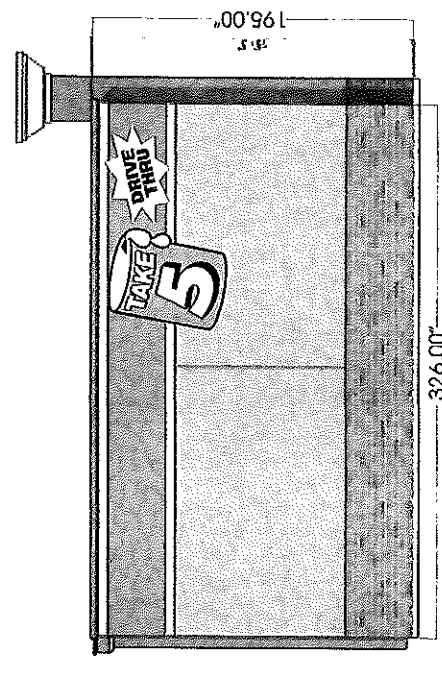
Sq. Ft. Signage: 44.42
Signage Allowance: 45.23 Sq. Ft.
(10% of Street Facing Facades)



IMPOSED IMAGERY

SPECIFICATIONS
ILLUMINATED
CHANNEL LETTERS

- Quantity: See above
- Size: As in drawing
- Trim: 1"
- Trim Color: Black
- Return Color: Black
- Face Color: Yellow
- Face: 1/8" Acrylic
- Letter Interior: Gloss White
- Illumination: LED
- Mounting: Studded Letters



NOTES:
• IF ELECTRICAL LINE/BOX IS WITHIN 6' OF ELECTRICAL, CONNECTION TO BE HANDLED BY INSTALLER. IF NOT ELECTRICAL HANDLED BY OWNER/GC
• IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. THIS IS HANDLED BY THE GC/OWNER
• REMOVAL AND DISPOSAL OF EXISTING WALL SIGNS HANDLED BY GC/OWNER

SIGNS-UNLIMITED
communicate your identity

Owner/Landlord Approval
6801 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322

NO SIGNAGE

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SIDE B ELEVATION

TAKE 5

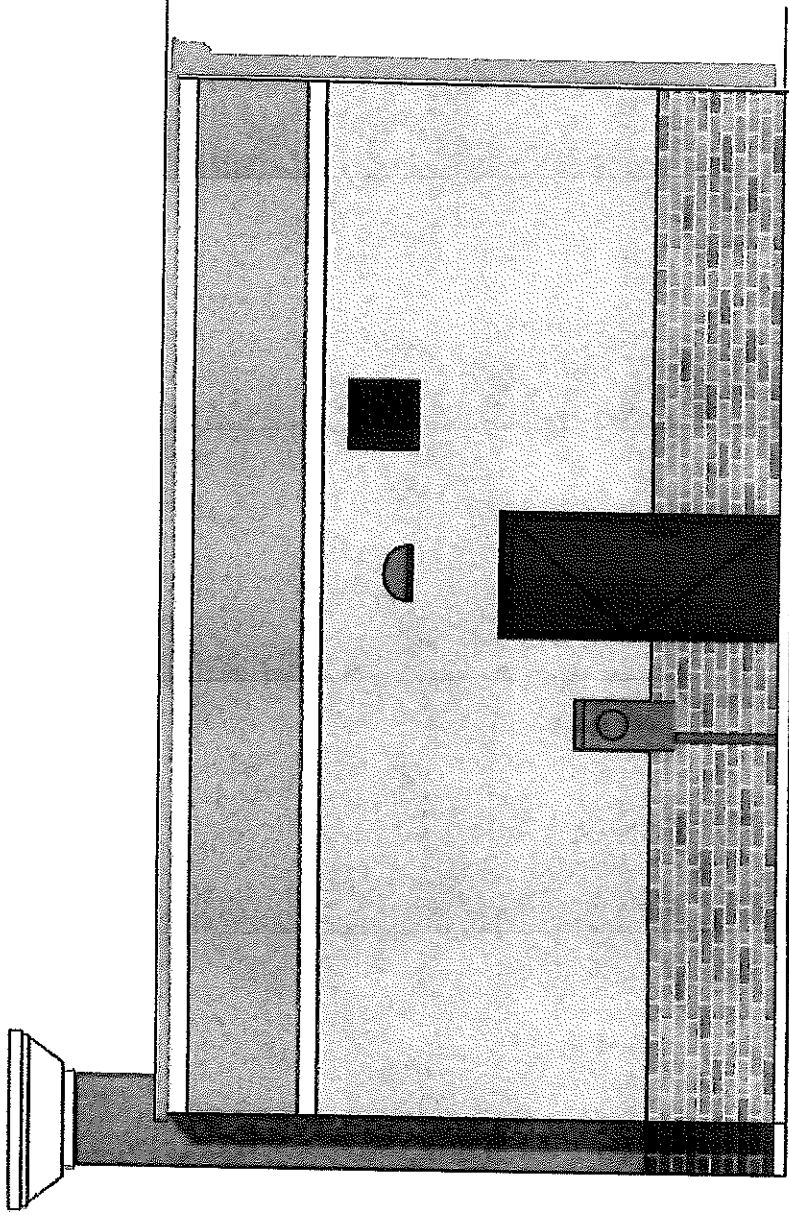
OIL CHANGE

829 Blackwood Clementon Rd
Lindenwold, NJ 08021

INITIAL LAYOUT:

REVISIONS: April 27, 2022

8/16/22



Owner/Landlord Approval _____

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SIGNS UNLIMITED
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FRONT ELEVATION

TAKE 5

OIL CHANGE

829 Blackwood Clementon Rd
Lindenwold, NJ 08021

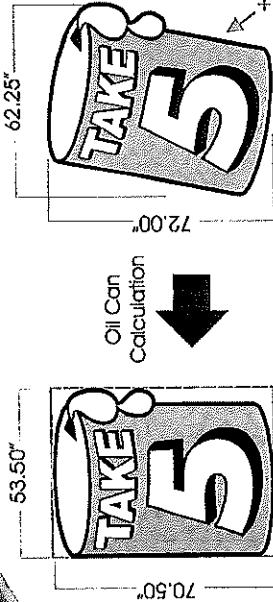
INITIAL LAYOUT: April 27, 2022

REVISIONS: 6/7/2022
8/16/22



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Sq. Ft. Signage: 44.10
Signage Allowance: 77.39 Sq. Ft.
(10% of Street Facing Building Frontage)



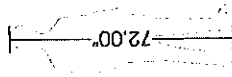
Mounting:
Angle into facade

NOTE: CENTERED UNDER LIGHTS
AND 6° DOWN FROM THE BOTTOM
OF SCENCE VERTICALLY

+/- 20 Degree
Angle on Can

143.25"
17.91 Sq. Ft.
QTY: 1

OIL CHANGE



ADDITIONAL ELEMENT

ALUMINUM PANS

Quantity: 3

Size:

As in drawing

Color:

Black and White

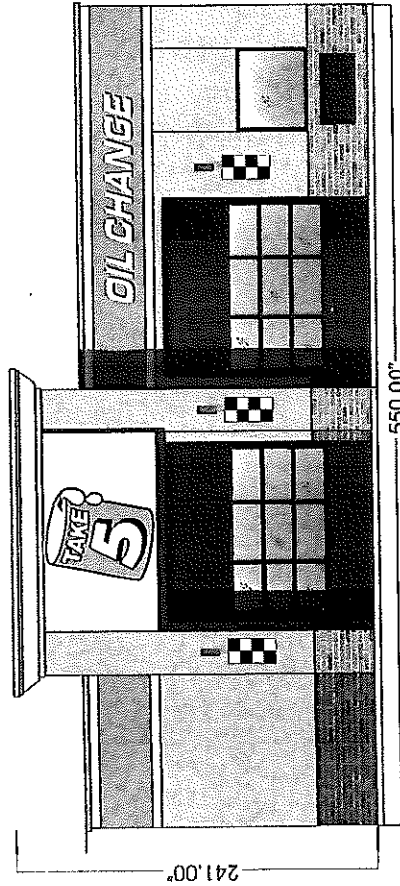
Returns: 1"

Mounting:

Angle into facade

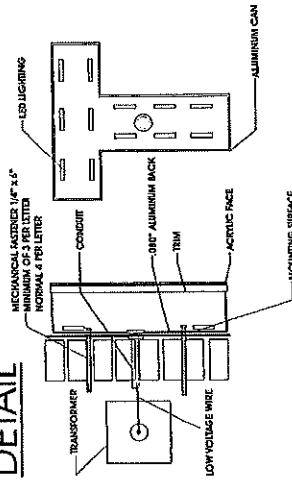
NOTE: CENTERED UNDER LIGHTS
AND 6° DOWN FROM THE BOTTOM
OF SCENCE VERTICALLY

IMPOSED IMAGERY



NOTES:
• IF ELECTRICAL LINE/J-BOX IS WITHIN 6' OF ELECTRICAL, CONNECTION TO BE HANDLED BY INSTALLER.
• IF NOT ELECTRICAL HANDLED BY OWNER/GC
• IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. THIS IS HANDLED BY THE GC/OWNER
• REMOVAL AND DISPOSAL OF EXISTING WALL SIGNS HANDLED BY GC/OWNER

DETAIL



SPECIFICATIONS

ILLUMINATED CHANNEL LETTERS

Quantity: See above
Size: As in drawing
Trim: 1"
Trim Color: Black
Return Color: Black
Face Color: Yellow
Face: 1/8" Acrylic
Letter Interior: Gloss White
Illumination: LED
Mounting: Studded Letters

SIGNS: UNLIMITED
communicate your identity

Owner/Landlord Approval
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REAR ELEVATION

TAKE 5

OIL CHANGE

829 Blackwood Clementon Rd
Lindenwold, NJ 08021

INITIAL LAYOUT

April 27, 2022

REVISIONS

6/7/2022

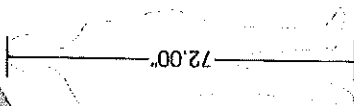
8/16/22



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PROOF



221.50"

STAY IN YOUR CAR

INFORMATIVE/INSTRUCTIONAL MESSAGE
(NOT COUNTED TOWARD ALLOWANCE)

QTY: 1

IMPOSED IMAGERY

SPECIFICATIONS

NON ILLUMINATED

PVC LETTERS W/ STUDS

Quantity:

See above

Size:

As in drawing

Thickness:

1/2"

Face Color:

Yellow

Edge Color:

Yellow

Mounting:

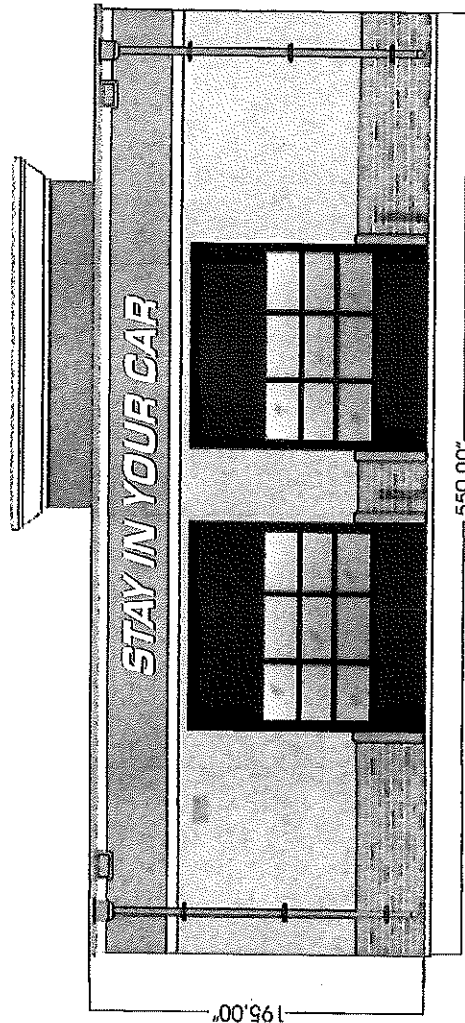
Studs w/ Silicone

Sq. Ft. Signage:

27.69

Signage Allowance:

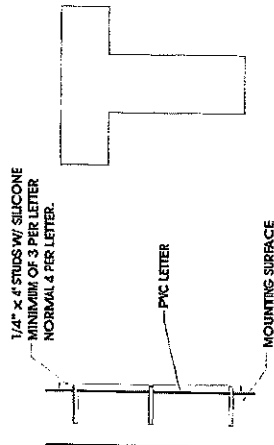
N/A Not Counted as Signage



NOTES:

- INFORMATIVE/INSTRUCTIONAL MESSAGE (NOT COUNT TOWARD ALLOWANCE)
 - IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER.
- THIS IS HANDLED BY THE GC/OWNER

DETAIL



Owner/Landlord Approval

6801 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322

SIGNS: UNLIMITED
communicate your identity

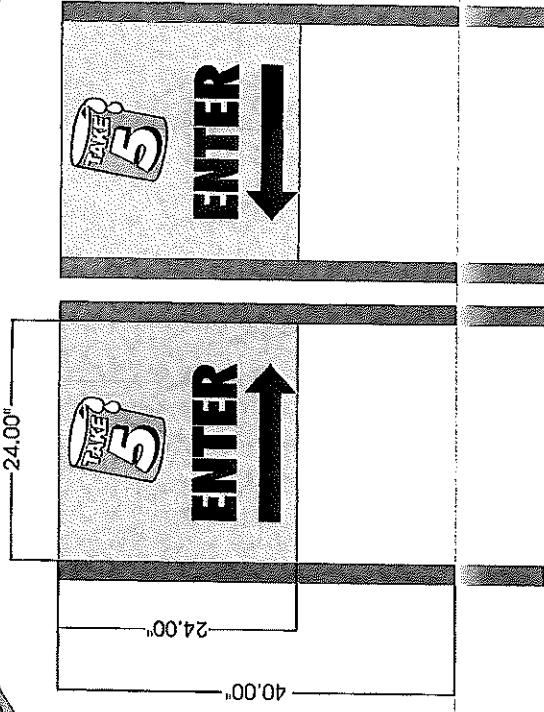
SPECIFICATIONS
NON ILLUMINATED
DOUBLE-SIDED POST & PANEL

Quantity: See Below
Size: As in drawing
Material: Aluminum square tubing and panels
Face Color: SW 7693 Stonebriar and as determined by message
Leg Color: SW 6076 Turkish Coffee
Mounting: Into Earth
Sq. Ft. Signage: 4.00

QTY: 1

SIDE 2

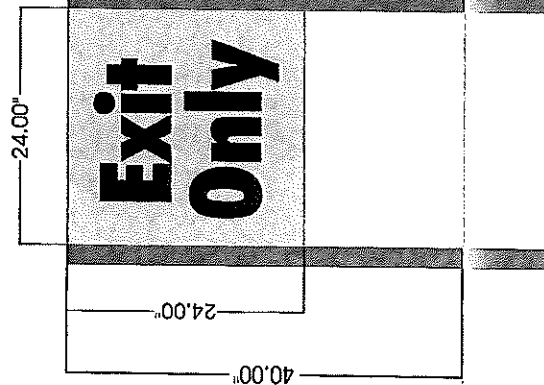
SIDE 1



QTY: 1

SIDE 2

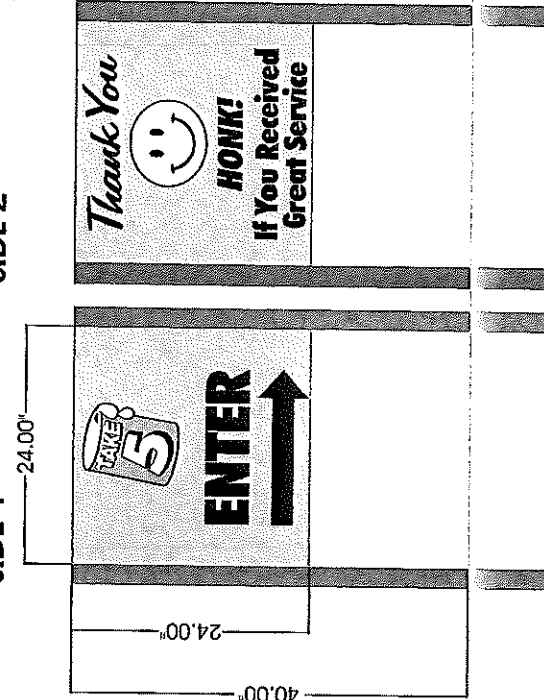
SIDE 1



SIDE 1

SIDE 2

QTY: 1



Owner/Landlord Approval

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SIGNS UNLIMITED
communicate your identity

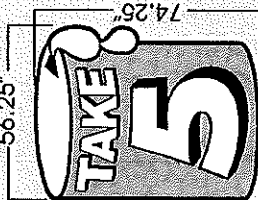
STANDARD
MESSAGES

OIL CAN
CALCULATION

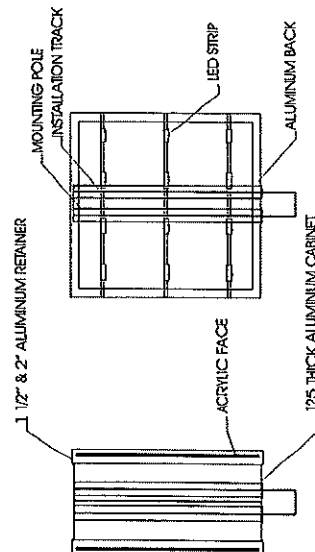
**SPECIAL
OIL CHANGE
\$00**

**WE SERVICE
MOST FLEETS**

**ARE YOUR
WIPER BLADES
WORKING**

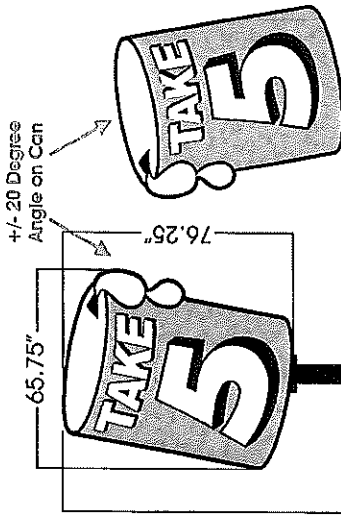


DETAIL

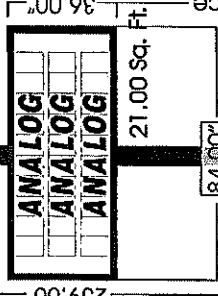


Sq. Ft. Signage:
Top oil can cabinet - 29.00
bottom changeable cabinet - 21.00
TOTAL - 50.00
Signage Allowance:
20' Height Max
200.00 Sq. Ft.

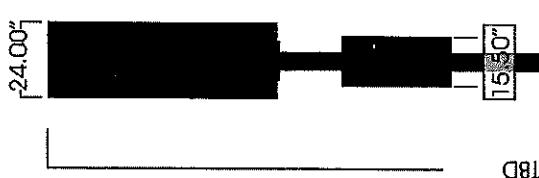
Elevation



Reverse



Side



NOTE: HOLE AND FOOTER DIMENSIONS/SPECIFICATIONS
TO BE DETERMINED BASED ON ENGINEERING

SPECIFICATIONS

**DOUBLE-SIDED
ILLUMINATED
ALUMINUM CABINET
AND CHANGEABLE
COPY READER**

Quantity:
1 of Each

Size:

As in drawing

Face Color:

As in drawing

Vinyl Colors:

As in drawing

Face

Flat

Cabinet Interior:

Gloss White

Cabinet Color:

Black

Retainer:

1.5" & 2.0"

Illumination:

LED

Mounting:

Pole w/ concrete footer into earth

CHANGEABLE COPY CHARACTER COUNT
EXTRAS TO BE DETERMINED AND ORDERED WITH STANDARD SET
(CANNOT ORDER INDIVIDUAL LETTERS AT A LATER DATE)

200 Piece Set of 8 ON 9 AD/11 Letters

E	14	F G H I J K L M N O P Q R S T U V W X Y Z	6 Each
A I	12 Each	J K L M N O P Q R S T U V W X Y Z	4 Each
O U	10 Each	Q X S C 0 1 2 3 4 5 6 7 8 9	2 Each
L N R S T P	8 Each		

SIGNS UNLIMITED
communicate your identity

Owner/Landlord Approval

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SITE PLAN

TAKE 5

OIL CHANGE

829 Blackwood Clementon Rd
Lindenwold, NJ 08021

INITIAL LAYOUT: April 27, 2022
REVISIONS: 6/7/2022
8/16/22

ENTER/ENTER DIRECTIONAL

REAR:
"STAY IN YOUR CAR"

**SIDE A SIGNAGE:
BURST & "DRIVE THRU OIL CHANGE"**

PROPOSED
LOCATION
OF NEW PYLON

ENTER/HONK
DIRECTIONAL

EXIT ONLY/HONK
DIRECTIONAL

FRONT SIGNAGE:
CAN & BURST

SIGNS: UNLIMITED | communicate your identity

Owner/Landlord Approval

6801 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322



MEMORANDUM

To: Borough of Lindenwold
From: Tony Diggan, P.E.
Kimley-Horn and Associates, Inc.
Date: September 28, 2022
Subject: Take Five Lindenwold NJAC 7:8 Stormwater Compliance Memo

SUMMARY

The intent of this application is to permit OCV Development, LLC, to operate a Take Five oil change facility in the vacant lot (former gas station) at the corner of Blackwood Clementon Road (CR 534) and Laurel Road (CR 673) in the Borough of Lindenwold. The proposed site improvements involve the construction of a two-bay drive through oil change building and associated site improvements. Please refer to the Preliminary and Final Major Site Plans prepared for OCV Development, LLC, prepared by Kimley-Horn and Associates dated September 28, 2022.

The existing site does not contain stormwater infrastructure; existing stormwater facilities are located within the rights-of-way for Blackwood Clementon Road and Laurel Road. All stormwater drainage in the existing condition occurs via sheet flow to the Blackwood Clementon Road and Laurel Road rights-of-way. Pursuant to a review of historic aerials and a pre-application meeting with the Borough of Lindenwold on May 17th, 2022, the site was at one time fully impervious surface with a large amount of motor vehicle surface area due to its history as a gas station facility. Please see the attached historic aerial image from Google Earth, dated April 2010 in **Appendix A**. The proposed condition will maintain the existing drainage patterns while reducing both motor vehicle surface area and overall impervious area. The previous gas station and site improvements were demolished as there is ongoing environmental remediation on-site, which is largely impervious and/or gravel.

The proposed improvements will not adversely impact existing stormwater infrastructure compared to the pre-existing gas station; all existing drainage patterns will be maintained in the proposed condition. The site improvements consist of $\pm$ 0.340 acres of disturbed area and will result in a net decrease of impervious area and regulated motor vehicle surface area. The proposed site upgrades will not be classified as a "Major Development" as defined in New Jersey Administrative Code section 7:8 (NJAC).

Soil Types for this site is Westphalia fine sandy loam which corresponds to a A-4 rating. **Appendix B** depicts the soil types for the project area.

PRE- & POST-DEVELOPMENT CONDITIONS

The existing $\pm$ 0.340-acre development area consists of a vacant lot which consists of impervious regulated motor vehicle surface area by the Borough of Lindenwold, as noted in the above-referenced

pre-application meeting. There is no existing stormwater infrastructure located on site. The proposed conditions will reduce the overall impervious area and regulated motor vehicle surface area while maintaining existing drainage patterns, which sheet flow from the site to the existing stormwater infrastructure in Blackwood Clementon Road.

The proposed scope of work will not be classified as a "Major Development" as defined in NJAC 7:8 for the following reasons:

1. Improvements will disturb less than one acre of land since February 4, 2004
2. Improvements will NOT create more than one-quarter acre of "regulated impervious surface"
3. Improvements will NOT create more than one-quarter acre of "regulated motor vehicle surface"
4. Improvements will NOT create, in combination of 2 and 3 above, an area in excess of one-quarter acre of regulated surface.

CONCLUSION

Based on the conditions highlighted above, this project complies with the quantity, quality, and groundwater recharge requirements of NJAC 7:8.

Sincerely,



Tony Diggan, P.E.

NJ LICENSE NO. 04447300

APPENDIX A: HISTORIC AERIAL IMAGERY

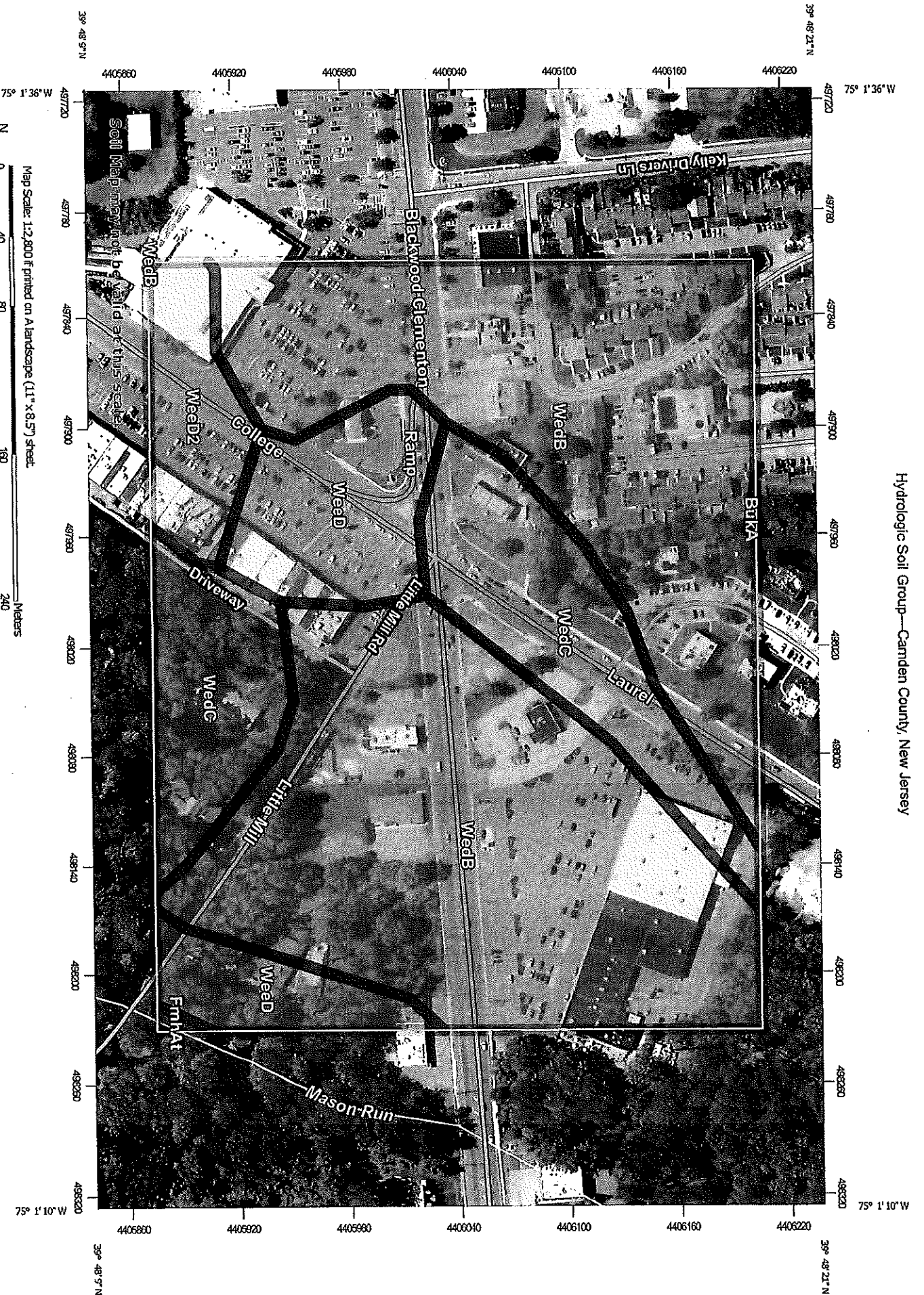
APPENDIX B: SOIL MAPS PER USGS WEB SOIL SURVEY

APPENDIX A: HISTORIC AERIAL IMAGERY

Imagery from Google Earth, dated April 2010.



Hydrologic Soil Group—Camden County, New Jersey



MAP LEGEND

Area of Interest (AOI)	☐	C
Area of Interest (AOI)	☐	C/D
Soils	☐	D
Soils	☐	Not rated or not available
Soil Rating Polygons	☐	A
	☐	A/D
	☐	B
	☐	B/D
	☐	C
	☐	C/D
	☐	D
	☐	Not rated or not available
Water Features	☐	Streams and Canals
Transportation	☐	Rails
	☐	Interstate Highways
	☐	US Routes
	☐	Major Roads
	☐	Local Roads
Soil Rating Lines	☐	A
	☐	A/D
	☐	B
	☐	B/D
	☐	C
	☐	C/D
	☐	D
	☐	Not rated or not available
Background	☐	Aerial Photography
Soil Rating Points	☐	A
	☐	A/D
	☐	B
	☐	B/D

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Camden County, New Jersey
Survey Area Data: Version 15, Aug 30, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 23, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BukA	Buddtown-Deptford loamy fine sands, 0 to 2 percent slopes	C	0.0	0.1%
FmhAt	Fluvaquents, loamy, 0 to 3 percent slopes, frequently flooded	B/D	0.1	0.2%
WedB	Westphalia loamy fine sand, 2 to 5 percent slopes	B	22.7	65.5%
WedC	Westphalia loamy fine sand, 5 to 10 percent slopes	B	6.1	17.7%
WeeD	Westphalia fine sandy loam, 10 to 15 percent slopes	B	3.9	11.4%
WeeD2	Westphalia fine sandy loam, 10 to 15 percent slopes, eroded	B	1.8	5.2%
Totals for Area of Interest			34.6	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



MEMORANDUM

To: Borough of Lindenwold
From: Adam Gibson, P.E.
Kimley-Horn and Associates, Inc.
Date: September 29, 2022
Subject: Take Five Lindenwold Traffic Impact Statement

SUMMARY

The following provides a statement of the anticipated traffic to be generated by a proposed Take 5 Oil Change located at the intersection of Blackwood Clementon Road (CR 534) & Laurel Road (CR 673) in the Borough of Lindenwold, Camden County, New Jersey.

PROPOSED AND PREVIOUS USE

The development site is located in the northeast corner of the intersection of Blackwood Clementon Road (CR 534) & Laurel Road (CR 673). Take 5 Oil Change proposes to convert the existing vacant lot to approximately 1,336 square feet (SF) of quick lubrication vehicle shop with two (2) servicing positions. A copy of the proposed site plan is included as **Attachment 1**.

SITE ACCESS

Access to the site is proposed via two (2) driveways; a right-turn in/right-turn out driveway along Blackwood Clementon Road (CR 534) and a full-movement access along Laurel Road (CR 673). Both driveways will access Camden County-owned roadways. Therefore, the project will need to apply for an Access Permit with the County and is subject to the Commercial Access fee of \$550 for each access.

Blackwood Clementon Road (CR 534) is classified as an Urban Principal Arterial, providing two (2) travel lanes in each direction and a two-way-left-turn lane (TWLTL) median. On-street parking is not permitted on the roadway, and there is a posted speed limit of 45 miles per hour (mph).

Laurel Road (CR 673) is classified as an Urban Minor Arterial. It provides two (2) travel lanes in each direction south of Blackwood Clementon Road (CR 534) and one (1) travel lane in each direction north of Blackwood Clementon Road (CR 534). On-street parking is not permitted on the roadway, and there is a posted speed limit of 35 mph.

TRAFFIC GENERATION

The traffic to be generated by the proposed use was estimated based upon the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. Land Use Code (LUC) 941: Quick Lubrication Vehicle Shop was used to estimate the total traffic generated by the proposed land use.

A summary of trips generated by the proposed use during the weekday morning and evening peak hours is provided as **Table 1**. The trip generation summary sheets are included as **Attachment 2**.

Table 1 - Trip Generation Summary Table

Land Use Code	Description	Variable	Daily Trips	AM Peak Trips	PM Peak Trips	SAT Peak Trips
941	Quick Lubrication Vehicle Shop	2 Servicing Positions	80	6	10	9

CONCLUSION

Based on the preceding, the traffic generated by the proposed development is not anticipated to have a significant impact on the traffic operations of the surrounding roadway network. As a result, a Traffic Impact Analysis is not expected to be required by the County or Borough for this site.

Please contact me at 646.255.1121 or adam.gibson@kimley-horn.com should you have any questions or require additional information.

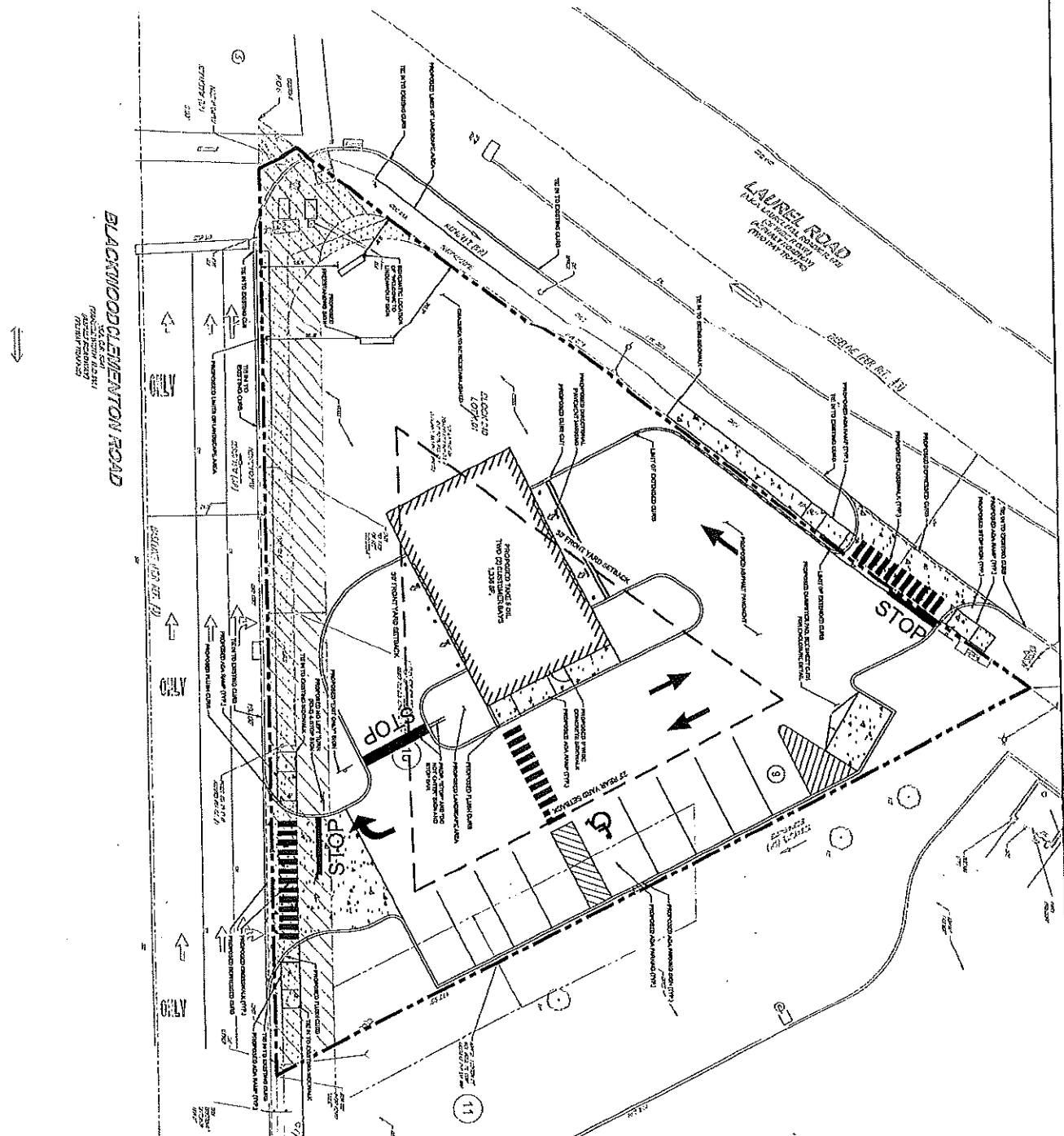
Sincerely,



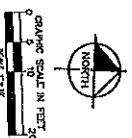
Adam Gibson, P.E.

Attachments:

- (1) Proposed Draft Site Plan
- (2) Trip Generation

[illegible]

SPECIALIZED COMPLAINTS PAVET						
TYPE OF REACH	REACH/REACH NUMBER OF REACH	DOOR	APPROVED BUILDING JACKET	EXEMPT	PROPOSED	COMPLAINT
BUILDING WALL, SIGN	MOCK REACH 9000	100% AC 9000	NA	44.8 FT	Y	
	MOCK REACH 1977.85	FACE OF REACH 1977.85	NA	44.8 FT	Y	
	MOCK 10000	35.45 FT 35.45	3 FT	NA	43 FT	Y
	NUMBER OF DOORS	35.45	1.68 FT	NA	2.58 FT	N
RESIDENTIAL WASH	MOCK REACH 300.448	7.68 FT 7.68	NA	NA	NA	Y
	MOCK REACH 300.47	20.2 FT	NA	13.4 FT	Y	
	MOCK REACH 100	25.44 FT	12.8 FT	NA	4.3 FT	Y
FUNCTIONAL FINDING	REACH/REACH NUMBER OF REACH	35.45 35.45	20 FT	NA	20 FT	Y
FUNCTIONAL, PAVET, REACH, AND COMPLAINT, ADVERTISING, 35.45 FT						



Quick Lubrication Vehicle Shop (941)

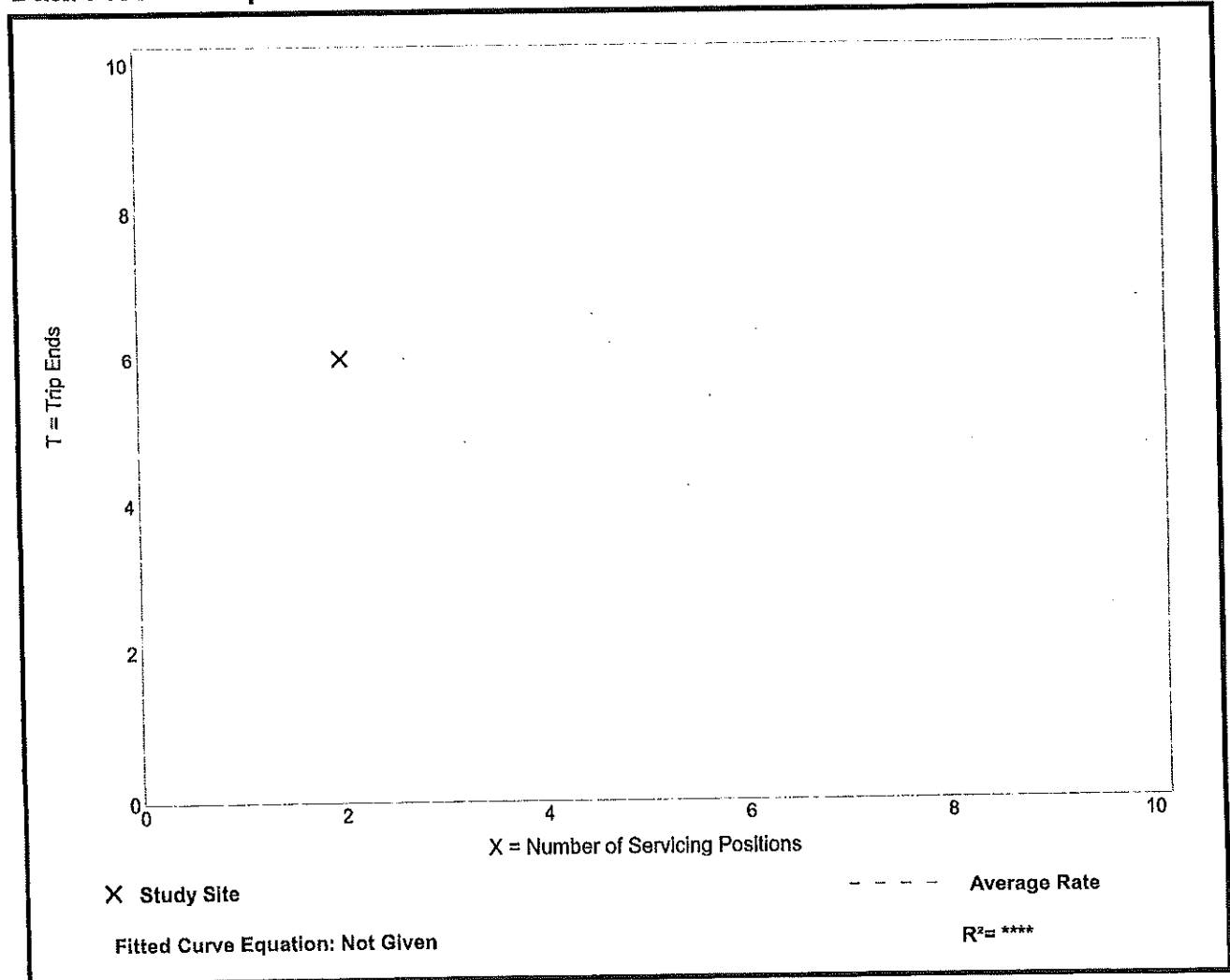
Vehicle Trip Ends vs: Servicing Positions
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. Num. of Servicing Positions: 2
 Directional Distribution: 67% entering, 33% exiting

Vehicle Trip Generation per Servicing Position

Average Rate	Range of Rates	Standard Deviation
3.00	3.00 - 3.00	*

Data Plot and Equation

Caution – Small Sample Size



Quick Lubrication Vehicle Shop (941)

Vehicle Trip Ends vs: Servicing Positions

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 10

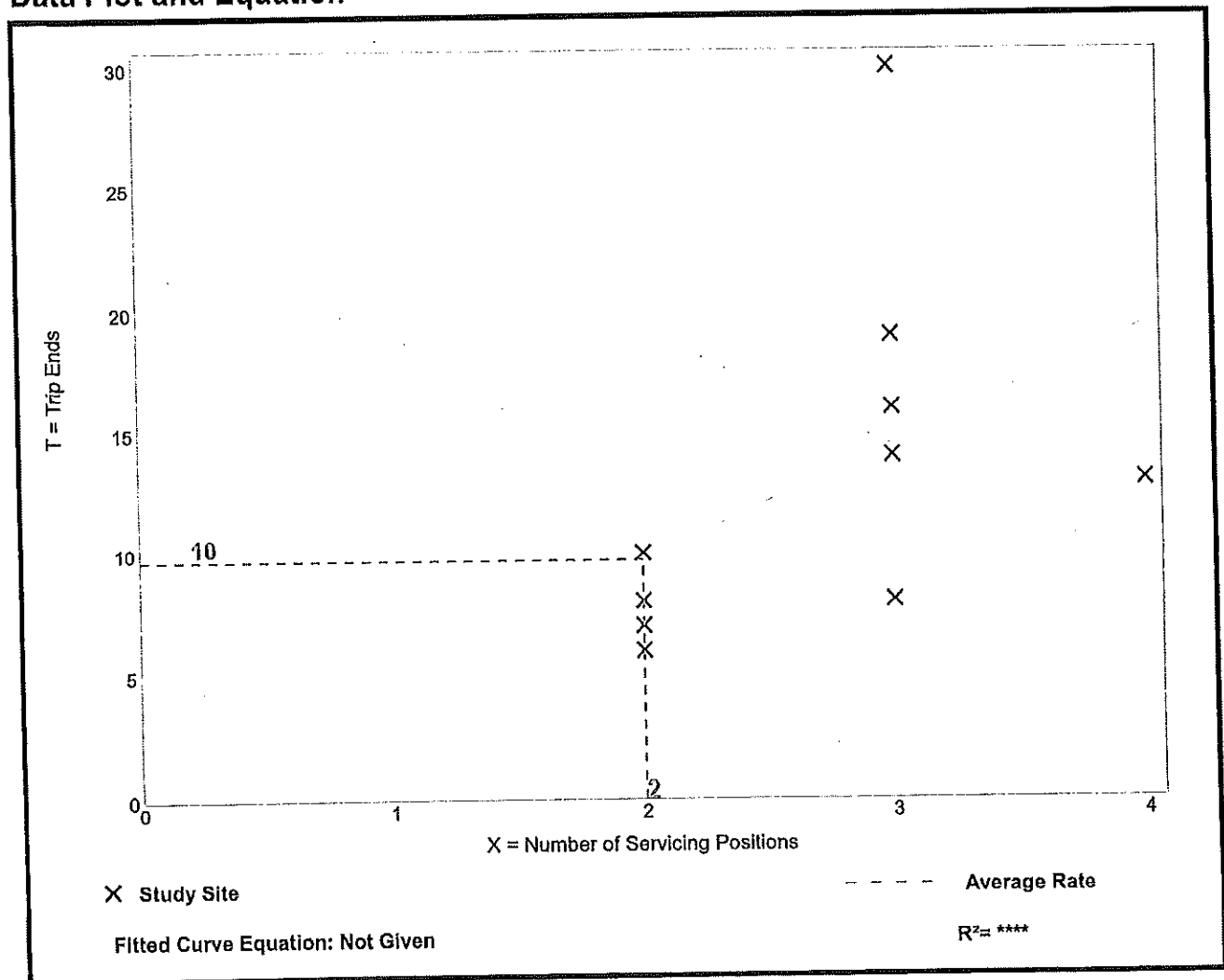
Avg. Num. of Servicing Positions: 3

Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Servicing Position

Average Rate	Range of Rates	Standard Deviation
4.85	2.67 - 10.00	2.25

Data Plot and Equation



Quick Lubrication Vehicle Shop (941)

Vehicle Trip Ends vs: Servicing Positions
On a: Saturday, Peak Hour of Generator

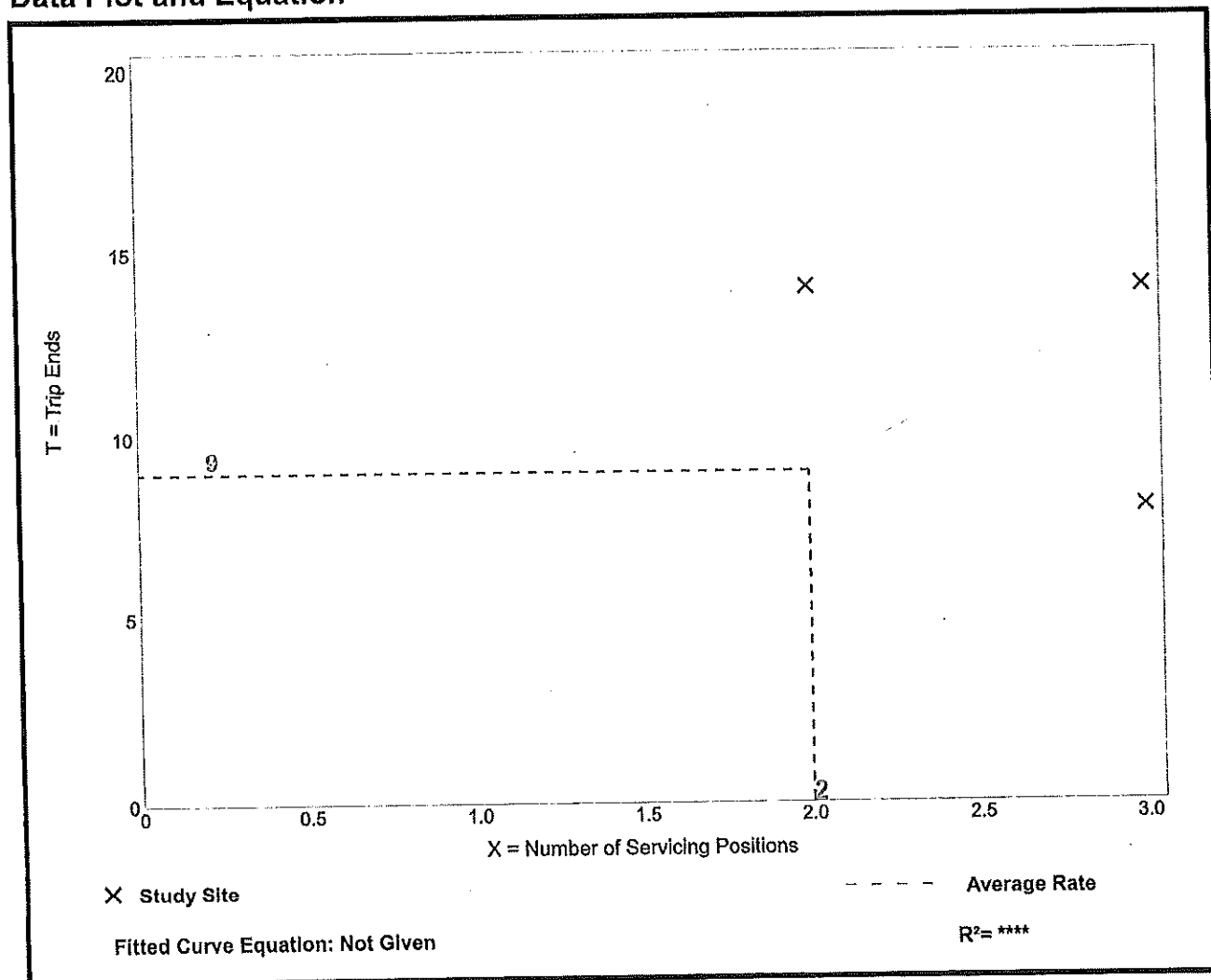
Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Servicing Positions: 3
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Servicing Position

Average Rate	Range of Rates	Standard Deviation
4.50	2.67 - 7.00	2.06

Data Plot and Equation

Caution – Small Sample Size



Quick Lubrication Vehicle Shop (941)

Vehicle Trip Ends vs: Servicing Positions
On a: Weekday

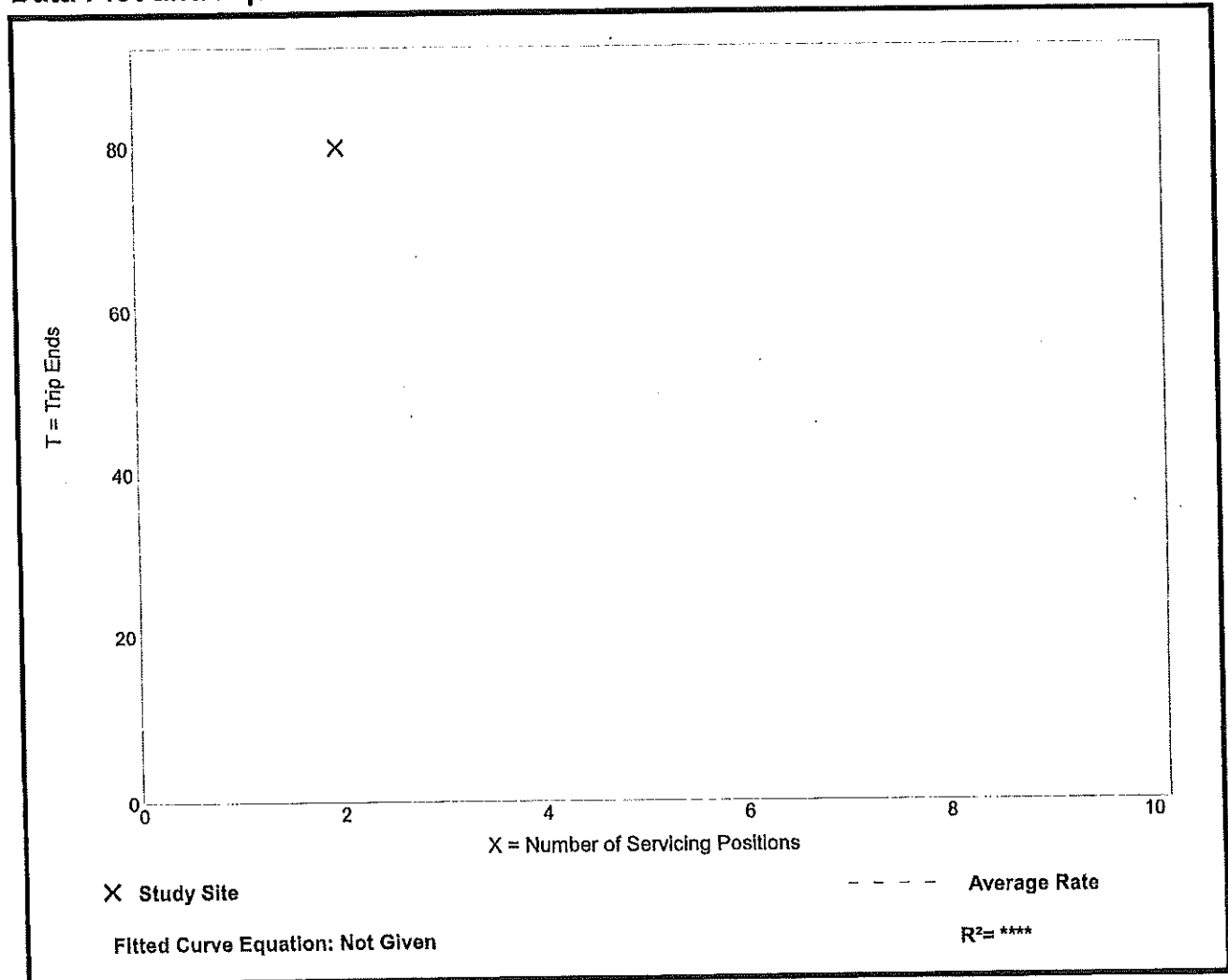
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Servicing Positions: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Servicing Position

Average Rate	Range of Rates	Standard Deviation
40.00	40.00 - 40.00	*

Data Plot and Equation

Caution – Small Sample Size



18
copies

Borough of Lindenwold

JOINT LAND USE BOARD APPLICATION FOR:

Minor Site Plan

Waiver

Variance

Amended Site Plan

Date submitted 10/25/22

Application No. JBUB-22-17

Applicant's Name DENNIS AND Cynthia Wiggins

Address 106 MARION AVE

MARIONIA, NJ 08049

Phone Number

Name and address of present owner (if other than above)

Name MARCEY MAZER

Address 6 GREGORY COURT

CHERRY HILL, NJ 08034-1135

Phone Number

Interest of applicant if other than owner To USE PROPERTY AS PLACE OF
Worship (CHURCH)

Location of site 303 BLACKWOOD CLEMENTON RD

Neighborhood or Section

Street

Block(s) 24D Lot(s) 33

Zone

Number of proposed lots N/A

Area of entire tract N/A

Development Plans: Sell lots only (Yes) _____ (No) _____

Construct houses for sale (Yes) _____ (No) _____

Other USE EXISTING BUILDING

Proposed Density N/A

Number of dwelling units per net acre*

*Gross acre less area for Right-Of-Way, Easements and other Improvements.

NAME AND ADDRESS OF PERSON PREPARING SKETCH PLAT

Name

Address

Phone Number

Signature of Applicant

I Certify that this application and map attached hereto (was or was not) duly approved by Resolution of the
Joint Land Use Board of the Borough of Lindenwold at a meeting held on _____

Board Secretary _____ Borough of Lindenwold

Borough of Lindenwold

TO THE JOINT LAND USE BOARD PETITION FOR:

Variance _____

Waiver X

Name of Applicant DENNIS AND CYNTHIA WIGGINS

Address 106 MARION AVE.
MAGNOLIA, N.J. 08049

Phone Number [REDACTED]

Applicant is the Owner (), Tenant (✓) of the following described property:

303 BLACKWOOD CLEMENTON RD
LINDENWOLD NJ 08021

Assessment Map: Plate 17 Block(s) 240 Lot(s) 33

Present use of Land or Building WAS A CHURCH

Desired use of Land or Building A CHURCH

NOTE: Has this property ever been the subject of an application before the
Planning Board _____ Zoning Board _____

If yes, please give reason _____

TO MY UNDERSTANDING I DON'T KNOW

Applicant desires the following Variance Waiver

TO USE PROPERTY 303 BLACKWOOD CLEMENTON RD
AS A PLACE OF WORSHIP

Date 10/21/2022

Signature of Applicant Dennis Wiggins

CHECK LIST

Details Required For Minor Site Plans

Applicant DENNIS AND Cynthia WIGGINS Block 7493 Lot 17
 Address 104 MARION AVE, MACAPOLIM, NJ 08049

A Minor Site Plan is defined as the following:

"Development of one or more lots of an addition to an existing building or structure of less than 1,000 square feet, addition of an accessory structure of less than 1,000 square feet, addition of a handicap ramp, addition to an existing parking lot or paved area involving less than 500 square feet and does not involve planned development, any new street or extension of any off-tract improvement which is to be prorated pursuant to N.J.S.A. 40:55D-42 [Added 3-10-1993 by Ord. No. 929]

The following items shall be submitted to the Administrative Officer twenty-eight (28) days prior to the next scheduled hearing.

Item #	Provided	Not Applicable	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
1	✓			A complete application form and payment of the application fees and escrows, eighteen (18) copies.
2		N/A		An accurate site plan at a scale of not less than one (1) inch equals fifty (50) feet. The plan should be signed and sealed by a professional licensed in the State of New Jersey, 24" x 36" three (3) copies, 11" x 17" fifteen (15) copies and one (1) digital in accordance with the New Jersey Law governing professionals 7:40..
3	✓			A certificate from the Borough Tax Collector that no taxes or assessments are due or delinquent (tax search), two copies.
4		N/A		Camden County Planning Board Application, four (4) copies, if the proposed development will have any impact on a Camden County roadway or facility.

The following items are required on The Minor Site Plan:

Item #	Provided	Not Applicable	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
1		N/A		The zoning classification of the property, the tax plate, block and lot numbers, the owners and <u>applicant's</u> names and addresses shown on the plans.
2		N/A		The location of any proposed buildings, structures, parking and open spaces. The location of existing buildings, structures, roadways and driveways within 50 feet of the property.
3		N/A		Acreage of the tract to the nearest tenth of an acre or square feet.
4		N/A		Existing contours with datum referenced. Spot elevations at corners of proposed structures, paved areas and handicap ramps
5		N/A		All <u>lot</u> lines, setback lines, the location and purpose of any easements, underground or overhead utility lines in any street which abuts the property.
6		N/A		A parking and circulation plan showing the location and arrangement of vehicular access ways and the location, size and capacity of all parking and loading areas.
7		N/A		A complete plan, including location, size and type of all plantings.
8		N/A		Pavement construction detail, and any other construction detail necessary to construction
9		N/A		Curbs, sidewalks and all other areas devoted to pedestrian use.
10		N/A		Preliminary Architectural Floor Plans and Elevations signed and sealed by an architect licensed in the State of New Jersey.
11		N/A		Key map showing the location of the site within the Borough at a scale of no less than 1 inch equals 1000 feet.
12		N/A		North Arrow, Scale written and graphic on each sheet.
13		N/A		A complete site lighting plan, including location, size, type and wattage of all proposed fixtures.
14		N/A		A copy of any protective covenant or deed restrictions applying to the tract to be developed shall be submitted along with the site plan. If no deed restrictions, covenants, easements exists, it shall be so noted on the plan.
15		N/A		Any other information which is deemed to be necessary for the review of the plan by the <u>Joint Land Use Board</u> .

Sherris Wiggins Pres. DLW INC. (CONSTRUCTION)

10/21/2022

SIGNATURE AND TITLE OF PERSON WHO PREPARED CHECK LIST.

DATE.

Borough of Lindenwold

AFFIDAVIT OF OWNERSHIP

"MUST BE COMPLETED AND RETURNED"

Name of Company/Organization GROW IN GRACE MINISTRIES

Is Company a Corporation? (Yes) X (No) _____

Is Company a Partnership? (Yes) _____ (No) _____

Please list any and all individuals who are "OWNERS" (full or part) of the Company/Organization, and if a Non-Profit Organization, list all "BOARD MEMBERS".

Name	Address	Title
Cynthia Wiggins	106 MARION AVE MAGNOLIA NJ 08049	PRES.
DENNIS WIGGINS	104 MARION AVE MAGNOLIA, NJ 08049	VICE PRES
EVELYN BURKHALTER	2006 GREENWOOD DR. LINDENWOLD, NJ 08021	SEC.
DAWN KELLAM	350 BLACKWOOD CLEMENTON RD PINE HILL NJ 08021	TREA.

The above information is true and correct to the best of my knowledge.

Dennis Wiggins VICE PRES
Signature and Title

DENNIS WIGGINS VICE PRES
Please PRINT Name and Title