

**CONSTRUCTION OFFICIAL FORM
HANDICAP ACCESSIBILITY COMPLIANCE**

The applicant needs to send 1 copy of the Site Plan to the Winslow Township Construction Office via certified mail along with this form:

Winslow Township Construction Office
125 South Route 73
Braddock, NJ 08037

TO: WINSLOW TOWNSHIP CONSTRUCTION OFFICIAL

I/We, Winslow 30 Developers LLC have submitted the attached plans to the Planning and Zoning Board Office of the Township of Winslow for approvals for the applicant detailed below. **Please review the Site Plan for HANDICAP ACCESSIBILITY COMPLIANCE.**

Applicant Winslow 30 Developers LLC
Address 1195 Route 70, Suite 2000, Lakewood, NJ 08701

Email Address Jmizrahi@paramountrealty.com Phone # 732-961-8146

Engineer Matthew Sharo, PE for Dynamic Engineering Consultants, PC
Address 1904 Main Street, Lake Como, New Jersey 07719

Email Address msharo@dynamicec.com Phone # (732) 974-0198

Proposed Project Name Wawa food market and fueling canopy
Block 5402 Lot 4
Date of plans submitted November 24, 2020

January 29, 2021
Date


Signature of Applicant Duncan M. Prime, Esq.
Attorney for Applicant

I, Les Morgant of the Winslow Township Construction Office, have reviewed the attached SITE PLAN for HANDICAP ACCESSIBILITY COMPLIANCE.

Be advised that I have found that the site plan **DOES** comply Yes
DOES NOT comply and the following change is needed _____

This information will be forwarded to the Planning and Zoning office.

2-16-21
Date


Construction Official Signature

WINSLOW 30 DEVELOPERS, LLC

301 SOUTH WHITE HORE PIKE (ROUTE 30) AND WATERFORD-BLUE ANCHOR ROAD (CR 722)

WINSLOW TWP, CAMDEN COUNTY, NJ

BLOCK 5402, LOT 4

APPLICATION FOR PRELIMINARY AND FINAL SITE PLAN WITH BULK VARIANCE APPROVAL

ON 02/04/2021 I REVIEWED SITE PLAN FOR ABOVE LISTED LOCATION. IT APPEARS ALL THE WORK WILL BE DONE WITHIN THE CONFINES OF THE PROPERTY AND ALSO LOOKS TO HAVE VERY LITTLE IMPACT ON THE ROADWAY. THERE WILL PROBABLY BE AN INCREASE IN VEHICLE TRAFFIC AS THIS WILL RELATE TO THE PROJECT. ONCE THE PROJECT IS COMPLETE, TRAFFIC SHOULD RETURN TO NORMAL.

I HAVE TAKEN NOTICE THAT WAWA IS RESTRICTING WESTBOUND TRAFFIC ON THE WHITE HORSE PIKE FROM MAKING A LEFT INTO THE WAWA. I ALSO NOTICED THAT TRAFFIC ENTERING BACK ONTO THE WHITE HORSE PIKE FROM THE WAWA PARKING LOT CANNOT MAKE A LEFT ONTO TO THE WHITE HORSE PIKE.

THERE APPEARS TO BE THE CORRECT NUMBER OF HANDICAP PARKING STALLS INSTALLED.

SINCE MAJORITY OF THE WORK IS ON ABOVE LISTED PROPERTY, THE WINSLOW TWP TRAFFIC UNIT HAS NO COMMENT AT THIS TIME.

ALL SIGNAGE THAT IS INSTALLED SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



PtIm. William Thrower #148
Winslow Township Police Department
Highway Safety Unit
125 South Route 73
Braddock, NJ 08037
609-567-0700 Ext. 1148
609-561-1167 Fax

WINSLOW TOWNSHIP ASSESSOR'S OFFICE
125 SOUTH ROUTE 73, BRADDOCK, NJ 08037

Theresa L. Stagliano, CTA
Assessor



Tel: (609)567-0700 (option 9)
Email:
assessor@winslowtownship.com

February 5, 2021

Prime & Tuvel Law Office
Attn: Duncan M Prime, Esq.
14000 Horizon Way, Suite 325
Mount Laurel, NJ 08054

RE: Block 5402 Lot 4
Site Plan: Winslow 30 Developers, LLC (Wawa)
Currently location: 301 & 305 South White Horse Pike

Dear Mr. Prime:

Our office is in receipt of a Site plan dated December 27, 2019 and last revised on November 24, 2020, for the above referenced property.

The existing block and lot number (5402/4) will remain the same.

The property location/street address (301 & 305 South White Horse Pike) will be changed to:

303 South White Horse Pike.

The three (3) existing structures are to be demolished.

Please do not hesitate to contact this office if you have any questions or require additional information.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Theresa L. Stagliano', is written over a light blue circular stamp.

Theresa L. Stagliano, CTA
Assessor

Cc: **Planning/Zoning Board w/ attach**
Planning/Zoning Board Engineer w/ attach
Winslow Twp 9-1-1 Coordinator
File



Winslow Township Fire District #1



11 February 2021

Prime & Tuvel
14000 Horizon Way
Suite 325
Mount Laurel, NJ 08054

RECEIVED

FEB 22 2021

Initial: P+Z

Re: **Winslow 30 Developers, LLC**
301 S. White Horse Pike
Winslow Twp., NJ
Block 5402 Lot 2

Good Afternoon:

I have examined the plans submitted 10 February 2021 for the above captioned project relative to Site Access, Circulation, Fire Hydrant Location and Administrative Details. Our comments reflect this agency's desire to effectively and efficiently deliver emergency services and are to be considered non-binding recommendations **FOR ADVICE ONLY**.

Administrative Details

- If your project is contemplating the installation of an automatic fire suppression system, we would appreciate the opportunity to specify the location for same.
- Winslow Township uses four-inch (4") Storz connections for all Fire Department Sprinkler and Standpipe System Connections. Test Headers and small systems utilize two-and-a-half-inch National Standard Thread (2-1/2 NST) thread configurations.
- Impact Protection for Gas Meter and Propane storage/exchange: Vehicle or other heavy object impact protection required by NJ Uniform Fire Code section 312.1 shall be provided by posts that comply with section 312.2 or by other approved physical barriers that comply with section 312.3.
- KNOX Box System is required for facilities with automatic fire alarms and/or suppression systems. An application can be obtained through the Winslow Township Fire Department.

Fire Hydrant Location

- Not applicable as this area is not serviced by public water.

Administrative Office

9 Cedar Brook Road • Sicklerville, New Jersey 08081
609-561-4225 • FAX 609-561-5823 • E-mail firedistrict@winslowtwpfd.org

Emergency Vehicle Access & Circulation

- Demonstrate Via CAD (Auto-Turn) or similar design instrument that the largest WTFD apparatus can safely navigate this site. Manufacturers engineering specs are attached for your review (Aerial platform 48 feet, non-articulating with platform projecting 12 feet beyond front axle centerline.)
- Confirm angle and elevation of the N.J. D.O.T. ingress/egress island off the White Horse Pike entrance.

Thank you for affording us the opportunity to review plans and offer comments to make Winslow Township a safer place to live, work, and play, if you have questions or need additional information, please feel free to contact me.

Yours in Fire Safety:



Marc S. Rigberg
Winslow Twp. Fire Chief / Fire Official

CC: Christy Clauss, WTPB Secretary
Planning Board Engineer
Chief Passarella
Plan Review File



State of New Jersey
 THE PINELANDS COMMISSION
 PO Box 359
 NEW LISBON, NJ 08064
 (609) 894-7300
 www.nj.gov/pinelands



PHILIP D. MURPHY
 Governor
 SHEILA Y. OLIVER
 Lt. Governor

General Information: Info@pinelands.nj.gov
 Application Specific Information: AppInfo@pinelands.nj.gov

RICHARD PRICKETT
 Chairman
 NANCY WITTENBERG
 Executive Director

January 11, 2021

Maurice Zekarin
 Winslow 30 Developers, LLC (via email)
 1195 Route 70, Suite 2000
 Lakewood, NJ 08701

Re: Application # 1987-0654.002
 Block 5402, Lot 4
 Winslow Township

RECEIVED
 FEB 2 2021
 Initial: _____

Dear Mr. Zekarin:

Pursuant to N.J.A.C. 7:50-4.34 of the Pinelands Comprehensive Management Plan, the completion of this application has resulted in the issuance of the enclosed *Certificate of Filing*.

The Certificate of Filing is not an approval. It is the document necessary to allow any municipal or county agency to review and act on the proposed development application. All municipal and county permits and approvals granted for the proposed development are subject to review by the Pinelands Commission. **No permit or approval shall take effect and no development may occur until the Commission issues a letter indicating that the municipal or county permit or approval may take effect.**

Upon receipt of any municipal or county permit or approval, please submit a copy to the Commission's office with the additional items listed on the enclosed *Local Agency Approval Submission Checklist*.

If you have any questions, please contact Fred Seeber of our staff.

Sincerely,

for Charles M. Horner, P.P.
 Director of Regulatory Programs

- Enc: Certificate of Filing
 Local Agency Approval Submission Checklist
 c: Secretary, Winslow Township Planning Board (via email)
 Winslow Township Construction Code Official (via email)
 Winslow Township Environmental Commission (via email)
 Secretary, Camden County Planning Board (via email)
 Camden County Health Department (via email)
 Timothy M. Prime, Esq. (via email)



Philip D. Murphy
Governor

Sheila Y. Oliver
Lt. Governor

New Jersey Pinelands Commission
PO Box 359
New Lisbon, NJ 08064
(609) 894-7300



Richard Prickett
Chairman

Nancy Wittenberg
Executive Director

CERTIFICATE OF FILING

Application #: 1987-0654.002
Applicant: Winslow 30 Developers, LLC
Municipality: Winslow Township
Block 5402, Lot 4
Rural Development Area, PR-1 Zoning District: 6.16 acres

Proposed Development

Demolition of three buildings, 50 years old or older, and the construction of a 5,585 square foot commercial building and gasoline fueling station

Plan(s) Subject of Certificate of Filing

Site Plan, consisting of 24 sheets, prepared by Dynamic Engineering and dated as follows:
Sheets 1-24, dated 12/27/2019, last revised 11/4/2020

Onsite Wastewater Treatment System Plan, consisting of 9 sheets, prepared by Houser Engineering, LLC and dated as follows:
Sheets 1-9, dated 1/23/2020, last revised 7/27/2020

Charles M. Horner, P.P.
Director of Regulatory Programs

January 11, 2021

Date

BACKGROUND

Existing development:

- ♦ Single family dwelling, an accessory building and a 710 square foot commercial building serviced by an onsite septic system

Relevant Information:

- ♦ The application proposes to service the proposed development with an individual onsite septic waste water treatment system to meet the groundwater quality (septic dilution) standard of the Winslow Township land use ordinance and the Pinelands Comprehensive Management Plan.
- ♦ The application proposes to utilize an individual on-site septic waste water treatment system to service nonresidential development in a Rural Development Area in accordance with the Pinelands Comprehensive Plan (N.J.A.C. 7:50-6.84(a)5).

CONDITIONS

1. The disposal field for the proposed wastewater treatment system shall be located where the seasonal high water table is at least five feet below the natural ground surface.
2. Prior to the Commission issuance of a letter advising that any municipal or county permit and approval can take effect, a legal agreement addressing the wastewater treatment system monitoring and maintenance requirements of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-6.84(a)5iv) shall be appended to the deed for the parcel and a recorded copy of the deed with the monitoring and maintenance requirements shall be submitted to the Commission. The legal agreement must include the monthly monitoring requirements to evaluate the nitrogen removal efficiency of the system, address the obligations of the owner to ensure that the system meets the groundwater quality (septic dilution) standard in perpetuity, the legal remedies in the event that the system fails to meet the groundwater quality standard and that the system must be maintained in accordance with the required operation and maintenance manual

NEXT STEPS

- ♦ This Certificate of Filing is not an approval.
- ♦ Submit a copy of this Certificate of Filing to all county and municipal agencies that are required to review and act on your application (municipal planning board, building department, county health department, etc.).
- ♦ Send a copy of all approvals/permits that are issued by the county or municipality to the Pinelands Commission for review. Please use the attached *Local Agency Approval Submission Checklist* to make sure you are submitting all required documentation related to the approval/permit.
- ♦ No local approval/permit takes effect and no development can occur until the Pinelands Commission has reviewed the approval. When we complete our review, we will issue you a letter stating that the approval/permit can take effect.



LOCAL AGENCY APPROVAL SUBMISSION CHECKLIST

- ✓ All approvals (including permits) issued by local agencies (including counties and municipalities) must be submitted to the Pinelands Commission. **No approval shall take effect and no development may occur until the Commission issues a letter indicating that the approval may take effect.**
- ✓ Identify the approvals required for your development proposal in the list below. Be sure to submit all items listed as quickly as possible as each approval is issued to you.
- ✓ Be sure that all approved plans contain all specified site restrictions and conditions listed in your Certificate of Filing (e.g., wetlands/wetland buffers, threatened/endangered species protection, scenic setback). This includes notes as well as depictions of clearly labeled lines, clearing limits, envelopes, etc.

	Type of approval(s):	Submit a copy to the Commission:
MUNICIPAL	<ul style="list-style-type: none"> • Subdivision approval (<i>preliminary, final, major and minor</i>) • Site plan approval (<i>preliminary, final, major and minor</i>) • Variance and/or waiver • Certificate of Appropriateness • General development plan approval 	<input type="checkbox"/> Resolution granting approval <input type="checkbox"/> Approved plan(s), signed and sealed <input type="checkbox"/> Municipal engineer's and planner's reports <input type="checkbox"/> Stormwater management report (<i>if revised since issuance of Certificate of Filing</i>)
	<ul style="list-style-type: none"> • Construction permit • Zoning permit • Demolition permit • Forestry permit • Mining permit • Certificate of Occupancy 	<input type="checkbox"/> Permit
COUNTY	<ul style="list-style-type: none"> • Subdivision approval (<i>preliminary/conditional, final, major and minor</i>) • Site plan approval (<i>preliminary/conditional, final, major and minor</i>) • Soil Conservation District certification 	<input type="checkbox"/> Approval <input type="checkbox"/> Approved plan(s), signed and sealed
	<ul style="list-style-type: none"> • Standard septic system permit 	<input type="checkbox"/> Permit <input type="checkbox"/> Approved plan (<i>only necessary if your Certificate of Filing contains a wetland protection condition and/or threatened/endangered species protection condition</i>)
	<ul style="list-style-type: none"> • Alternate design septic system permit 	<input type="checkbox"/> Permit <input type="checkbox"/> Approved plan <input type="checkbox"/> Written certification of approved plan by alternate design system manufacturer