



Principals
Richard Rehmann, GISP
Chris Rehmann, PE, CME, PP, PLS
Richard Heggan, PLS, PP
Robert Heggan, PLS, PP

March 3, 2021

Christy Clauss, Board Secretary
Winslow Township
125 South Route #73
Braddock, NJ 08037-9422

Re: Major Preliminary & Final Site Plan
Completeness Review
Wawa
301 South White Horse Pike (Route #30) & Waterford-Blue Anchor Road (CR #722)
Winslow Township, Camden County, NJ
Block 5402, Lot 4
Township Account #E-22-56-850-943
ARH #73-10176

Dear Ms. Clauss:

We have reviewed the Major Site plan application submitted for compliance with the Township's land development completeness checklist and have the following comments:

Applicant: Winslow 30 Developers, LLC
1195 Route 70, Suite 2000
Lakewood, NJ 08701
732-961-8146
jmizrahi@paramountrealty.com

Owner: Alfred F. Salvatore & Daryl A. Salvatore Sr.
340 Oak Road
Hammonton, NJ 08037
alfred.salvatore@comcast.net
oldoak29@yahoo.com

Engineer: Matthew Sharo, PE
Dynamic Engineering Consultants, PC
1904 Main Street
Lake Como, NJ 07719
732-974-0198
msharo@dynamiccec.com

Attorney: Duncan M. Prime, Esq.
Prime & Tuvel, LLC
14000 Horizon Way
Suite 325

Mt. Laurel, NJ 08054
856-273-8300
duncan@primelaw.com

A. Information Submitted or To Be Submitted:

1. Site Plan Application (dated 1/18/21)
2. Notice of Appeal and Variance Application form (dated 1/18/2021).
3. Escrow Agreement Form (dated 1/18/2021).
4. Corporate Disclosure Form & Corporate Resolution (dated 1/18/2021).
5. Affidavit of Ownership (dated 4/2/2020).
6. Tax Assessment Payment Report (dated 1/27/21 and signed by Tax Collector stating all taxes due have been paid to date)
7. Tax Abatement Notice (dated 1/18/21)
8. Listing of variances and waivers, prepared by Dynamic Engineering Consultants, PC.
9. Required outside Agency Approval List, by Dynamic Engineering Consultants, PC.
10. Tax Identification Number W-9 (date 1/28/21)
11. Land Development Checklist
12. Affidavit of Service **(Not Provided)**
13. Major Site Plan (dated 12/27/19) prepared by Matthew Sharo, PE of Dynamic Engineering Consultants, PC.
14. Architectural Plan (dated 1/21/21) prepared by Stephen Fortwangler.
15. Stormwater Maintenance Manual (dated July 2020, revised November 2020) prepared by Dynamic Engineering Consultants, PC.
16. Stormwater Management Groundwater Recharge & Water Quality Analysis (dated December 2019, revised November 2020) prepared by Dynamic Engineering Consultants, PC.
17. Environmental Impact Study (dated January 2021) prepared by Dynamic Engineering Consultants, PC.
18. Cultural Resource Survey (dated May 2020) prepared by Richard Grubb & Associates.
19. Infiltration Testing Report (dated October 8, 2019) prepared by Geotechnical Engineering Consultants.
20. On-site Wastewater Treatment & Disposal System Plan (dated 1/23/20) prepared by Houser Engineering, LLC.
21. ALTA-NSPS Land Title Survey (dated 7/1/19) prepared by Dynamic Engineering Consultants, PC.
22. Pinelands Commission Application Certificate of Filing (dated 1/11/21).

B. Project Description and Background:

This application is for a Major Site Plan approval. The applicant is proposing a 10,042 SF Wawa food market and fueling canopy. The site also includes a septic treatment system, and a stormwater system with treatment devices, two underground stormwater basins, two open air basins with a sand filter. The existing property is located in a Rural Residential (PR-1) Zone. The property is located at the south corner of South White Horse Pike (NJSH Route 30) and Waterford Blue Anchor Road (C.R. 722). The existing property contains a residence with a

driveway on Waterford-Blue Anchor Road with a detached masonry garage. The site also contains an existing restaurant in a masonry building with a u-shaped driveway with two access points onto White Horse Pike South. The site proposes two-way access drives onto the White Horse Pike and Waterford-Blue Anchor Road respectively. Both accesses will be approximately 400 feet from the signalized intersection of the two roads.

C. Requested Relief:

We have reviewed the Minor Site Plan Checklist and offer the following:

- Item #27 - Submittal of an Air Quality Analysis (as required per Section 296-70.B.).
Comment: Air Quality is addressed in the Environmental Impact Study. This applicant shall provide testimony to support the justification of this waiver.
- Item #32 - Title block denoting type of application, municipality and county, tax map sheet, block and lot numbers, and street address(es)
Comment: This information is present on the cover page.
- Item #49 - Dente on plan the purpose of any easement of land reserved or dedicated to public use.
Comment: The site plan shows a 12.25' County easement along Waterford-Blue Anchor Road. This item was marked NA on the Site Plan Checklist. The applicant shall provide proper documentation for approval of the easement

Summary:

We would agree that item #32 is waivable. Items #27 & 49, 66 should be addressed.

The following items are not applicable to this application: Items #1, 28, 31, 34, 51, 57, 59, 61, 64, 79, 81, 87, and 88.

D. Completeness Review:

1. We have reviewed the submitted application for compliance with the Township's land development completeness checklist and find the application to be complete pending the applicant agreeing to provide the items needed and those items, with the exception of the requested completion checklist waivers, which need to be approved by the Board.

E. Other Issues:

1. As part of the site plan review, we recommend that the Board Solicitor review the submitted title reports for appropriateness, when provided by the applicant.

F. Recommendation:

Provided that the Board agrees with the waiver requests, the information to be provided and the conditions as listed within our report, it is felt that there is sufficient information provided by the design consultant for the Board to make an informed decision on the minor site plan application request. If acceptable, we would recommend that the application be deemed **complete** and the application proceed for further review and discussion by the Board.

Should the applicant or design consultant have any questions, we would be available to meet regarding this application review and report.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. Loughney', with a long horizontal flourish extending to the right.

William T. Loughney, PE *for*
ARH Associates

cc: Barry Wright, Mayor
Shirley Grasso, Esq. Board Solicitor
Sam Martello, Superintendent of PW
Terry Stagliano, Assessor
James Winckowski, PB Traffic Consultant
Steve Donohue, Township Utility Engineer
Kevin Becica, Camden County Eng. Dept.
Winslow 30 Developers LLC, Applicant/Owner
Matthew Sharo, PE, PE, Engineer
Duncan Prime, Esq. of Counsel

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