

FINAL MAJOR SITE PLAN FOR 2019 BLACKWOOD WASHINGTON LLC

FAST FOOD RESTAURANT WITH DRIVE-THRU FACILITIES

DELSEA DRIVE REDEVELOPMENT NODE 4
BLOCK 7.04, LOT 6.07
101 BLACKWOOD-BARNSBORO ROAD
TOWNSHIP OF WASHINGTON
GLOUCESTER COUNTY, NEW JERSEY 08080

NOTE: SUBDIVISION SHOWN BELOW IS PROPOSED AS PART OF THE SEPARATE, PREVIOUSLY SUBMITTED WAWA APPLICATION. SUBDIVISION WILL BE ENACTED PENDING APPROVAL OF THE WAWA APPLICATION. THE SUBJECT PROPERTY IS PART OF BLOCK 7, LOT 6.02 UNTIL THE SUBDIVISION IS ENACTED.

APPLICANT

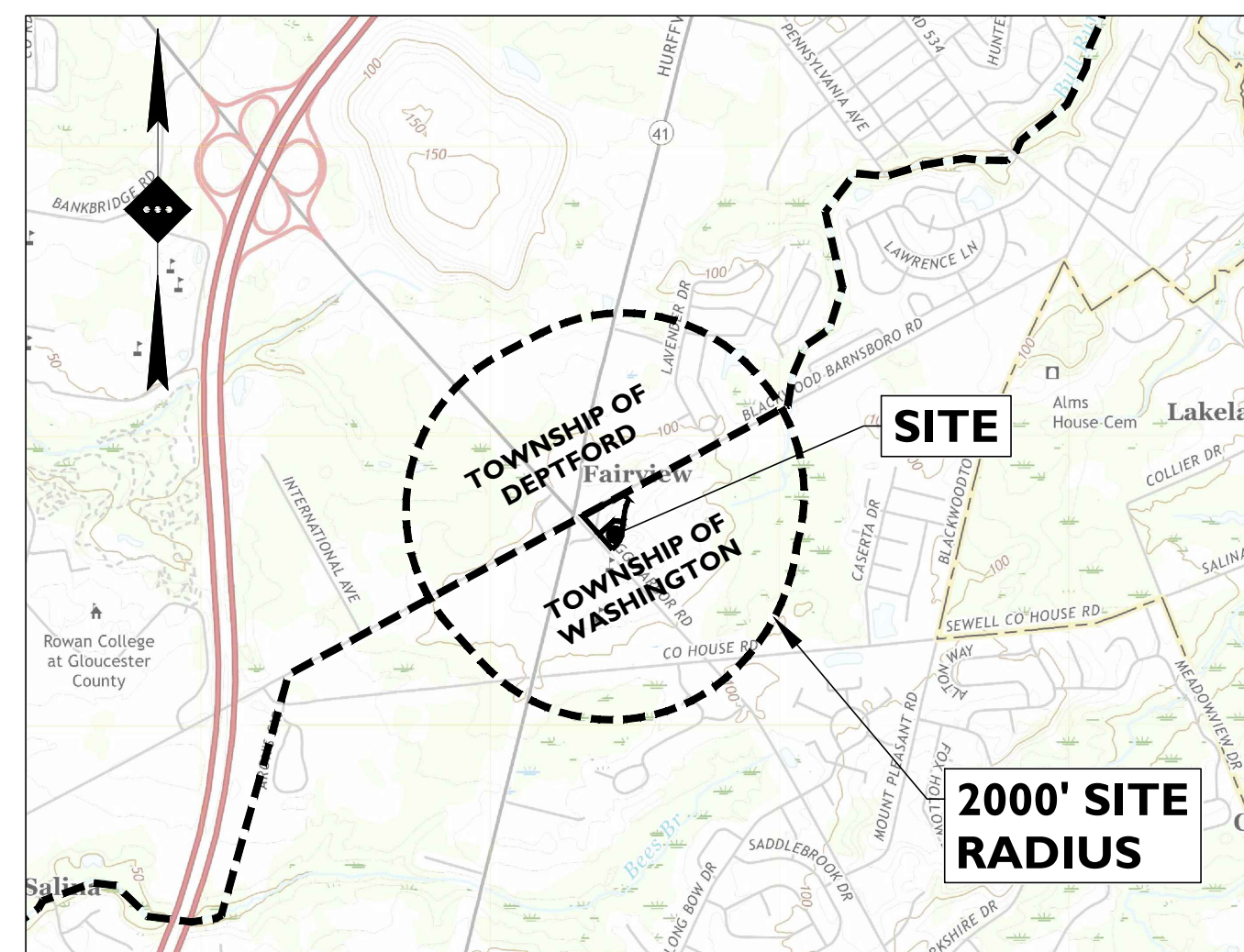
2019 BLACKWOOD WASHINGTON LLC
151 SAWGRASS CORNERS DRIVE #202
PONTE VEDRA BEACH, FL 32082
PHONE: (908) 221-0822

OWNER

JPC GROUP REAL ESTATE LLC
228 BLACKWOOD BARNSBORO ROAD
BLACKWOOD, NEW JERSEY 08012
PHONE: (856) 232-0400
FAX: (856) 232-1243

ATTORNEY

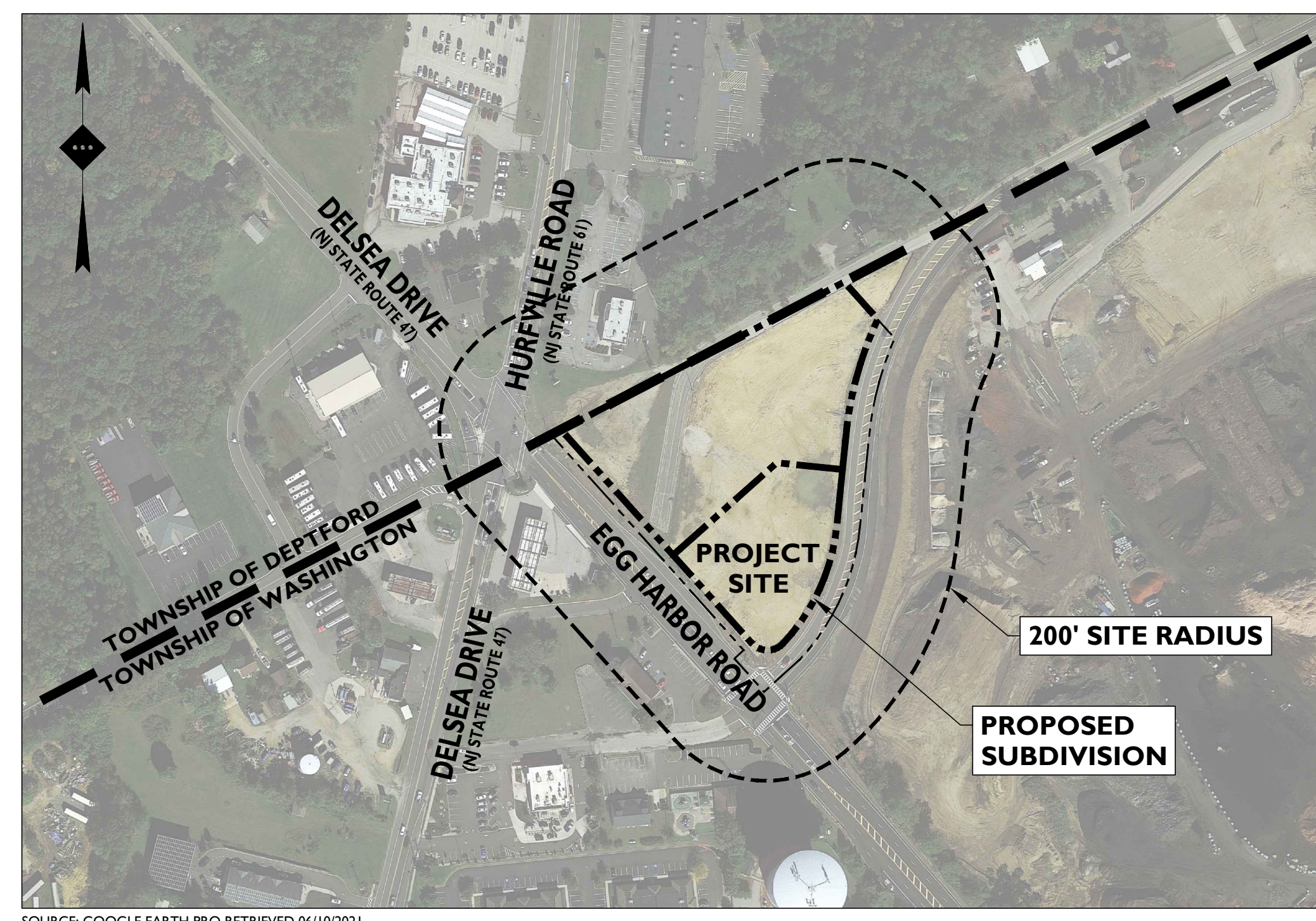
ROBERT D. MINTZ, ESQ.
34 TANNER STREET
HADDONFIELD, NEW JERSEY 08033
PHONE: (856) 795-1234



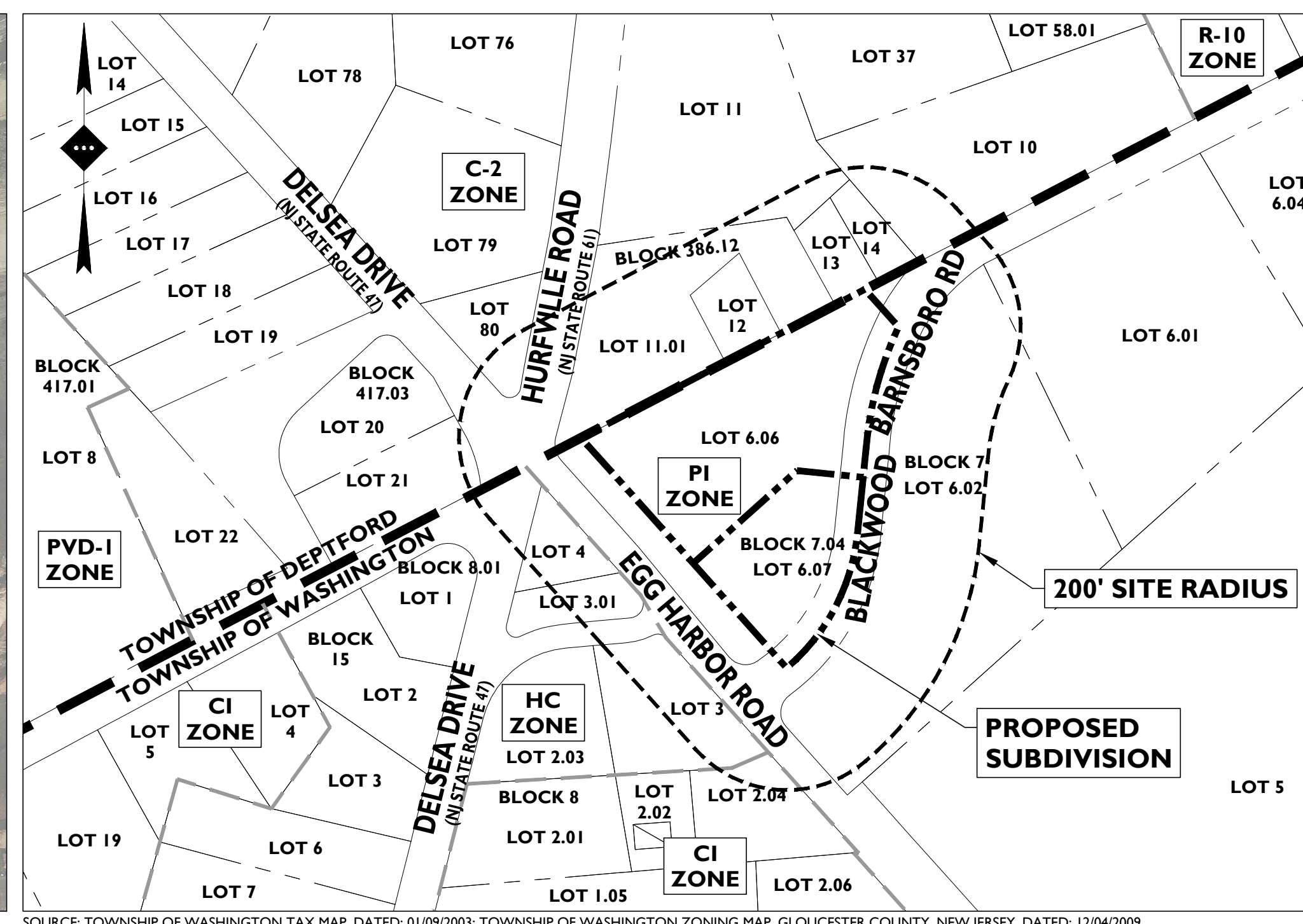
KEY MAP
SCALE: 1" = 2000'±

TOWNSHIP OF WASHINGTON 200' PROPERTY OWNERS LIST			
BLOCK	LOT	OWNER	OWNER'S ADDRESS
7	6.02	JPC GROUP REAL ESTATE LLC	228 BLACKWOOD BARNSBORO RD BLACKWOOD, NJ 08012
7.04	6	JPC GROUP REAL ESTATE LLC	228 BLACKWOOD BARNSBORO RD BLACKWOOD, NJ 08012
8	2.04	KCP RE LLC	6310 SAN VINCENTE, BLVD LOS ANGELES, CA 90048
8	3	SEWELL INVESTORS LLC	107 EGG HARBOR RD, SEWELL, NJ 08080
8.01	3.01	SAMUEL II ETALS JONES	245 N VIRGINIA AVE CARNEYS POINT, NJ 08069
8.01	4	SAMUEL II ETALS JONES	245 N VIRGINIA AVE CARNEYS POINT, NJ 08069

TOWNSHIP OF DEPTFORD 200' PROPERTY OWNERS LIST			
BLOCK	LOT	OWNER	OWNER'S ADDRESS
386.12	10	JOHN A TEESDALE	211 BLACKWOOD BARNSBORO RD SEWELL, NJ 08080
386.12	11	COUNTY OF GLOUCESTER	11 N BROAD ST WOODBURY, NJ 08096
386.12	11.01	ST. EDMONDS FEDERAL SAVINGS BANK	1818 MARKET ST FL 21 PHILADELPHIA, PA 19103
386.12	13	FRATERNAL PROPERTIES LLC	228 BLACKWOOD BARNSBORO RD BLACKWOOD, NJ 08012
386.12	14	FRATERNAL PROPERTIES LLC	228 BLACKWOOD BARNSBORO RD BLACKWOOD, NJ 08012
387.01	80	ANDREW & JOANNE Y CHOI	144 WOODLYN AVE WILLOW GROVE, PA 19092
417.03	21	BEST RV MANAGEMENT, LLC	1264 OLD WHITE HORSE PIKE WATERFORD, NJ 08089



AERIAL MAP
SCALE: 1" = 200'±



TAX & ZONING MAP
SCALE: 1" = 200'±

APPROVAL BLOCK	
APPROVED BY THE WASHINGTON TOWNSHIP PLANNING BOARD	
CHAIRMAN	DATE
PLANNER	DATE
ENGINEER	DATE
ENVIRONMENTAL ENGINEER	DATE
SECRETARY	DATE
TOWNSHIP CLERK	DATE



AFFIDAVIT OF OWNERSHIP
MUST BE COMPLETED AND RETURNED

1. Name of Company/Organization: JPC Group Real Estate LLC
2. Is Company a Corporation? Yes
3. Name of State Which Incorporated: New Jersey

OWNERSHIP DISCLOSURE	
JEFFREY PETRONGOLO	
JOSEPH PETRONGOLO	
JAMIE PETRONGOLO	
JOHN PETRONGOLO	
GERALD PETRONGOLO	

Signature of Jeffrey Petrongolo
Signature of Jeffrey Petrongolo
Please Print Name & Title of each Owner

ZONING RELIEF TABLE		
CODE SECTION	REQUIRED	PROPOSED
§ III.B.3.g	MAXIMUM NUMBER OF OFF-STREET PARKING SPACES: 105% OF ORDINANCE REQUIREMENT	28 SPACES (V)
§ III.B.5.e	19 SPACES x 1.05 = 19.95 SPACES FOR RETAIL FRONTAGES, A MINIMUM OF 65% OF EACH FACADE SHOULD BE PROVIDED WITH FENESTRATION. FRONT ELEVATION - (242 SF) (825 SF) = 31.7% REAR ELEVATION - (10 SF) (908 SF) = 0.0% DT ELEVATION - (116 SF) (910 SF) = 6.1% ENTRANCE ELEVATION - (203 SF) (1,878 SF) = 10.8%	FRONT = 31.7% (V) REAR = 0.0% (V) DRIVE-THRU = 6.1% (V) ENTRANCE = 10.8% (V)
§ III.B.5.n	FLAT ROOFS ARE PERMITTED ON BUILDING A MINIMUM OF TWO (2) STORIES IN HEIGHT, PROVIDED ALL VISIBLY EXPOSED WALLS HAVE AN ARTICULATED CORNICE THAT PROJECTS OUT HORIZONTALLY FROM THE VERTICAL BUILDING WALL PLANE.	FLAT ROOF: 1 STORY (V)
§ III.B.8.b.1	ONE FREESTANDING SIGN PERMITTED PER ROADWAY FRONTAGE	8 FREESTANDING SIGNS PROPOSED (2 MONUMENT SIGNS, 2 PREVIEW BOARDS, 2 CLEARANCE OCCLUS, 2 MENU BOARDS) (V)
§ III.B.8.b.4	ONE FACADE SIGN PER FRONTAGE PERMITTED	4 FACADE SIGNS PROPOSED (3 LOGO SIGNS, 1 1954 SIGN) (V)
§ III.B.8.b.4	MAXIMUM FACADE SIGN HEIGHT: 3 FEET	6 FT (V)
§ III.B.8.b.6	ONE DIRECTIONAL SIGN PERMITTED PER SITE ENTRANCE	8 DIRECTIONAL SIGNS PROPOSED (V)
	MAXIMUM SIGN AREA: 2 SF	6 SF (V)



Know what's below
Call before you dig.

PLANS PREPARED BY:
STONEFIELD
engineering & design

Rutherford, NJ · New York, NY
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ALTA SURVEY PREPARED BY GALLAS SURVEYING GROUP, DATED 06/17/2019
 - ARCHITECTURAL PLANS PREPARED BY XXX ARCHITECTS, DATED XXX
 - GEOTECHNICAL REPORT PREPARED BY WHITESTONE ASSOCIATES, LLC, DATED 01/03/2019
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
 - LOCATION MAP OBTAINED FROM UNITED STATES GEOLOGICAL SURVEY, 7.5 MINUTE SERIES MAP, RUNNEMEDE QUADRANGLE, NEW JERSEY - 2019
 - TAX MAP OBTAINED FROM TOWNSHIP OF WASHINGTON TAX MAP, DATED 01/09/2003, LAST REVISED 01/2017
 - ZONING MAP OBTAINED FROM TOWNSHIP OF WASHINGTON ZONING MAP, GLOUCESTER COUNTY, NEW JERSEY, DATED 02/21/2008
 - GLOUCESTER COUNTY RESURFACING & SAFETY IMPROVEMENTS PLAN PREPARED BY ADAMS, REHMANN & HEGGAN ASSOCIATES, INC, DATED JULY 2019
 - BLACKWOOD BARNSBORO ROAD RELOCATION UTILITY PROJECT PREPARED BY REMINGTON & VERNICK ENGINEERS, DATED 06/26/2019
 - SYSTEM IMPROVEMENT GAS MAIN RELOCATION PREPARED BY SOUTH JERSEY GAS, DATED 07/17/2019
- MAJOR SUBDIVISION PLAN PREPARED BY GALLAS SURVEYING GROUP, LAST REVISED XXX
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
OVERALL SITE PLAN	C-3
SITE PLAN	C-4
GRADING PLAN	C-5
DRAINAGE PLAN	C-6
UTILITY PLAN	C-7
LIGHTING PLAN	C-8
SOIL EROSION & SEDIMENT CONTROL PLAN	C-9
SOIL EROSION & SEDIMENT DETAILS	C-10
LANDSCAPING PLAN & DETAILS	C-11 - C-12
CONSTRUCTION DETAILS	C-13 - C-16
WASHINGTON TOWNSHIP CONSTRUCTION DETAILS	C-17

FINAL MAJOR SITE PLAN
FAST FOOD RESTAURANT WITH
DRIVE-THRU FACILITIES

DELSEA DRIVE REDEVELOPMENT NODE 4
BLOCK 7.04, LOT 6.07
101 BLACKWOOD-BARNSBORO ROAD
TOWNSHIP OF WASHINGTON
GLOUCESTER COUNTY, NJ

JEFFREY A. MARTELL, P.E.
NEW JERSEY LICENSE NO. 47290
LICENSED PROFESSIONAL ENGINEER



SCALE: AS SHOWN PROJECT ID: T-1747

TITLE:
COVER SHEET

DRAWING:
C-1

STONEFIELD
engineering & design

Rutherford, NJ · Princeton, NJ · Long Island City, NY · Royal Oak, MI
www.stonefieldeng.com

15 Spring Street, Princeton, NJ 08542
Phone 609.362.6900

DATE	BY	ISSUE	DESCRIPTION
04/08/2022	JCL	FOR TENANT REVIEW	
03/17/2022	JCL	FOR RESOLUTION COMPLIANCE	
06/11/2021	JMK	FOR TOWNSHIP SUBMISSION	

NOT APPROVED FOR CONSTRUCTION