



**JEFFERIS
ENGINEERING**
ASSOCIATES, LLC

May 29, 2026

RSC Investments
c/o Reliant Steel Construction, Inc.
835 Camden Avenue
Blackwood, NJ 08012
Attn: Mr. Tom McKelvey

via electronic mail

Re: **Proposal for Professional Civil/Site Engineering Services**
Conceptual Site Planning
Block 7903, Lot 1 (4.24 +/- acres)
841 Camden Avenue
Gloucester Township, Camden County, NJ
Our File Number: 26-RSCI-001

Dear Mr. McKelvey:

Pursuant to our proposal agreement and your request, Jefferis Engineering Associates, LLC (JEA) prepared three (3) conceptual subdivision/site layout plans reflecting potential development approaches and this letter serves to transmit the following copies of the conceptual plans for your review and comment.

Enclosed, please find the following:

- Two (2) copies each of the following conceptual plans, dated May 29, 2026:
 - CP-1.0
 - CP-2.0
 - CP-3.0

Upon review of these conceptual plans and as noted in our email correspondence, please note the following highlights:

All concepts

- The property is located in the GI- General Industry zone and abuts on the R-3 Residential Zone on the north, east, and southern sides. The property located across Camden Ave to the west of the site is located in the GI Zone.

CP-1.0

- Objective as listed in proposal agreement: Minor subdivision that retains both the existing office and garage building on a lot and used for commercial purposes, and create two (2) additional single family residential lots to the north. The intent is to create a total of 3 lots.
- This layout creates a total of three (3) lots, with two (2) new single family residential lots and the remnant lot containing your existing office and one garage building.
- The larger of the two separate buildings, which will extend into proposed Lot B, is proposed to be removed.
- The subdivision will result in the following lots:
 - Lot A: Remnant lot containing your existing business, 142,787 +/- s.f.
 - Lot B: Residential lot, 21,736 +/- s.f.
 - Lot C: Residential lot, 20,015 +/- s.f.
- The subdivision is anticipated to be classified as a minor subdivision. However, as Lot C does not front upon an improved right-of-way (which is why we show a driveway extension), the Township could require that Camden Avenue roadway be extended to service Lot C. If so, the subdivision could potentially be classified as a major subdivision as the definition of minor subdivision in the

Township Ordinances (see below) stipulates that a minor subdivision “does not involved any new street” or “does not require the extension of any off-tract improvement...” Based upon this, the Township could potentially classify the subdivision as a major development.

Township Ordinance, excerpt from Section 500-202 (Definitions):

SUBDIVISION, MAJOR

Any subdivision not classified as a minor subdivision.

SUBDIVISION, MINOR

Any division of land meeting all of the following criteria:

A. *Contains an aggregate of not more than three lots (two new lots and the remaining parcel).*

B. *Does not involve a planned development.*

C. *Does not involve any new street.*

D. *Does not require the extension of any off-tract improvement, the cost of which is to be prorated pursuant to N.J.S.A. 40:55D-42.*

E. *Meets the criteria for filing an application for a minor subdivision as otherwise required in this chapter.*

[MLUL]

If considered a major subdivision, a request for several waivers for items required for major subdivision applications would likely be required. This could be a potential issue.

- To potentially eliminate this concern, the subdivision layout would need to be revised to reduce the width of the remnant lot upon which your business is located, shift the residential lot lines southerly so that both lots have frontage upon the existing improved cartway (roadway), and then increasing the width of Lot C. This would likely cause the need to demolish both garage buildings, leaving your remnant lot with no garage or storage yard (unless reconstructed on the remnant portion of the lot)
- Use Variance: As previously discussed before starting the conceptual planning, residential uses are not permitted in the GI Zone. Accordingly, a use variance for the residential uses would be required. This will be subject to testimony provided and the Board’s vote, with no guarantee of approval, and could be a potential issue.
 - For the residential lots, we utilized the zoning criteria for the R3 Zone when creating these lots.
- Variances anticipated:
 - Use (as noted above)
 - Front yard setback (existing non-conforming condition associated with existing house/office building)
- A total of 9 parking stalls were calculated to be required, and a total of 11+ are proposed (existing stalls for the commercial lot and driveways/garages proposed for new residential lots).

CP-2.0

- Objective as listed in proposal agreement: Minor subdivision that creates three (3) lots with each lot containing one of the existing buildings, which would be converted into individual commercial uses with warehouse storage space.
- This layout creates a total of three (3) lots to be utilized as commercial/industrial uses that are compliant with what is permitted in the zone.
- Existing buildings are proposed to remain and be converted to stand alone uses.
- The subdivision will result in the following lots:
 - Lot A: Commercial lot, 83,653 +/- s.f.
 - Lot B: Commercial lot, 47,585 +/- s.f.
 - Lot C: Commercial lot, 53,298 +/- s.f.
- The subdivision is anticipated to be classified as a minor subdivision.

- Variances anticipated:
 - Front yard setback (existing non-conforming condition associated with the three (3) existing buildings.
- A total of 18 parking stalls were calculated to be required, and a total of 24+ are proposed. New parking areas are proposed for the three lots.
 - A shared parking area between Lots A & B is proposed, which would require creation of a shared access and parking easement.
 - An ADA accessible parking stall for each lot is proposed as required.
- A centralized loading area is proposed for the two (2) garage buildings anticipated to be converted into stand-alone uses. This area was configured to be accessed by tractor trailer that pulls down Camden Avenue past the driveway (for which a section of the roadway is proposed to be extended as shown) and then back into the loading area.
- The existing building on Lot A is reflected to be converted to office space with no tractor trailer access or loading.
- Stormwater management measures would be required for each lot. Three (3) separate stormwater management areas are proposed.
- Due to the drop off in elevations, it is anticipated that a retaining wall across Lots A and B would be required to enable creating areas for the parking and stormwater management areas. Upon review of the existing contours, this wall potentially be in the 13-15' tall range.

CP-3.0

- Objective as listed in proposal agreement: Major subdivision assuming that all existing buildings are removed and a cul-de-sac with single family residential lots is created. The quantity of lots is to be determined.
- This layout creates a total of five (5) lots with four (4) new single family residential lots, assuming that all existing buildings are demolished, and one (1) dedicated stormwater basin lot.
 - Alternately, the existing office building could potentially be converted to residential, but would require acquisition of variances for non-conforming front yard setback.
- The subdivision will result in the following lots:
 - Lot A: Stormwater lot, 14,056 +/- s.f.
 - Lot B: Residential lot, 11,469 +/- s.f.
 - Lot C: Residential lot, 38,303 +/- s.f. (*with drainage easement)
 - Lot D: Residential lot, 97,555 +/- s.f. (*with drainage easement and basin)
 - Lot E: Residential lot, 15,792 +/- s.f.
- The residential lots are configured to be accessed via a short cul-de-sac (or court) extending from Camden Avenue.
- Due to the drop off in elevations, it is anticipated that a retaining wall across Lots C and D would be required to enable creating areas for rear yards and accommodate stormwater management areas. Upon review of the existing contours, this wall potentially be in the 13-15' tall range.
- Drainage easements for basin area and anticipated conveyance piping for basin outfalls are anticipated to be required across Lots C and D, as shown. A drainage easement from the cul-de-sac for stormwater piping and access for maintenance of the basin/piping is also anticipated along common lot line of Lots C & D.
- The subdivision is anticipated to be classified as a major subdivision.
- A home owner's association would need to be created to maintain the stormwater management areas/facilities and stormwater lot.
- Use Variance: As previously noted, residential uses are not permitted in the GI Zone. Accordingly, a use variance for the residential uses would be required. This will be subject to

- testimony provided and the Board's vote, with no guarantee of approval, and could be a potential issue.
- For the residential lots, we utilized the zoning criteria for the R3 Zone when creating these lots.
 - Variances anticipated:
 - Use (as noted above)
 - Front yard setback (existing non-conforming condition associated with existing building if not demolished)
 - Minimal usable area for Lot D. A minimum of 25% usable yard area is required, whereas ~5.44% is proposed. This is created by the extent of existing sloped areas >15% and the overall size of the lot which includes the large rear portion of the lot.
 - Parking for the residential lots is expected to be accommodated via the driveways/garages proposed for new residential lots.

Please review and share your thoughts and comments on these layouts. If you would like to schedule a time to meet to further review, please let me know and we will work to schedule. In the meantime, should you have any questions or comments regarding the attached, or require additional copies, please do not hesitate to contact us at your convenience. Thank you.

Respectfully for:

JEFFERIS ENGINEERING ASSOCIATES, LLC.



Teal S. Jefferis, PE, CME, CDT
President

cc: file

enc.

via electronic & first class mail