

Karl P. Kemm, Esq.
Direct Dial: 973-622-5166
Direct Fax: 973-622-3941
Email: kkemm@msbnj.com

November 15, 2024

Via FedEx and email: AnMiller@ci.camden.nj.us

Angela Miller
Planning Board Secretary
City of Camden
City Hall
520 Market Street, Room 224
Camden, NJ 08101

Re: KIPP Cooper Norcross – Section 31 review
Block 405, Lots 1, 7, 8, and 11 (726 Kaighn Ave., Camden, NJ)
City of Camden Planning Board
MSB File No.: 49983/007

Dear Ms. Miller:

The undersigned represents KIPP: Cooper Norcross, a renaissance school, and enclosed please find its Section 31 review application for the Whittier Field Project. We also request that a Pre-Application Meeting be scheduled.

1. Zoning Application (15 copies)
2. Site Plan Checklist (15 copies)
3. Site Plan Application (15 copies)
4. Site Plan, prepared by Joseph Raday, PE, CME of Pennoni Associates, Inc., consisting of 39 sheets and dated May 17, 2024, last revised November 15, 2024 (15 copies)
5. Proof of ownership (15 copies) - Agreement for Sale of Property between the City of Camden and KIPP: Cooper Norcross dated November 7, 2023. for the purchase of the above caption property.
6. Signed Escrow Fee Agreement and W-9 (1 copy)

7. Checks payable to: “The City of Camden” for the application fees and escrow deposits, as calculated on the attached Calculation of Fees and Escrow Deposit sheet:
 - a. Pre-Application Meeting Fee \$500.00
 - b. Zoning Permit Application (Institutional Use) \$69.56
 - c. Preliminary (\$803.40) & Final (\$334.18) Site Plan Application Fees \$1,137.58
 - d. Preliminary (\$2,408.82) & Final (\$1,204.41) Engineering Escrow Fees \$3,613.23
8. Environmental Impact Assessment prepared by Sean Moronski, P.P., AICP of Langan Engineering & Environmental Services, LLC, dated November 14, 2024 (15 copies)
9. Transportation Impact Statement, prepared by Joseph Raday, PE, CME of Pennoni Associates, Inc., dated November 5, 2024 (15 copies)
10. Boundary & Topographic Survey, prepared by Keith M. Ludwig, PLS, of Pennoni Associates, Inc., dated March 11, 2024 (15 copies)
11. Stormwater Management Maintenance Plan, prepared by Joseph Raday, PE, CME of Pennoni Associates, Inc., dated October 25, 2024 (15 copies)
12. Stormwater Management Report, prepared by Joseph Raday, PE, CME of Pennoni Associates, Inc., dated October 25, 2024 (15 copies)
13. Geotechnical Engineering Report, prepared by Murat Arkan, PE, and Tristan Hall, EIT, of Pennoni Associates, Inc., dated June 19, 2024 (15 copies)

If I can be of further assistance to you in this regard, please do not hesitate to contact me.

Very truly yours,



Karl P. Kemm

KPK/bk

Enclosures

cc: KIPP: Cooper Norcross
Joseph Raday, PE, CME
Lana Antonetti, LSRP

CALCULATION OF FEES AND ESCROW DEPOSIT

CITY PLANNING BOARD Application Fee Item	Amount
Pre-Application Meeting Fee	\$500.00
Zoning Permit Application (Institutional Use)	\$69.56
Site Plan Preliminary Application (Review) \$482.36 for .50 acre or less \$803.40 for .50 acre or more	\$803.40
Site Plan Final Application	\$334.18
Total	\$1707.14

CITY PLANNING BOARD Escrow Account Item	Amount
Engineering Review (Preliminary) \$1,204.41 for .50 acre or less \$2,408.82 for .50 acre or more	\$2,408.82
Engineer Review (Final) \$ 803.40 for .50 acre or less \$1,204.41 for .50 acre or more	\$1,204.41
Total	\$3,613.23