



Atlantic County

Department Of Regional Planning

Development Review Agenda

Wednesday, April 19, 2023

TYPE	FILE NUMBER	PROJECT NAME
Minor Sub Division	LW-1-2023	EI Homes 2 Inc.
Site Plan	EC-1-2022	High Grass Farms, LLC
	ET-18-2022	Harbor Apartments
	MG-6-2022	Alexia Realty, LLC

Members and Staff:

Page 1 of 1

Tim Carew

Dennis McDonough

George Kyle

Amjad Rehman

Charles Pritchard

Charles Broomall

Chris Heacock

Doug DiMeo

Anthony Pagano

Bob Lindaw

Brian Walters

Chris Mularz

Old Business:

New Business:

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, April 19, 2023

Project Information

FILENO: LW-1-2023

Juris Type:

Project: EI Homes 2 Inc.

Municipality: Linwood

Street: 750 Shore Road

Type: Minor Sub Division

Tax Map Block (Lot): 184 (1.01)

Project Description: Proposed 3 lot minor subdivision.

Corridor Program:

Pinelands No:

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft:

Warehouse sq ft:

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing: 1

Lots Proposed: 3

Applicant: EI Homes 2 Inc.

Plan Preparer: Arthur Chew, PE, PP

Add Date Administrative / Conditions

Administrative History

2/8/2023 Received

2/23/2023 Incomplete

3/30/2023 More information received (Rev. # 1)

4/12/2023 Complete

4/12/2023 Staff Recommends Conditional Approval

**ATLANTIC COUNTY DEPARTMENT OF
REGIONAL PLANNING & DEVELOPMENT
SUBDIVISION REVIEW**

FILE NUMBER **LW-1-2023 (REV#1)**

PROJECT NAME **EiHOMES 2, INC**

BLOCK **184** LOT **1.01**

COUNTY ROAD NAME / ROUTE # - **SHORE ROAD / ROUTE #585**

FUNCTIONAL CLASSIFICATION – **MINOR COLLECTOR**

ROW STANDARD WIDTH – **60'**

Information Reviewed: Major Subdivision of #750 Shore Road, Situate in City of Linwood, County of Atlantic, NJ, Block 184, Lot 1.01, prepared by Paul Koelling, PLS and Arthur J. Chew, III, PE (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	9/29/2022	3/23/2023

Comments

Conditions. Prior to the issuance of a final approval by the DRC, the applicant shall have submitted the following to the County.

A certified Engineers Cost Estimate, signed and sealed by a NJ Professional Engineer shall be provided, identifying the costs of all improvements necessary to accommodate the construction costs of any required improvements located within the County right-of-way or affecting County storm water drainage facilities as set forth in this Ordinance. These estimated costs shall be approved by Regional Planning, upon the advice of the County Engineer, prior to submission of any performance guarantee. The cost estimate shall include 10% for contingencies. A sample cost estimate is provided on the Atlantic County website. **(309.1)**

The applicant/developer shall be responsible to coordinate the relocation of the utilities with the respective utility companies. In addition, the applicant/developer shall obtain a written estimate from the utility companies for the costs of relocating utility poles within the County right of way. The written estimate from all utility companies shall be attached and added into the cost estimate. **(710.5.B)**

A performance guarantee in the amount of the approved Engineers cost estimate shall be provided. The performance guarantee shall be the form of a Letter of Credit or Bond. A sample Letter of Credit and Bond can be found on the County website. **(309.2)**

A Deed to Restrict Access to a County Road shall be provided. **(308.3.C)**

In addition to the required final plat submission the applicant shall submit the approved subdivision and/or site plan in a digital format. The specifics on the digital submission of information are outlined in the "Atlantic County Land Development Review Digital Submission Requirements" found on the Atlantic County website. **(405)**

Advisory.

A Highway Occupancy Permit (HOP), as identified in the Atlantic County Road Excavation Ordinance, shall be obtained from the County Division of Engineering prior to commencing construction, excavation or similar work on or adjacent to a County Road. A HOP shall not be issued unless a land development application, subject to County Review and Approval, has been approved by the DRC pursuant to this ordinance. **(304.12)**

The applicant shall be responsible for obtaining all necessary permits and approvals required by other review agencies, including but not limited to, municipal planning and zoning boards, state agencies such as the Pinelands Commission, Department of Environmental Protection, Department of Transportation and Cape Atlantic Soil Conservation District. The applicant shall be responsible for obtaining and providing proof of other agency approvals if required by the DRC. **(304.14)**

An applicant shall submit a written request to Regional Planning for the release of the performance guarantee after all improvements covered under the performance guarantee have been completed. See General Guidelines for As-Built Plans published by Atlantic County Engineering Department which can be found on the County website. **(309.3)**

Atlantic County
Department Of Public Works
Review Project Information For Agenda
Wednesday, April 19, 2023

Project Information

FILENO: EC-1-2022

Juris Type: Aprvl Juris

Project: High Grass Farms, LLC

Municipality: Egg Harbor City

Street: 1520 Moss Mill Road

Type: Site Plan

Tax Map Block (Lot): 1003 (7 & 8)

Project Description: Proposed 63,559 SF building for a cannabis cultivation and manufacturing facility

Corridor Program:

Pinelands No: 1995-1627.002

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft:

Warehouse sq ft: 3680

Condo and Apartment:

Industrial sq ft: 59879

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: High Grass Farms, LLC

Plan Preparer: Peter Polcy, PE

Add Date Administrative / Conditions

Administrative History

12/6/2022 Received

12/14/2022 Incomplete

3/10/2023 More Information Received (Rev #1)

3/23/2023 Incomplete

4/10/2023 More Information Received (Rev. #2)

4/12/2023 Complete

4/12/2023 Staff Recommends Conditional Approval

**ATLANTIC COUNTY DEPARTMENT OF
REGIONAL PLANNING & DEVELOPMENT
SITE PLAN REVIEW**

FILE NUMBER **EC-1-2022 – (REV #2)**

PROJECT NAME **HIGH GRASS FARMS, LLC**

BLOCK **1003** LOT **7 & 8**

COUNTY ROAD NAME / ROUTE # **MOSS MILL ROAD / ROUTE # ALT 561**

FUNCTIONAL CLASSIFICATION - **COLLECTOR**

ROW STANDARD WIDTH – **72 FEET**

Information Reviewed: Site plan for High Grass Farms, LLC, Block 1003, Lots 7 & 8, Egg Harbor City, Atlantic County State of New Jersey; prepared by Duffy Dolcy McManus & Roesch, (13 Sheets) dated as follows:

Sheet	Date	Revision Date
1	8/30/2022	3/6/2023
2	8/30/2022	
3	8/30/2022	4/4/2023
4	8/30/2022	4/4/2023
5	8/30/2022	4/4/2023
6	8/30/2022	4/4/2023
7	8/30/2022	4/4/2023
8	8/30/2022	3/6/2023
9	8/30/2022	3/6/2023
10	8/30/2022	3/6/2023
11	8/30/2022	
12	8/30/2022	
13	8/30/2022	12/5/2022

Comments

N/A

Conditions. Prior to the issuance of a final approval by the DRC, the applicant shall have submitted the following to the County.

A certified Engineers Cost Estimate, signed and sealed by a NJ Professional Engineer shall be provided, identifying the costs of all improvements necessary to accommodate the construction costs of any required improvements located within the County right-of-way or affecting County storm water drainage facilities as set forth in this Ordinance. These estimated costs shall be

approved by Regional Planning, upon the advice of the County Engineer, prior to submission of any performance guarantee. The cost estimate shall include 10% for contingencies. A sample cost estimate is provided on the Atlantic County website. **(309.1)**

The applicant/developer shall be responsible to coordinate the relocation of the utilities with the respective utility companies. In addition, the applicant/developer shall obtain a written estimate from the utility companies for the costs of relocating utility poles within the County right of way. The written estimate from all utility companies shall be attached and added into the cost estimate. **(710.5.B)**

A performance guarantee in the amount of the approved Engineers cost estimate shall be provided. The performance guarantee shall be the form of a Letter of Credit or Bond. A sample Letter of Credit and Bond can be found on the County website. **(309.2)**

In addition to the required final plat submission the applicant shall submit the approved subdivision and/or site plan in a digital format. The specifics on the digital submission of information are outlined in the "Atlantic County Land Development Review Digital Submission Requirements" found on the Atlantic County website. **(405)**

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The applicant shall be responsible for obtaining all necessary permits and approvals required by other review agencies, including but not limited to, municipal planning and zoning boards, state agencies such as the Pinelands Commission, Department of Environmental Protection, Department of Transportation and Cape Atlantic Soil Conservation District. The applicant shall be responsible for obtaining and providing proof of other agency approvals if required by the DRC. **(304.14)**

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Atlantic County

Department Of Public Works

Review Project Information For Agenda

Wednesday, April 19, 2023

Project Information

FILENO: ET-18-2022

Juris Type: Aprvl Juris

Project: Harbor Apartments

Municipality: Egg Harbor Township

Street: 2580 Tilton Road

Type: Site Plan

Tax Map Block (Lot): 1101 (14)

Project Description: Proposed conversion of 92 unit motel into 92 apartments

Corridor Program:

Pinelands No: 1982-2573.004

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft:

Warehouse sq ft:

Condo and Apartment: 92

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Mile High 3, LLC

Plan Preparer: William Swiderski, PE

Add Date **Administrative / Conditions**

Administrative History

11/9/2022 Received

11/28/2022 Incomplete

1/13/2023 More Information Received (Rev #1)

1/26/2023 Incomplete of 11/28/2022 Remains

4/4/2023 More Information Received (Rev #2)

4/12/2023 Complete

4/12/2023 Staff Recommends Conditional Approval

**ATLANTIC COUNTY DEPARTMENT OF
REGIONAL PLANNING & DEVELOPMENT
SITE PLAN REVIEW**

FILE NUMBER **ET-18-2022- (REV #2)**

PROJECT NAME **HARBOR APARTMENTS**

BLOCK **1101** LOT **14**

COUNTY ROAD NAME / ROUTE # **TILTON ROAD / COUNTY ROUTE # 563**

FUNCTIONAL CLASSIFICATION – **ARTERIAL**

ROW STANDARD WIDTH – **100' ROW**

Information Reviewed: Site Plan for Harbor Apartments, Block 1101, Lot 14, Township of Egg Harbor, Atlantic County, New Jersey; prepared by: Swiderski Associates, (7 sheets) dated as follows:

Sheet	Date	Revision Date
1	3/24/21	12/12/2 ??
2	3/24/21	12/12/2 ??
3	3/24/21	3/20/23
4	3/24/21	3/20/23
4A	7/14/21	3/12/23
4B	12/30/21	2/12/22
4C	12/19/22	3/20/23

Comments

Proposed improvements within the county right of way shall be consistent on all sheets of site plan.

Conditions. Prior to the issuance of a final approval by the DRC, the applicant shall have submitted the following to the County.

A Clear Sight Area Covenant shall be provided which can be found on the Atlantic County website. A metes and bounds description and a parcel map of the clear sight area must be attached to the Clear Sight Area Covenant form. Preparation of the Clear Sight Area Parcel maps shall conform to the provisions of the New Jersey Recordation Law (N.J.S.A. 46:26B, Map Filing). **(308.2.C.vi)**

A certified Engineers Cost Estimate, signed and sealed by a NJ Professional Engineer shall be provided, identifying the costs of all improvements necessary to accommodate the construction costs of any required improvements located within the County right-of-way or affecting County storm water drainage facilities as set forth in this Ordinance. These estimated costs shall be approved by Regional Planning, upon the advice of the County Engineer, prior to submission of any performance guarantee. The cost estimate shall include 10% for contingencies. A sample cost estimate is provided on the Atlantic County website. **(309.1)**

The applicant/developer shall be responsible to coordinate the relocation of the utilities with the respective utility companies. In addition, the applicant/developer shall obtain a written estimate from the utility companies for the costs of relocating utility poles within the County right of way. The written estimate from all utility companies shall be attached and added into the cost estimate. **(710.5.B)**

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The applicant shall be responsible for obtaining all necessary permits and approvals required by other review agencies, including but not limited to, municipal planning and zoning boards, state agencies such as the Pinelands Commission, Department of Environmental Protection, Department of Transportation and Cape Atlantic Soil Conservation District. The applicant shall be responsible for obtaining and providing proof of other agency approvals if required by the DRC. **(304.14)**

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Atlantic County

Department Of Public Works

Review Project Information For Agenda

Wednesday, April 19, 2023

Project Information

FILENO: MG-6-2022

Juris Type:

Project: Alexia Realty, LLC

Municipality: Margate

Street: 8411 Ventnor Avenue and 3 N. Jerome Avenue

Type: Site Plan

Tax Map Block (Lot): 212.01 (18 & 28)

Project Description: Commercial building with 2 apartments above and single family home

Corridor Program:

Pinelands No: No

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft:

Warehouse sq ft:

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Alexia Realty, LLC

Plan Preparer: Jon Barnhart, PE, PP

Add Date **Administrative / Conditions**

Administrative History

10/7/2022 Received

10/26/2022 Incomplete

3/23/2023 More information received (Rev #1)

3/29/2023 Complete

3/29/2023 Waivers requested for vehicles backing into a County Road

**ATLANTIC COUNTY DEPARTMENT OF
REGIONAL PLANNING AND DEVELOPMENT
SITE PLAN REVIEW**

FILE NUMBER **MG-6-2022 (REV #1)**

PROJECT NAME **ALEXIA REALTY, LLC**

BLOCK **212.01** LOT **18 & 28**

COUNTY ROAD NAME / ROUTE # - **JEROME AVENUE/COUNTY ROUTE #563**
- **VENTNOR AVENUE/COUNTY ROUTE #629**

FUNCTIONAL CLASSIFICATION **ARTERIAL**
ARTERIAL

ROW STANDARD WIDTH **100 FOOT ROW**
90 FOOT ROW

Information Reviewed: Mixed Use Development for Alexia Realty, LLC, Block 212.01, Lot 18 & 28, Margate City, Atlantic County New Jersey; prepared by Arthur Ponzio Co, (5 Sheets) dated as follows:

Sheet	Date	Revision Date
1	9/11/2020	03/12/2023
2	9/11/2020	03/12/2023
3	9/11/2020	03/12/2023
4	9/11/2020	03/12/2023
5	9/11/2020	03/12/2023

Comments

13. **Waiver Requested.** Off-street parking facilities shall be designed to permit all vehicles to turn around on the site to prevent the necessity of any vehicle having to back onto the County road from the site.
(702.3)

See attached Section 310 of the Atlantic County Land Development Standards which identifies the written waiver request required information.

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