



Atlantic County

Department Of Regional Planning

Development Review Agenda

Wednesday, March 20, 2024

TYPE	FILE NUMBER	PROJECT NAME
Minor Sub Division	MG-9-2023	Oasis Property Group
Site Plan	ET-9-2023	Harrison Beverage

Members and Staff:

Page 1 of 1

<input type="checkbox"/> Tim Carew	<input type="checkbox"/> Dennis McDonough	<input type="checkbox"/> George Kyle	<input type="checkbox"/> Amjad Rehman
<input type="checkbox"/> Charles Pritchard	<input type="checkbox"/> Charles Broomall	<input type="checkbox"/> Chris Heacock	<input type="checkbox"/> Doug DiMeo
<input type="checkbox"/> Anthony Pagano	<input type="checkbox"/> Bob Lindaw	<input type="checkbox"/> Brian Walters	<input type="checkbox"/> Chris Mularz

Old Business:

New Business:

Atlantic County
Department Of Public Works
Review Project Information For Agenda
Wednesday, March 20, 2024

Project Information

FILENO: MG-9-2023

Juris Type:

Project: Oasis Property Group

Municipality: Margate

Street: Ventnor Avenue

Type: Minor Sub Division

Tax Map Block (Lot): 110.01 (12)

Project Description: Minor subdivision at 1 South Hanover Avenue and Ventnor Avenue

Corridor Program:

Pinelands No:

County Road: Ventnor Avenue

Frontage: 62.50'

CL1: 45'

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: 2

Applicant: Oasis Property Group

Plan Preparer: Arthur W. Ponzio, Jr., PP, PLS - Arthur Ponzi Co

Add Date **Administrative / Conditions**

Administrative History

11/27/2023 Received

12/13/2023 Incomplete

3/1/2024 More Information Received (Rev. #1)

3/13/2024 Complete

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

FILE NUMBER: MG-9-2023 Rev #1

PROJECT NAME: Oasis Property Group Minor Subdivision

BLOCK: 110.01 LOT: 12

COUNTY ROAD NAME / ROUTE NO.: Ventnor Avenue (CR 629)

FUNCTIONAL CLASSIFICATION: Arterial

ROW STANDARD WIDTH: 90'

Information Reviewed: *Plan of Minor Subdivision, Block 110.01, Lot 12, 1 South Hanover Avenue, Margate, Atlantic County, NJ. Plan prepared by Arthur W. Ponzio, Jr. of Arthur Ponzio Co.; one sheet dated as follows:*

Sheet	Title	Date	Revision
1	Plan of Minor Subdivision	3/9/2023	1/4/2024

Comments:

No Comments

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

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, March 20, 2024

Project Information

FILENO: ET-9-2023

Juris Type:

Project: Harrison Beverage

Municipality: Egg Harbor Township

Street: 6812 Delilah Road

Type: Site Plan

Tax Map Block (Lot): 801 (11)

Project Description: Additional Accessory Structure (Storage Building)

Corridor Program:

Pinelands No:

County Road: Delilah Road

Frontage: 435'

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft:

Warehouse sq ft: 4,000

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Harrison Leasing, LLC

Plan Preparer: Thomas Roesch, P.E.

Add Date **Administrative / Conditions**

Administrative History

11/22/2023 Received

12/13/2023 Incomplete

3/1/2024 More Information Received (Rev. #1)

3/13/2024 Complete

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

FILE NUMBER: ET-9-2023_Rev #1
PROJECT NAME: Harrison Leasing, LLC (Harrison Beverage)
BLOCK: 801 LOT: 11
COUNTY ROAD NAME / ROUTE NO.: Delilah Road (CR 646)
FUNCTIONAL CLASSIFICATION: Arterial
ROW STANDARD WIDTH: 90'

Information Reviewed: *Site Plan for Harrison Leasing, LLC Accessory Structure*, Block 801, Lot 11, 6812 Delilah Road, Egg Harbor Township, Atlantic County, NJ. Plan prepared by Thomas C. Roesch, PE of Duffy, Dolcy, McManus and Roesch; four sheets dated as follows:

Sheet	Title	Date	Revision
1	Cover Sheet	11/21/2023	2/29/2024
2	Topographic Boundary Survey	11/21/2023	2/29/2024
3	Site Plan	11/21/2023	2/29/2024
4	Soil Erosion and Sediment Control Plan	11/21/2023	2/29/2024

Comments:

No Comments

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

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:

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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)**