



Atlantic County

Department Of Regional Planning

Development Review Agenda

Wednesday, March 6, 2024

TYPE	FILE NUMBER	PROJECT NAME
Minor Sub Division	B-1-2024	1904 W. Brigantine Avenue

Members and Staff:

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Tim Carew	Dennis McDonough	George Kyle	Anjad 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, March 6, 2024

Project Information

FILENO: B-1-2024

Juris Type:

Project: 1904 W. Brigantine Avenue

Municipality: Brigantine

Street: 1904 W. Brigantine Avenue

Type: Minor Sub Division

Tax Map Block (Lot): 1901 (8)

Project Description:

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: 2

Applicant: Linda D'Alessandro et al

Plan Preparer: Doran Engineering

Add Date	Administrative / Conditions
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Administrative History

2/7/2024	Received
2/14/2024	Incomplete
2/21/2024	More Information Received (Rev. #1)
2/28/2024	Complete
2/28/2024	Staff Recommend Conditional Approval

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

FILE NUMBER: B-1-2024_REV#1

PROJECT NAME: 1904 W Brigantine Avenue Minor Subdivision

BLOCK: 1901 LOT: 8

COUNTY ROAD NAME / ROUTE NO.: Brigantine Avenue (CR 638)

FUNCTIONAL CLASSIFICATION: Arterial

ROW STANDARD WIDTH: 90'

Information Reviewed: *Minor Subdivision Plan 1904 West Brigantine Avenue, Block 1901, Lot 8, located at 1904 West Brigantine Avenue, Brigantine, Atlantic County, NJ. Plan prepared by Deborah Wahl PE, PP of Doran Engineering, PA; two (2) sheets dated as follows:*

Sheet	Title	Date	Revision
1	Cover Sheet	1/4/2024	
2	Minor Subdivision Plan	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.*

A Deed to Restrict Access to a County Road (Brigantine Boulevard (CR 638)) 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)**