

# Atlantic County

## Department Of Regional Planning

### Development Review Agenda

Wednesday, December 20, 2023

TYPE	FILE NUMBER	PROJECT NAME
Minor Sub Division	BV-6-2023	Andrey Letushko - Minor Subdivision
Site Plan	G-4-2023	Swenson Welding & Fabrication , LLC

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#### 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, December 20, 2023

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**Project Information**

**FILENO:** BV-6-2023

**Juris Type:**

**Project:** Andrey Letushko - Minor Subdivision

**Municipality:** Buena Vista Township

**Street:** Tuckahoe Road

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 6001 (13)

**Project Description:** Subdivision of 1 lot into 3 lots for single family dwelling

**Corridor Program:**

**Pinelands No:** 2005-0396.001

**County Road:**

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:** 3

**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:** Andrey Letushko

**Plan Preparer:** Russell T. Patterson P.L.S.

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**Add Date    Administrative / Conditions**

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**Administrative History**

10/25/2023    Receive

11/8/2023    Incomplete

11/29/2023    More Information Received (Rev. #1)

12/13/2023    Complete

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

FILE NUMBER: **BV-6-2023\_REV #1**

PROJECT NAME: **AUDREY LETUSHKO**

BLOCK: **6001**      LOT: **13**

**COUNTY ROAD NAME / ROUTE # - TUCKAHOE ROAD/ ROUTE # 557**  
**FUNCTIONAL CLASSIFICATION – MINOR COLLECTOR**  
**ROW STANDARD WIDTH – 60 FOOT**

**Information Reviewed:** Map of Proposed Minor Subdivision, Lot 13 in Block 6001, Tuckahoe Road a.k.a. County Route 557, Buena Vista Township, Atlantic County, New Jersey, prepared by: Russell T. Patterson, PLS (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	March 2022	11/20/2023

**Comments:**

1. Add County Signature Block to plan.

**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, December 20, 2023

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#### Project Information

**FILENO:** G-4-2023

**Juris Type:**

**Project:** Swenson Welding & Fabrication , LLC

**Municipality:** Galloway Township

**Street:** Philadelphia Avenue & Aloe Street

**Type:** Site Plan

**Tax Map Block (Lot):** 126 (1 & 2)

**Project Description:** Welding and Fabrication

**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:** 29,387

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:**

**Lots Existing:**

**Lots Proposed:**

**Applicant:** Swenson Welding& Fabrication, LLC **Plan Preparer:** Cormac Morrissey, Dixon Associates Engineering, L

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**Add Date**    **Administrative / Conditions**

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#### Administrative History

5/1/2023    Received

5/10/2023    Incomplete

11/3/2023    Received More Information (Rev. #1)

11/8/2023    Incomplete

12/14/2023    More Information Received (Waiver Request - Vehicles backing out unto a County Road)

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

FILE NUMBER **G-4-2023 (REV#1)**

PROJECT NAME **SWENSON WELDING & FABRICATION, LLC**

BLOCK **126** LOT **1 & 2**

COUNTY ROAD NAME / ROUTE # **ALOE STREET / ROUTE # 686**

FUNCTIONAL CLASSIFICATION - **COLLECTOR**

ROW STANDARD WIDTH – **72 FOOT**

Information Reviewed: Swenson Welding & Fabrication, LLC, Site Plan, Block 126, Lots 1 & 2, Galloway Township, Atlantic County, New Jersey; prepared by: Dixon Associates Engineering, LLC (7 Sheets) dated as follows:

Sheet	Date	Revision Date
1	3/24/2023	11/2/23
2	3/24/2023	11/2/23
3	3/24/2023	11/2/23
4	3/24/2023	11/2/23
5	3/24/2023	11/2/23
6	3/24/2023	11/2/23
7	3/24/2023	11/2/23

**Comments**

The applicant shall provide a waiver for the vehicles backing out into the County road. The application for a waiver or variance shall be filed in writing with Regional Planning and shall include items identified in Section 310.

**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).

In addition to the required final plat submission the applicant shall submit the approved 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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