



Atlantic County

Department Of Regional Planning

Development Review Agenda

Wednesday, October 18, 2023

TYPE	FILE NUMBER	PROJECT NAME
Site Plan	AB-1-2023	Jersey Cow

Members and Staff:

<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, October 18, 2023

Project Information

FILENO: AB-1-2023

Juris Type:

Project: Jersey Cow

Municipality: Absecon

Street: 610 Mill Road

Type: Site Plan

Tax Map Block (Lot): 206 (12)

Project Description: Commercial Site plan improvement

Corridor Program:

Pinelands No:

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft: 1,014

Warehouse sq ft:

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing: 1

Lots Proposed: 1

Applicant: CBS Contractor

Plan Preparer: Schaeffer Nassar Scheidegg Consulting Engineers, L

Add Date Administrative / Conditions

Administrative History

7/19/2023 Received

7/26/2023 Incomplete

8/17/2023 More Information Received (Rev. #1)

8/30/2023 Incomplete to Remain

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

10/11/2023 Incomplete to Remain

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

FILE NUMBER: AB-1-2023 (Rev #2)
PROJECT NAME: Jersey Cow
BLOCK: 206 LOT: 12
COUNTY ROAD NAME / ROUTE No.: Mill Road (CR 651)
FUNCTIONAL CLASSIFICATION: Collector
ROW-STANDARD WIDTH: 72' (existing ROW is 50')

Information Reviewed: *Proposed Site Plan* for CBS Contractor for the proposed conversion of a vacant branch bank building into a retail ice cream store (Jersey Cow) with outdoor seating area, on-site parking for employees and patrons and a drive thru service located at 610 Mill Road, Absecon, NJ. Plans prepared by Schaeffer Nassar Scheidegg Consulting Engineers, LLC, four (4) sheets dated as follows:

SHEET	DATE	REVISION DATE
1	04/12/2023	10/2/2023
2	04/12/2023	10/2/2023
3	04/12/2023	10/2/2023
4	04/12/2023	10/2/2023

Comments:

5. Clear Sight Area was added to revised plans; however, the plans show an entrance sign within the clear sight area. Entrance sign needs to be moved outside the limits of the Clear Sight Area.

6. Waiver Request Submitted by Applicant: The edge of a driveway for uses other than a single-family residential dwelling shall be located a minimum of twenty-five (25') feet from a property line.

8. Revise plans to show continuous vehicle movement throughout the site. Truck turning template, as submitted on 10/2/2023 revised plans, shows disconnect/gap in vehicle movement at the site ingress and egress.

9. Per newly issued PRO-WAG guidelines, detectable curb ramps are required along public sidewalk and shall be aligned parallel to the proposed crosswalk. Plans shall be revised to include detectable curb ramps.

12. Plan shall show R6-1 sign at both ingress and egress driveway locations.

14. Traffic statement submitted under bullet 7 *Site Capacity to Accommodate Customer Vehicle Access and Parking* of the Drive Thru Ops Plan (revised 10-5-23) does not provide sufficient traffic impact data per the ITE trip generation manual and Section 711 of the ACLDS.

Traffic data shall be incorporated into an Operations Plan which identifies proposed operations of vehicular movements at site accesses, including onsite and off-site vehicular circulation, drive thru scheduling and limitations, off site parking and the pedestrian and bicycle facilities for the proposed development. Proposed restrictions of vehicular movements (signage, striping etc) and enforcement of same.

A time frame shall be identified when the applicant shall report back and update the DRC on the operations of the facility, any revisions to the site plan or operations plan that may be necessary and any impacts to the County Road.

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

An Operations Plan approved by the applicant, the DRC and the Atlantic County Engineering, Planning and Law Department shall be provided and shall be recorded with the County Clerk's office.

No Stopping/Parking/Standing signs to be installed by Applicant as per County mark-out for location.

A Right of Way Easement form shall be provided which can be found on the Atlantic County website.

Deed to Vacate Existing Site Easement shall be provided 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)**

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)**