



Atlantic County

Department Of Regional Planning

Development Review Agenda

Wednesday, October 4, 2023

TYPE	FILE NUMBER	PROJECT NAME
Site Plan	AB-1-2023	Jersey Cow
	V-3-2023	New Heights VC, LLC

Members and Staff:

Tim Carew

Charles Pritchard

Anthony Pagano

Dennis McDonough

Charles Broomall

Bob Lindaw

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George Kyle

Chris Heacock

Brian Walters

Amjad Rehman

Doug DiMeo

Chris Mularz

Old Business:

New Business:

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, October 4, 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

ATLANTIC COUNTY DEPARTMENT OF REGIONAL PLANNING & DEVELOPMENT SITE PLAN REVIEW

FILE NUMBER: AB-1-2023 (Rev #1)
 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	08/07/2023
2	04/12/2023	08/07/2023
3	04/12/2023	08/07/2023
4	04/12/2023	08/07/2023

Comments:

5. An AASHTO clear sight area shall be established by the owner of the property, at driveways and intersections with a County Road in accordance with Sections 704 and 705 of this Ordinance. **(308.2.C.i)**

- The Clear Sight Area shall be clearly shown on the subdivision plat or site plan, with bearings and distances and metes and bounds description prepared by and signed by a NJ Professional Land Surveyor and shall be labeled as "Clear Sight Area". (308.2.C.ii)
- All objects (existing and proposed) within the clear sight area shall be clearly identified on the subdivision or site plan. **(308.2.C.iii)**

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. **(See Figure 21) (704.1.E.i)**

- *An applicant may request, to the DRC, a waiver or variation from strict compliance with the technical standards or criteria set forth herein. An application for a waiver or variance pursuant to this section shall be filed in writing with the Regional Planning Department and shall include the items identified in Section 310 of the ACLDS.*

8. Plan shall provide a driveway radius, which can accommodate a truck-turning template, for the anticipated vehicle types that will use the site. Applicant must demonstrate that the proposed driveway radius will accommodate this turning radius and vehicle movements will not conflict either on site or within the County roadway. Plan shall provide a continuous truck-turning template throughout the site,

as well as clear ingress and egress to the site. Current truck-turning template runs over an existing inlet and curb and does not provide for a continuous loop thru the site.

9. Plans shall provide appropriate curb ramps and details in proper locations and in accordance with NJDOT construction, standard details page 37 of 129. Site plan must provide additional grades and information to ensure proper construction of ramps as well as compatibility to existing and proposed grades on site. FIGURE 15 of the ACLDS. **(707.2.F) Detectable curb ramps are not required. Verify that existing ramps meet ADA standards.**

11. Plan shall provide for a 30"x30" stop sign, on a break away post and a 24" thermoplastic stop bar (to be labeled on plan) in accordance with MUTCD standards. Proposed 24" thermoplastic stop bar must be in accordance with the required 4' offset from proposed pedestrian path and curb ramps. Plans shall provide dimensions from the proposed curb ramp crosswalks to proposed 24" thermoplastic stop bar. **(706.6)**

12. Plans shall provide for the following signage, labeled and identified per MUTCD standards:

- R3-2 "No Left Turn" sign at exit; can be placed under Stop Sign
- R6-1 "One Way" sign
- R5-1 "Do Not Enter" sign

Note: The details provided for the above signs are in conflict with the following MUTCD standards/guidelines:

- **Paragraph 05 of §2A.18 Mounting Height:**
The minimum height, measured vertically from the bottom of the sign to the top of the curb, or in the absence of curb, measured vertically from the bottom of the sign to the elevation of the near edge of the traveled way, of signs installed at the side of the road in business, commercial, or residential areas where parking or pedestrian movements are likely to occur, or where the view of the sign might be obstructed, shall be 7 feet (see Figure 2A-2).
- **Paragraph 08 of §2B.10 STOP Sign or YIELD Sign Placement:**
A sign that is mounted back-to-back with a STOP or YIELD sign should stay within the edges of the STOP or YIELD sign. If necessary, the size of the STOP or YIELD sign should be increased so that any other sign installed back-to-back with a STOP or YIELD sign remains within the edges of the STOP or YIELD sign. (NOTE: IT IS RECOMMENDED TO POST THE R5-1 "DO NOT ENTER" SIGN ON A SEPARATE POST FROM THE STOP SIGN RATHER THAN ENLARGE THE STOP SIGN SINCE A 36" STOP SIGN WOULD REQUIRE DOUBLE POSTS.)

13. Proposed conditions show a reduction of impervious coverage from 13,702 SF to 13,328 SF. This does not seem to align with the construction plans which only show a vegetated area being convert to a concrete pad. Plan shall clearly show how the site in reducing impervious coverage and/or provide stormwater report showing a reduction in runoff.

14. Applicant shall submit a Queueing Analysis examining anticipated drive-thru stacking and its anticipated effects on Mill Road (CR 651).

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

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)**

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, October 4, 2023

Project Information

FILENO: V-3-2023

Juris Type:

Project: New Heights VC, LLC

Municipality: Ventnor

Street: 111 Dorset Avenue

Type: Site Plan

Tax Map Block (Lot): 155 (5)

Project Description: Site plan development for a 1 commercial and 2 residential building.

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:

Lots Proposed: 2

Applicant: New Heights VC, LLC

Plan Preparer: Thomas Bechtold

Add Date **Administrative / Conditions**

Administrative History

6/23/2023 Received

6/28/2023 Incomplete

8/2/2023 More Information Received (Rev. #1)

8/9/2023 Incomplete will Remain

8/31/2023 More Information Received (Rev. #2)

8/31/2023 Waivers Requested: (1) Off-street parking areas and driveways for residences or residential use shall be designed to prevent vehicles from backing onto a County Road. (2) The edge of driveway for a single-family residential use must be located at a minimum of 10' to the property line and 20' from the existing proposed adjacent driveway.

9/13/2023 Incomplete to Remain

9/20/2023 More Information Received (Rev. #3)

9/27/2023 Complete Land Development Application

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

FILE NUMBER: **V-3-2023- Rev #3**
PROJECT NAME: **NEW HEIGHTS VC, LLC**
BLOCK: **155** LOT: **5**
COUNTY ROAD NAME / ROUTE No.: **DORSET AVENUE (CR 629)**
FUNCTIONAL CLASSIFICATION: **COLLECTOR**
ROW STANDARD WIDTH: **72 FEET**

Information Reviewed: *Site Plan (development for 1 commercial, 2 residential units), 111 Dorset Avenue, Block 155, Lot 5, Ventnor City, Atlantic County New Jersey; prepared by: Thomas/Bechtold Architecture and Engineering (4 Sheets) dated as follows:*

Sheet	Date	Revision Date
PB-1	May 8, 2023	August 31, 2023
PB-2	June 27, 2023	September 19, 2023
PB-3	June 27, 2023	May 30, 2023
PB-4	July 18, 2023	September 19, 2023

Comments:

9. **WAIVER REQUESTED SUBMITTED BY APPLICANT.** Off-street parking areas and driveways for residences or residential use shall be designed to prevent vehicles from backing onto a County Road. **(702.A)**

An applicant may request, to the DRC, a waiver or variation from strict compliance with the technical standards or criteria set forth herein. An application for a waiver or variance pursuant to this section shall be filed in writing with Regional Planning and shall include items identified in Section 310 of the ACLDS.

10. **WAIVER REQUESTED SUBMITTED BY APPLICANT.** The edge of driveway for a single-family residential use shall be located a minimum of ten (10) feet to the property or twenty (20) feet from an existing or proposed adjacent driveway. See Figure 21 of the ACLDS. **(704.1Eii)**

An applicant may request, to the DRC, a waiver or variation from strict compliance with the technical standards or criteria set forth herein. An application for a waiver or variance pursuant to this section shall be filed in writing with Regional Planning and shall include items identified in Section 310 of the ACLDS.

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)**

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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)**