



Atlantic County

Department Of Regional Planning

Development Review Agenda

Wednesday, December 6, 2023

TYPE	FILE NUMBER	PROJECT NAME
Minor Sub Division	BB-1-2023	Heather Wood Drive
	PR-1-2023	James Van Daley
Site Plan	PL-1-2023	Solaiman Serneabad

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 6, 2023

Project Information

FILENO: BB-1-2023

Juris Type:

Project: Heather Wood Drive

Municipality: Buena Borough

Street: Brewster Road

Type: Minor Sub Division

Tax Map Block (Lot): 113 (2)

Project Description: Minor Subdivision

Corridor Program:

Pinelands No:

County Road: Brewster

Frontage: 150.10

CL1: 25.44

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: 3

Applicant: Jersey Top Quality Construction LLC **Plan Preparer:** Erik F. Valentin - Ewing Associates

Add Date Administrative / Conditions

Administrative History

7/6/2023 Received

7/12/2023 Incomplete

8/25/2023 Received More Information (Rev. #1)

8/30/2023 Incomplete to Remain

11/2/2023 More Information Received (Rev.#2)

11/8/2023 Complete

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

FILE NUMBER: **BB-1-2023 (Rev #2)**
PROJECT NAME: **Heather Wood Drive**
BLOCK: **113** LOT: **2**
COUNTY ROAD NAME / ROUTE No.: **Brewster Road (CR 672)**
FUNCTIONAL CLASSIFICATION: **Collector**
ROW STANDARD WIDTH: **72' (existing ROW is 49.50')**

Information Reviewed: *Proposed Minor Subdivision Plan for Heather Wood Drive for the proposed subdivision of nine (9) existing lots to be redivided into three (3) total lots for single family homes at Heather Wood Drive in Buena Borough, NJ. Plans prepared by Ewing Associates Engineers and Surveyors, one (1) sheet dated as follows:*

SHEET	DATE	REVISION DATE
1	04/10/2023	10/26/2023

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

Deed Restriction to Prohibit Future Access to Brewster Road (CR 672) shall be provided.

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 6, 2023

Project Information

FILENO: PR-1-2023

Juris Type:

Project: James Van Daley

Municipality: Port Republic

Street: 540 Chestnut Neck Road & 600 Chestnut Neck Road

Type: Minor Sub Division

Tax Map Block (Lot): 11 (62 & 63)

Project Description: Lot subdivision for James Van Daley

Corridor Program:

Pinelands No: N/A

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: 2

Lots Proposed: 2

Applicant: James Van Daley

Plan Preparer: Thomas H Darcy

Add Date Administrative / Conditions

Administrative History

4/4/2023 Received

4/12/2023 Incomplete

11/8/2023 More Information Received (Rev. #1)

11/22/2023 Complete

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

FILE NUMBER: **PR-1-2023- Rev #1**

PROJECT NAME: **JAMES VAN DALEY**

BLOCK: **11** LOT: **62 & 63**

COUNTY ROAD NAME / ROUTE No.: **CHESTNUT NECK ROAD / ROUTE #575**

FUNCTIONAL CLASSIFICATION: **MINOR COLLECTOR**

ROW STANDARD WIDTH: **60' ROW**

Information Reviewed: Proposed 2 lot Minor Subdivision Plan, Change of Lot Lines, Block 11, Lots 62 & 63, City of Port Republic, Atlantic County, New Jersey, prepared by Thomas Darcy and Associates, PA, (2 Sheets) dated as follows:

Sheet	Date	Revision Date
1	08/11/2022	10/30/2023
2	08/11/2022	10/30/2023

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

A metes and bounds description and a parcel map of the right of way easement area must be attached to the Right-of-Way easement form. Preparation of Right-of-Way Parcel maps shall conform to the provisions of the New Jersey Recordation Law (N.J.S.A. 46:26B, Map Filing). **(308.1.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:

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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 6, 2023

Project Information

FILENO: PL-1-2023

Juris Type:

Project: Solaiman Serneabad

Municipality: Pleasantville

Street: 901-911 North Main Street

Type: Site Plan

Tax Map Block (Lot): 394 (12 & 13)

Project Description: Proposed building improvements

Corridor Program:

Pinelands No: 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:

Applicant: Solainman Serneabad

Plan Preparer: Arthur W. Ponzio

Add Date Administrative / Conditions

Administrative History

3/2/2023	Received
3/8/2023	Incomplete
5/26/2023	More Information Received (Rev. #1)
5/31/2023	Incomplete to Remain
6/22/2023	More Information Received (Rev. #2)
6/28/2023	Incomplete to Remain
10/2/2023	More Information Received (Rev. #3)
10/11/2023	Incomplete to Remain
11/20/2023	More Information Received (Rev. #4)
11/28/2023	Complete

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

FILE NUMBER: **PL-1-2023 (REV#4)**

PROJECT NAME: **SOLAIMAN SERNEABAD**

BLOCK: **394** LOT: **12 & 13**

COUNTY ROAD NAME / ROUTE # **1) DELILAH ROAD / COUNTY ROUTE #646
2) SHORE ROAD / COUNTY ROUTE # 585**

FUNCTIONAL CLASSIFICATION **1) ARTERIAL
2) MINOR COLLECTOR**

ROW STANDARD WIDTH **1) 90' ROW
2) 60' ROW**

Information Reviewed: Site Development Plan, Block 394, Lots 12 & 13, Pleasantville, Atlantic County, New Jersey, prepared by: Arthur Ponzio Co, (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	10/21/22	9/26/2023
2	10/21/22	9/26/2023

Note: At the time of applying for the Atlantic County Highway Occupancy Permit (HOP), the driveway widening and adjacent sidewalk shall be shown to meet the requirements (grades etc) of the Americans with Disabilities Act.

Any sidewalk in need or repair along the county road shall be identified and repaired at the time of the application for the Atlantic County Highway Occupancy Permit (HOP).

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 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). **(308.2.C.vi)**

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:

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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)**