



# Atlantic County

## Department Of Regional Planning

### Development Review Agenda

Wednesday, June 21, 2023

<b>TYPE</b>	<b>FILE NUMBER</b>	<b>PROJECT NAME</b>
<b>Minor Sub Division</b>	G-5-2023	Shah Minor Subdivision
<b>Site Plan</b>	B-1-2023	Brig Isle Ltd.
	BV-3-2022	C & B Rentals Commercial Building

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#### Members and Staff:

Tim Carew

Dennis McDonough

George Kyle

Amjad Rehman

Charles Pritchard

Charles Broomall

Chris Heacock

Doug DiMeo

Anthony Pagano

Bob Lindaw

Brian Walters

Chris Mularz

#### Old Business:

#### Page 1 of 1

#### New Business:

**Atlantic County**  
**Department Of Public Works**  
**Review Project Information For Agenda**

Wednesday, June 21, 2023

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**Project Information**

**FILENO:** G-5-2023

**Juris Type:**

**Project:** Shah Minor Subdivision

**Municipality:** Galloway Township

**Street:** 710 Six Avenue, Galloway Township, NJ 08205

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 914 (5)

**Project Description:** Minor Subdivision

**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:** Mr. Ketul Shah

**Plan Preparer:** William P. McManus

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

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**Administrative History**

5/2/2023    Received

5/10/2023    Incomplete

5/25/2023    More Information Received (Rev. #1)

5/31/2023    Complete

5/31/2023    Staff Recommend Conditional Approval

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

**FILE NUMBER G-5-2023 (REV#1)**

**PROJECT NAME SHAH MINOR SUBDIVISION**

**BLOCK 914 LOT 5**

**COUNTY ROAD NAME / ROUTE # SIXTH AVENUE  
FUNCTIONAL CLASSIFICATION – MINOR COLLECTOR  
ROW STANDARD WIDTH- 60 FEET**

Information Reviewed: Minor Subdivison, Block 914, Lot 5, Galloway Township, County of Atlantic, State of Ne Jersey, prepared by: Duffy Dolcy McManus & Roesch, (1 sheet) dated as follows:

Sheet	Date	Revision Date
1	4/25/2023	5/16/2023

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, June 21, 2023

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**Project Information**

**FILENO:** B-1-2023

**Juris Type:**

**Project:** Brig Isle Ltd.

**Municipality:** Brigantine

**Street:** 4615 Atlantic Brigantine Blvd.

**Type:** Site Plan

**Tax Map Block (Lot):** 5603 (6)

**Project Description:** Development of the property into a 2 story frame duplex.

**Corridor Program:**

**Pinelands No:**

**County Road:**

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:** 2

**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:** David & Mihyung Murray, Dennis & **Plan Preparer:** Doran Engineering

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**Add Date    Administrative / Conditions**

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**Administrative History**

5/2/2023    Received

5/10/2023    Incomplete

5/26/2023    More Information Received (Rev. #1)

5/31/2023    Incomplete

6/6/2023    More Information Received (Rev. #2)

6/14/2023    Complete

6/14/2023    Waivers requested: (1) provide an on site vehicle turn around, and (2) provide a minimum 10 feet from driveway to property line.

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

FILE NUMBER: **B-1-2023 (REV#1)** The County coordinates with the Atlantic County Utilities Authority (ACUA) for a community trash pick up day. Residents are encouraged to volunteer in picking up trash that are dumped in the woods, river and lake basins in the county. The ACUA has scheduled dates for hazardous materials drop off. The list of these materials are published on the ACUA website. The essence of this program is to encourage residents not to discard inappropriately any of the hazardous materials, whether used motor oil or other hazardous materials. Residents are discouraged from engaging in any activity that will lead to blockage of the storm drain systems.

PROJECT NAME: **Brig Isle Ltd.**

BLOCK: **5603** LOT: **6**

COUNTY ROAD NAME / ROUTE No.: **Atlantic Brigantine Boulevard (CR 638)**

FUNCTIONAL CLASSIFICATION: **Arterial**

ROW STANDARD WIDTH: **90' (existing ROW is 100')**

Information Reviewed: **Variance Plan (site plan) for Big Isle Ltd. for the proposed construction of a new duplex to replace existing two (2) story frame duplex located at 4615 Atlantic-Brigantine Blvd (CR 638), Brigantine, NJ. Plans prepared by Doran Engineering, PA, two (2) sheets dated as follows:**

SHEET	DATE	REVISION DATE
1	11/11/2022	6/6/2023
2	11/11/2022	6/6/2023

**Comments:**

**1.(Waiver Requested)** Off-street parking facilities shall be designed to permit all vehicles to turn around on the site to prevent the necessity of any vehicle having to back onto the County Road from the site. **(702.3)**

**2. (Waiver Requested)** The edge of a driveway for a single-family residential use shall be located a minimum of ten (10) feet to the property line or twenty (20) feet from an existing or proposed adjacent driveway. **(704.1Eii)**

**Conditions:**

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, June 21, 2023

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**Project Information**

**FILENO:** BV-3-2022

**Juris Type:** Aprvl Juris

**Project:** C & B Rentals Commercial Building

**Municipality:** Buena Vista

**Street:** 675 Tuckahoe Road

**Type:** Site Plan

**Tax Map Block (Lot):** 6101 (35)

**Project Description:** Proposed 5, 944.17 SF sign fabrication business.

**Corridor Program:**

**Pinelands No:** 1996-1270.004

**County Road:**

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:**

**Commercial sq ft:** 5,944.17

**Warehouse sq ft:**

**Condo and Apartment:**

**Industrial sq ft:**

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:**

**Lots Existing:**

**Lots Proposed:**

**Applicant:** C&B Rentals, NJ Partnership

**Plan Preparer:** William Gilmore, PE

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

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**Administrative History**

10/6/2022    Received

10/26/2022    Incomplete

5/30/2023    More Information Received (Rev. #1)

6/14/2023    Complete

6/14/2023    Staff Recommend Conditional Approval

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

FILE NUMBER **BV-3-2022**

PROJECT NAME **C & B RENTALS**

BLOCK **6101**      LOT **35**

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

Information Reviewed: Minor Site Plan for C & B Rentals, Plate 61, Block 6101, Lot 35, Situated in the Township of Buena Vista, Atlantic County, New Jersey, prepared by: Site Civil Engineering (2 Sheets) dated as follows:

Sheet	Date	Revision Date
1	9/15/21	5/18/2023
2	9/15/21	5/18/2023

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 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)**

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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