



# Atlantic County

## Department Of Regional Planning

### Development Review Agenda

Wednesday, September 6, 2023

TYPE	FILE NUMBER	PROJECT NAME
<b>Major Final</b>		
	G-7-2023	Stonnell Major Subdivision
	V-6-2022	JJCC Longport, LLC
<b>Minor Sub Division</b>		
	HM-4-2023	DeNafo Properties, LLC
	S-5-2023	Minor Subdivision for Paul Striefsky

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#### Members and Staff:

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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:**

**New Business:**

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

Wednesday, September 6, 2023

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**Project Information**

**FILENO:** G-7-2023

**Juris Type:**

**Project:** Stonnell Major Subdivision

**Municipality:** Galloway Township

**Street:** 853 E Moss Mill Road

**Type:** Major Final

**Tax Map Block (Lot):** 1263 (20 & 21)

**Project Description:** Major subdivision from 2 lots to 4 lots

**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:** 2

**Lots Proposed:** 4

**Applicant:** Michael & Kimberly Stonnell

**Plan Preparer:** William P. McManus

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**Add Date    Administrative / Conditions**

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**Administrative History**

8/2/2023    Received

8/9/2023    Incomplete

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

8/30/2023    Application is Complete

8/30/2023    Staff Recommend Conditional Approval

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

FILE NUMBER: **G-7-2023-(Rev #1)**  
PROJECT NAME: **Stonnel Major Subdivision**  
BLOCK: **1263** LOT: **20 & 21**  
COUNTY ROAD NAME / ROUTE No.: **Moss Mill Road (CR Alt 561)**  
FUNCTIONAL CLASSIFICATION: **Minor Collector**  
ROW STANDARD WIDTH: **60'**

Information Reviewed: *Stonnel Major Subdivision Plan* for subdivision of (2) two existing lots to (4) four proposed lots for single family residential development located at 853 East Moss Mill Road, Galloway, NJ. Plans prepared by: *Duffy, Dolcy, McManus & Roesch*, (1 sheet) dated as follows:

SHEET	DATE	REVISION DATE
1	7/17/2023	8/24/2023

**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:**

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, September 6, 2023

**Project Information**

**FILENO:** V-6-2022 **Juris Type:** Aprvl Juris  
**Project:** JJCC Longport, LLC  
**Municipality:** Ventnor **Street:** 6302 Ventnor Avenue  
**Type:** Major Final **Tax Map Block (Lot):** 69.01 (1.01)  
**Project Description:** Proposed 4 lot major subdivision

<b>Corridor Program:</b>	<b>Pinelands No:</b> No	
<b>County Road:</b>	<b>Frontage:</b>	<b>CL1:</b>
<b>County Road:</b>	<b>Frontage:</b>	<b>CL2:</b>
<b>Single and Townhouse:</b>	<b>Commercial sq ft:</b>	<b>Warehouse sq ft:</b>
<b>Condo and Apartment:</b>	<b>Industrial sq ft:</b>	<b>Institutional sq ft:</b>
<b>Hotel / Motel Units:</b>	<b>Office sq ft:</b>	
<b>Lots Existing:</b> 1	<b>Lots Proposed:</b> 4	
<b>Applicant:</b> JJCC Longport, LLC	<b>Plan Preparer:</b> Thomas Dase, PE, PP	

**Add Date    Administrative / Conditions**

**Administrative History**

10/28/2022	Received
11/18/2022	Incomplete
1/6/2023	More Information Received (Rev #1)
1/11/2023	Incomplete of 11/18/2022 Remains
1/27/2023	More Information Received (Rev #2)
2/9/2023	Incomplete of 11/18/2022 Remains
2/24/2023	More Information Received (Rev #3)
3/8/2023	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.
3/8/2023	Waiver Requested. Off-street parking areas and driveways for residences or residential uses shall also be designed to prevent vehicles from backing onto Ventnor Avenue.
3/8/2023	Complete
3/15/2023	DRC tabled application and requested additional analysis for waivers.
8/16/2023	Received a Driveway Analysis Letter for the Waiver Request
8/23/2023	Application is Re-scheduled for DRC meeting on 9/6.2023.

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

FILE NUMBER V-6-2022 – REV #3

PROJECT NAME JJCC LONGPORT, LLC

BLOCK 69.01 LOT 1.01

COUNTY ROAD NAME / ROUTE # - VENTNOR AVENUE – COUNTY ROUTE # 629  
FUNCTIONAL CLASSIFICATION - ARTERIAL  
ROW STANDARD WIDTH – 90' ROW

Information Reviewed: Proposed 4-Lot Major Subdivision, Located at 6302 Ventnor Avenue, Ventnor City, New Jersey, Block 69.01, Lot 1.07, Atlantic County Submittal Set. (5 Sheets) dated as follows:

Sheet	Date	Revised Date
1	4/13/2022	2/23/2023
2	4/13/2022	1/26/2023
3	4/13/2022	2/23/2023
4	4/13/2022	2/23/2023
5	4/13/2022	1/4/2023
6	4/13/2022	1/4/2023
7	4/13/2022	

**Comments**

6. Waiver Requested. Off-street parking areas and driveways for residences or residential uses shall also be designed to prevent vehicles from backing onto Ventnor Avenue. (702.11)

8. 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. (See Figure 21) (704.1.E.ii)

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)**

A Deed to Restrict Access to a County Road shall be provided. **(308.3.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.

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, September 6, 2023

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**Project Information**

**FILENO:** HM-4-2023

**Juris Type:**

**Project:** DeNafo Properties, LLC

**Municipality:** Hammonton Township

**Street:** 711 North Chew Road

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 1902 (19)

**Project Description:** Minor Subdivision

**Corridor Program:**

**Pinelands No:** 1982-2500.001

**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:** DeNafo Properties, LLC (Matthew D **Plan Preparer:** Brian S. Peterman, P.E., C.M.A., Peterman Maxcy As

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

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**Administrative History**

7/20/2023    Received

7/26/2023    Incomplete

8/24/2023    More Information Received (Rev. #1)

8/30/2023    Application is Complete

8/30/2023    Staff Recommend Conditional Approval



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

FILE NUMBER: HM-4-2023 (Rev#1)  
PROJECT NAME: DeNafo Properties, LLC  
BLOCK: 1902 LOT: 19  
COUNTY ROAD NAME / ROUTE No.: Chew Road (CR 559)  
FUNCTIONAL CLASSIFICATION: Collector  
ROW STANDARD WIDTH: 72' (existing ROW is 50')

Information Reviewed: *Plan of Minor Subdivision* for DeNafo Properties, LLC for the proposed subdivision of property that is 0.93 acres in size; containing an existing single-family dwelling located at 711 North Chew Road, Hammonton, NJ. Plans prepared by Peterman Maxcy Associates, LLC, one (1) sheet dated as follows:

SHEET	DATE	REVISION DATE
1	03/17/2023	8/15/2023

**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, September 6, 2023

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**Project Information**

**FILENO:** S-5-2023

**Juris Type:**

**Project:** Minor Subdivision for Paul Striefsky

**Municipality:** Somers Point

**Street:** 2 Woodlawn Avenue

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 2142.02 (2.01)

**Project Description:** Minor subdivision of a vacant lot

**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:** Paul Striefsky

**Plan Preparer:** Andrew Shaeffer - Schaeffer Nassar Scheidegg Cons

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

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**Administrative History**

5/16/2023    Received

5/24/2023    Incomplete

7/20/2023    More Information Received (Rev. #1)

7/26/2023    Incomplete to Remain

8/10/2023    More Information Received: R.O.W. Easement

8/10/2023    Waiver Request: Waiver from providing a stormwater narrative or providing stormwater management structures.

8/18/2023    More Information Received: Stormwater Narrative

8/30/2023    Application is Complete

8/30/2023    Staff Recommend Conditional Approval

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

FILE NUMBER: S-5-2023 (REV #2)  
 PROJECT NAME: Paul Striefsky Minor Subdivision  
 BLOCK: 2142.02 LOT: 2.01  
 COUNTY ROAD NAME / ROUTE No.: Somers Point-Mays Landing Road (CR 559)  
 FUNCTIONAL CLASSIFICATION: Collector  
 ROW STANDARD WIDTH: 72' (existing ROW Varies)

Information Reviewed: *Minor Subdivision Plan* for Paul Striefsky for the proposed subdivision of existing B 2142.02. L 2.01 into (1) one proposed Residential Lot and (1) one remaining Residential Lot at 2 Woodlawn Avenue, Somers Point NJ. Plans prepared by Schaeffer Nassar Scheidegg Consulting Engineers, LLC, one (1) sheet dated as follows:

SHEET	DATE	REVISION DATE
1	6/28/2012	7/11/2023

**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)**

**Deed Restriction to Prohibit Future Access to County Road:** Those lots fronting on both a County road and either a municipal or internal street may be deed restricted to prohibit access onto the County road. **(704.1.A)**

The following note shall be on the plan:

"Proposed Lot (s) \_\_\_\_\_, Block(s) \_\_\_\_\_ is (are) to be deed restricted to prohibit access onto County road \_\_\_\_\_."

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)**

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