



Atlantic County

Department Of Regional Planning

Development Review Agenda

Wednesday, November 1, 2023

TYPE	FILE NUMBER	PROJECT NAME
Minor Sub Division	S-1-2023	Greate Bay Redevelopment- Townhomes
Site Plan	B-4-2023	Santucci's Pizza
	G-1-2023	Salartash Pitney Road Project
	S-2-2023	Greate Bay Redevelopment- Townhomes
	V-3-2023	New Heights VC, LLC

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, November 1, 2023

Project Information

FILENO: S-1-2023

Juris Type:

Project: Greate Bay Redevelopment- Townhomes

Municipality: Somers Point

Street: Somers Point Mays Landing Road

Type: Minor Sub Division

Tax Map Block (Lot): 1941.01, 1943, 1944, 1945, 1946 (2, 5.01; 1, 3, 2.02, 1)

Project Description: Minor subdivision along a county road (See site plan S-2-2023)

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: 6

Lots Proposed: 5

Applicant: R2F2, Inc.

Plan Preparer: Robert Watkins, PE

Add Date Administrative / Conditions

Administrative History

2/3/2023	Received
2/28/2023	Incomplete
4/20/2023	More Information Received (Rev. #1)
5/16/2023	More Information Received (Rev. #2)
5/24/2023	Incomplete
6/23/2023	More Information Received (Rev. #3)
6/28/2023	Incomplete
10/11/2023	More Information Received (Rev. #4)
10/25/2023	Complete

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

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

PROJECT NAME: **GREATE BAY REDEVELOPMENT - TOWNHOMES**

BLOCK **1944; 1945; 1946; 1941.01** LOT **3; 2.02; 1; 2 & 5.01**

COUNTY ROAD / ROUTE #: **SOMERS POINT – MAYS LANDING RD / CO. ROUTE # 559**

FUNCTIONAL CLASSIFICATION - **COLLECTOR**

ROW STANDARD WIDTH – **72 FOOT WIDE**

Information Reviewed: City of Somers Point, Atlantic County, Greate Bay Country Club-Townhomes, Minor Subdivision Plan, Block 1944, Lot 3; Block 1945, Lot 2.02, Block 1946, Lot 1; Block 1941.01, Lots 2 & 5.01, prepared by Mott Watkins Associates, LLC (2 Sheets) dated as follows:

Sheet	Date	Revision Date
1	12/20/2022	7/14/2023
2	12/20/2022	7/14/2023

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)**

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:

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)**

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, November 1, 2023

Project Information

FILENO: B-4-2023

Juris Type:

Project: Santucci's Pizza

Municipality: Brigantine

Street: 3728 Atlantic Brigantine Blvd.

Type: Site Plan

Tax Map Block (Lot): 3702 (1)

Project Description: Renovation and conversion of an existing retail shop to a pizzeria restaurant.

Corridor Program:

Pinelands No:

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft: 15,000

Warehouse sq ft:

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Edmund Masiejczyk

Plan Preparer: Doran Engineering

Add Date **Administrative / Conditions**

Administrative History

8/16/2023 Received

8/30/2023 Met with Engineer Deborah Wahl and discussed providing a one-way ingress at southerly driveway along Brigantine Blvd. The Engineer shall investigate the feasibility of an ingress only driveway at this location.

8/30/2023 Incomplete

10/6/2023 Received More Information (Rev. #1)

10/11/2023 Incomplete to Remain

10/23/2023 Received More Information (Rev. #2)

10/25/2023 Complete

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

FILE NUMBER: **B-4-2023 (Rev #2)**

PROJECT NAME: **Santucci's Pizza**

BLOCK: **3702** LOT: **1**

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

FUNCTIONAL CLASSIFICATION: **Arterial**

ROW STANDARD WIDTH: **90'**

Information Reviewed: *Santucci's Pizza Site Plan* for the proposed redevelopment of a vacant 7-11 Convenience Store into a Santucci's Pizzeria with a proposed addition of a two (2) story outdoor eating area along the north side of the building located at 3728 Atlantic Brigantine Boulevard, Brigantine, NJ. Plans prepared by Doran Engineering, PA; three (3) sheets dated as follows:

SHEET	Title	DATE	REVISION DATE
1	Cover Sheet	6/27/2023	8/15/2023
2	Site Plan	6/27/2023	10/19/2023
3	Detail Sheet	6/27/2023	
4	Parcel Map	1/6/2021	10/19/2023

Note: County staff met with Engineer, Deborah Wahl, on 8/30/2023 and discussed providing a one-way ingress at southerly driveway along Brigantine Blvd. Engineer shall investigate feasibility of an ingress only drive at this location.

Comments:

2. All ingress and egress driveways onto a County Road shall be located to allow the greatest degree of safety to both pedestrian and vehicular traffic on the County Road. **(704)**

- *Minimum Distance Between Driveway and Street Intersection- The edge of driveway for uses other than a single-family residential dwelling shall be located a minimum of seventy-five (75) feet from the ROW line of the street intersection. **(704.1C) WAIVER REQUEST SUBMITTED BY***
- *Minimum Distance Between a Driveway and a Property Line- The edge of driveway for uses other than a single-family residential dwelling shall be located a minimum of twenty-five (25) feet from the property line. **(704.1.Ei) WAIVER REQUEST SUBMITTED BY APPLICANT.***
- *The number of driveways permitted to access a County Road from a non-residential use shall conform to Table 1- Number of Access Drives Permitted of the ACLDS. **(704.3) WAIVER REQUEST SUBMITTED BY APPLICANT.***

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

Clear sight triangle covenant shall be provided. Parcel maps and legal descriptions shall be attached to Clear Sight Covenant.

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, November 1, 2023

Project Information

FILENO: G-1-2023

Juris Type:

Project: Salartash Pitney Road Project

Municipality: Galloway

Street: 304 Pitney Road

Type: Site Plan

Tax Map Block (Lot): 1165 (2)

Project Description: Proposed 10,669 SF Dollar General

Corridor Program:

Pinelands No: No

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft: 11,669

Warehouse sq ft:

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Nickmehr Properties, LLC

Plan Preparer: Colliers Engineering and Design

Add Date Administrative / Conditions

Administrative History

2/1/2023	Received
2/9/2023	Incomplete
6/23/2023	More Information Received (Rev. #1)
6/28/2023	Incomplete to Remain
8/23/2023	More Information Received (Rev. #2)
8/30/2023	Incomplete to Remain
9/28/2023	More Information Received (Rev. #3)
10/11/2023	Incomplete to Remain
10/20/2023	More Information Received (Rev. #4)
10/25/2023	Complete

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

FILE NUMBER **G-1-2023 (REV#4)**

PROJECT NAME **DOLLAR GENERAL / NIKMEHR PROPERTIES, LLC**

BLOCK **1165** LOT **2**

COUNTY ROAD NAME / ROUTE # **PITNEY ROAD / COUNTY ROUTE # 634**
FUNCTIONAL CLASSIFICATION - **COLLECTOR**
ROW STANDARD WIDTH - **72 FOOT ROW**

Information Reviewed: Preliminary Land Development Plans for Nikmehr Properties, LLC, Salartash Pitney Road Project, Block 1165, Lot 2, Galloway Township, Atlantic County New Jersey; prepared by Colliers Engineering and Design, (17 Sheets) dated as follows:

Sheet	Title	Date	Revision Date
1	Cover Sheet	11/16/2022	10/18/2023
2	Existing Conditions and Demolition Plan	11/16/2022	10/18/2023
3	Dimension Plan	11/16/2022	10/18/2023
3A	Cross Sections	11/16/2022	10/18/2023
4	Grading Plan	11/16/2022	10/18/2023
5	Utilities Plan	11/16/2022	10/18/2023
6	Soil Erosion and Sediment Control Plan	11/16/2022	10/18/2023
7	Soil Erosion and Sediment Control Details	11/16/2022	10/18/2023
8	Soil Erosion and Sediment Control Details	11/16/2022	10/18/2023
9	Landscape Plan	11/16/2022	10/18/2023
10	Landscape Details	11/16/2022	10/18/2023
11	Lighting Plan	11/16/2022	10/18/2023
12	Lighting Details	11/16/2022	10/18/2023
13	Construction Details	11/16/2022	10/18/2023
14	Construction Details	11/16/2022	10/18/2023
15	Construction Details	11/16/2022	10/18/2023
16	Construction Details	11/16/2022	10/18/2023
17	Construction Details	11/16/2022	10/18/2023
18	Construction Details	11/16/2022	10/18/2023

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)**

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:

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, November 1, 2023

Project Information

FILENO: S-2-2023 **Juris Type:**

Project: Greate Bay Redevelopment- Townhomes **Street:** Somers Point Mays Landing Road

Municipality: Somers Point **Tax Map Block (Lot):** 1941.01, 1943, 1944, 1945, 1946 (2, 5.01, 1, 3, 2.02, 1)

Type: Site Plan **Project Description:** Proposed construction of 3 residential housing clusters that will contain a total of 210 units.

Corridor Program:	Pinelands No:	
County Road:	Frontage:	CL1:
County Road:	Frontage:	CL2:
Single and Townhouse: 168	Commercial sq ft:	Warehouse sq ft:
Condo and Apartment: 42	Industrial sq ft:	Institutional sq ft:
Hotel / Motel Units:	Office sq ft:	
Lots Existing:	Lots Proposed:	
Applicant: R2F2, Inc.	Plan Preparer: Robert Watkins, PE	

Add Date **Administrative / Conditions**

Administrative History

2/3/2023	Received
2/28/2023	Incomplete
4/20/2023	More Information Received (Rev. #1)
5/3/2023	Staff (Brian Walters) called the Project Engineer (Bob Watkins) requested revised plans which clearly shows proposed left turn lane and drainage plans to clearly show structures in county roadway.
5/5/2023	More Information Received (Rev. #2)
5/24/2023	Incomplete
6/23/2023	More Information Received (Rev. #3)
6/28/2023	Incomplete Remains
8/21/2023	Waiver Requested: A Left-Turn Waiver Request is for the easternmost driveway along Mays Landing Road (CR 559).
10/11/2023	More Information Received (Rev. #4)
10/25/2023	Complete

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

FILE NUMBER: S-2-2023 – (REV #4)

PROJECT NAME: GREATE BAY REDEVELOPMENT - TOWNHOMES

BLOCK 1944; 1945; 1946; 1941.01 LOT 3; 2.02; 1; 2 & 5.01

COUNTY ROAD / ROUTE #: SOMERS POINT – MAYS LANDING RD / CO. ROUTE
#559

FUNCTIONAL CLASSIFICATION - COLLECTOR
ROW STANDARD WIDTH – 72 FOOT WIDE

Information Reviewed:

1. Amended Major Site Plan -Greate Bay Country Club – Townhomes, Block 1944, Lot 3; Block 1945, Lot 2.02, Block 1946, Lot 1; Block 1941.01, Lots 2 & 5.01, City of Somers Point, Atlantic County, prepared by Mott Watkins Associates, LLC
(30 Sheets) dated as follows:

Sheet	Date	Revision Date
COVER		
2	10/20/2022	7/31/2023
3	10/20/2022	8/28/2023
4	10/20/2022	8/25/2023
5	10/20/2022	3/10/2023
6	10/20/2022	8/28/2023
7	10/20/2022	8/28/2023
8	10/20/2022	8/28/2023
9	10/20/2022	8/28/2023
10	10/20/2022	9/27/2023
11	10/20/2022	9/27/2023
12	10/20/2022	9/27/2023
13	10/20/2022	9/27/2023
14	10/20/2022	8/28/2023
15	10/20/2022	8/28/2023
16	10/20/2022	8/28/2023
17	10/20/2022	3/10/2023
18	10/20/2022	3/10/2023
19	10/20/2022	3/10/2023

20	10/20/2022	3/10/2023
21	10/20/2022	8/28/2023
22	10/20/2022	8/28/2023
23	10/20/2022	8/28/2023
24	10/20/2022	8/28/2023
25	10/20/2022	8/28/2023
26	10/20/2022	8/28/2023
27	10/20/2022	3/10/2023
28	10/20/2022	3/10/2023
29	10/20/2022	3/10/2023
30	10/20/2022	9/27/2023

2. Roadway Plan - Greate Bay Country Club – Townhomes, Block 1944, Lot 3; Block 1945, Lot 2.02, Block 1946, Lot 1; Block 1941.01, Lots 2 & 5.01, City of Somers Point, Atlantic County, prepared by Mott Watkins Associates, LLC (4 Sheets) dated as follows:

Sheet	Date	Revision Date
1		
2	2/1/2023	10/6/2023
3	3/23/2023	10/6/2023
4	2/1/2023	10/6/2023
5	2/1/2023	10/6/2023
6	3/10/2023	10/6/2023
7	3/10/2023	10/6/2023

Comments:

7. Left turn waiver request submitted by applicant.

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).

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 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, November 1, 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)**

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)**