

Atlantic County Department Of Regional Planning Development Review Agenda

Wednesday, January 20, 2021

TYPE	FILE NUMBER	PROJECT NAME
------	-------------	--------------

Site Plan

	BV-2-2020	Milmay DG, LLC
	B-2-2020	3728 Atlantic Brigantine Blvd., LLC

Minor Sub Division

	B-4-2020	HOB37, LLC
	HL-1-2021	Merlino/ Graig Subdivision
	BV-4-2020	Ralph and Linda Travaglione

Vacation of Sight Triangle Easements

379 Chew Road, Hammonton
1 Clayton Court, EHT

Members and Staff:

Tim Carew	Dennis McDonough	George Kyle	Amjad Rehman
Charles Pritchard	Charles Broomall	Chris Heacock	Mark Shourds
Anthony Pagano	John Peterson	Brian Walters	Chris Mularz

Old Business:

New Business:

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, January 20, 2021

Project Information

FILENO: BV-2-2020

Juris Type: Aprvl Juris

Project: Milmay DG, LLC

Municipality: Buena Vista Township

Street: 1168 Tuckahoe Road

Type: Site Plan

Tax Map Block (Lot): 8416 (2 & 3)

Project Description: Proposed 9,100 SF Dollor General retail store

Corridor Program:

Pinelands No: 2019-0037.001

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft: 9,100

Warehouse sq ft:

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Jason Tugel, Esq.

Plan Preparer: Paul Mutch, PE

Add Date Administrative / Conditions

Administrative History

7/14/2020	Received
7/22/2020	Incomplete
9/16/2020	More Information Received (Rev #1)
9/23/2020	Incomplete of 7/22/2020 Remains
10/14/2020	More Information Received (Rev #2)
10/28/2020	Incomplete of 7/22/2020 Remains
12/22/2020	More Information Received (Rev #3)
1/13/2021	Staff Recommends Conditional Approval
1/13/2021	Complete

COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER BV-2-2020 (REV#2)

PROJECT NAME DOLLAR GENERAL

BLOCK 8416 LOTS 2 & 3

COUNTY ROUTE BUENA TUCKAHOE ROAD (CR-557) (MINOR COLLECTOR – 60'
ROW)
BEARS HEAD ROAD (CR-552) (COLLECTOR – 72' ROW)

Plan Reviewed:

Major Site Plan for Dollar General Proposed Retail Building, Tax Map Sheet #84, Pinelands Village Residence/Commerce Zone, 1168 Tuckahoe Road, Township of Buena Vista, Atlantic County, New Jersey; prepared by Stonefield Engineering, (19 Sheets) dated as follows:

Sheet	Date	Revised Date
1	06/24/2020	12/16/2020
2	06/24/2020	12/16/2020
3	06/24/2020	12/16/2020
4	06/24/2020	12/16/2020
5	06/24/2020	12/16/2020
6	06/24/2020	12/16/2020
7	06/24/2020	12/16/2020
8	06/24/2020	12/16/2020
9	06/24/2020	12/16/2020
10	06/24/2020	12/16/2020
11	06/24/2020	12/16/2020
12	06/24/2020	12/16/2020
13	06/24/2020	12/16/2020
14	06/24/2020	12/16/2020
15	06/24/2020	12/16/2020
16	06/24/2020	12/16/2020
17	06/24/2020	12/16/2020
18	06/24/2020	12/16/2020
19	06/24/2020	12/16/2020

Comments

No Comments

Conditions

A certified Engineer's Cost Estimate shall be submitted in accordance with Section 309 of the Atlantic County Land Development Standards. Cost Estimate shall also include cost of all overhead utility relocations and estimates from utilities on utility company letterhead. **(309.1)**

The applicant shall provide a performance guarantee in the amount of the approved engineer's cost estimate. **(309.2)**

Advisory

The applicant shall obtain a Highway Occupancy Permit from the Division of Engineering for all improvements within the County Right of Way including driveways and utilities.

Applicant shall submit a complete set of as-built construction plans and written report to Regional Planning for the release of the performance guarantee after all improvements covered under the performance guarantee have been completed. **(309.3)**

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, January 20, 2021

Project Information

FILENO: B-2-2020

Juris Type: Aprvl Juris

Project: 3728 Atlantic Brigantine Blvd., LLC

Municipality: Brigantine

Street: 3728 Atlantic Brigantine Blvd.

Type: Site Plan

Tax Map Block (Lot): 3702 (1-3)

Project Description: Proposed (4) three story townhouses over commercial units

Corridor Program:

Pinelands No: NO

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse: 4

Commercial sq ft: 14444

Warehouse sq ft:

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: 3728 Atlantic Brigantine Blvd., LLC

Plan Preparer: Doran Engineering

Add Date Administrative / Conditions

Administrative History

10/13/2020 Received

10/28/2020 Incomplete

1/6/2021 More Information Received (Rev #1)

1/13/2021 Staff Recommends Conditional Approval

1/13/2021 Complete

1/13/2021 Waiver requested for minimum distance from driveway to property line

1/13/2021 Waiver requested for minimum clear distance along curb line of the tangents of the proposed driveways curb radii

COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **B-2-2020**

PROJECT NAME **3728 ATLANTIC BRIGANTINE BLVD, LLC (FORMER 7-11)**

BLOCK **3702** LOT **1-3**

COUNTY ROUTE/ROW **BRIGANTINE BOULEVARD (ARTERIAL 90' ROW)**

Information Reviewed: Site plan prepared by Doran Engineers, PA titled: Site Plan, Residential Townhomes, 3728 Atlantic- Brigantine Blvd. Block 3702, Lots 1-3, Brigantine, New Jersey (4 sheets) dated as follows:

Sheet	Date	Revised Date
1	11/9/18	01/06/21
2	09/9/19	01/06/21
3	12/17/19	01/06/21
4	01/06/21	

Comments

9. A minimum clear distance of fifty (50) feet measured along the curb line of the tangents of the proposed driveways curb radii shall be provided. **(704.1.D). Waiver Requested**

10. The edge of a driveway shall be located a minimum of twenty-five (25) feet from the proposed property line. **(704.1.E.i). Waiver Requested**

Conditions

A clear sight covenant, found in Appendix B, shall be submitted along with Parcel maps prepared by and signed by a NJ Professional Land Surveyor. **(308.2.E.i)**

A certified Engineer's Cost Estimate shall be submitted in accordance with Section 309 of the Atlantic County Land Development Standards. **Cost Estimate shall also include cost of all overhead utility relocations and estimates from utilities on utility company letterhead. (309.1)**

The applicant shall provide a performance guarantee in the amount of the approved engineer's cost estimate. The legal form of the performance guarantee shall be in compliance with Appendix D. **(309.2)**

Advisory

Applicant shall submit a complete set of as-built plans of improvements within the county right of way along with a written report from a professional engineer that the improvements have been built in substantial compliance with the approved plans prior to the release of the performance guarantee. **(309.2.A(i,ii))**

The applicant shall obtain a County Road Opening Permit from the Division of Engineering for all improvements within the County Right of Way including driveways and utilities. Utility and restoration work as well as Bonding will be addressed in accordance with the Road Opening Ordinance Sections Six (6) and Eleven (11).**(304.14)**

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, January 20, 2021

Project Information

FILENO: B-4-2020

Juris Type: Aprvl Juris

Project: HOB37, LLC

Municipality: Brigantine

Street: 1504 West Brigantine Avenue

Type: Minor Sub Division

Tax Map Block (Lot): 1505 (8)

Project Description: Proposed 2 lot minor subdivision

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: 1

Lots Proposed: 2

Applicant: HOB37, LLC

Plan Preparer: Doran Engineering

Add Date Administrative / Conditions

Administrative History

11/19/2020 Received

12/8/2020 Incomplete

12/21/2020 More Information Received (Rev #1)

1/13/2021 Staff Recommends Conditional Approval

1/13/2021 Complete

**COMBINED STAFF
SITE PLAN REVIEW**

FILE NUMBER **B-4-2020**

PROJECT NAME **1504 WEST BRIGANTINE AVENUE**

BLOCK **1505** LOT **8**

COUNTY ROUTE/ROW **BRIGANTINE AVENUE**

Information Reviewed: Minor Subdivision Plan, #1504 West Brigantine Avenue, Block 1505, Lot 8, City of Brigantine, Atlantic County, New Jersey, prepared by Doran Engineering, PA, (2 Sheets) dated as follows:

Sheet	Date	Revised Date
1	08/27/2020	10/14/2020
2	08/27/2020	02/16/2020

Comments

No comments

Conditions

A certified Engineer's Cost Estimate shall be submitted in accordance with Section 309 of the Atlantic County Land Development Standards. Cost Estimate shall also include cost of all overhead utility relocations and estimates from utilities on utility company letterhead. **(309.1)**

A deed shall be submitted prohibiting access onto Brigantine Avenue from proposed Block 1505, Lot 8.02

The applicant shall provide a performance guarantee in the amount of the approved engineer's cost estimate. The legal form of the performance guarantee shall be in compliance with Appendix D. **(309.2)**

Applicants shall submit a complete set of as-built construction plans and written report to Regional Planning for the release of the performance guarantee after all improvements covered under the performance guarantee have been completed. **(309.2.A(i,ii))**

The applicant shall obtain a County Road Opening Permit from the Division of Engineering for all improvements within the County Right of Way including driveways and utilities. Utility and restoration work as well as Bonding will be addressed in accordance with the Road Opening Ordinance Sections Six (6) and Eleven (11).**(304.14)**

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, January 20, 2021

Project Information

FILENO: HL-1-2021

Juris Type: Aprvl Juris

Project: Merlino/ Graig Subdivision

Municipality: Hamilton Township

Street: 4630 Somers Point Mays Landing Road

Type: Minor Sub Division

Tax Map Block (Lot): 1121 (4.01, 4.04 & 5)

Project Description: Proposed lot line re-alignment

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: 3

Lots Proposed: 3

Applicant: Gordon and Diane Craig

Plan Preparer: William P. McManus, PLS

Add Date Administrative / Conditions

Administrative History

1/4/2021 Received

1/13/2021 Staff Recommends Conditional Approval

1/13/2021 Complete

**COMBINED STAFF
MINOR SUBDIVISION REVIEW**

FILE NUMBER **HL-1-2021**

PROJECT NAME **MERLINO/CRAIG SUBDIVISION**

BLOCK **1121** LOT **4.01, 4.04 & 5**

COUNTY ROUTE/ROW **SOMERS POINT – MAYS LANDING ROAD (CR 559)**

Information Reviewed: Minor Subdivision Plan, Block 1121, Lots 4.01, 4.04 & Lot 5, Hamilton Township, County of Atlantic, State of New Jersey, prepared by Duffy, Dolcy, McManus & Roesch (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	12/31/2020	

Comments

No Comments

Conditions

A Right of Way Easement found on the Atlantic County website shall be provided along with Right of Way Parcel maps prepared by and signed by a NJ Professional Land Surveyor. **(308.1)**

Advisiory

The applicant shall obtain a County Road Opening Permit from the Division of Engineering for all improvements within the County Right of Way including driveways and utilities. Utility and restoration work as well as Bonding will be addressed in accordance with the Road Opening Ordinance Sections Six (6) and Eleven (11).**(304.14)**

Atlantic County
Department Of Public Works
Review Project Information For Agenda
Wednesday, January 20, 2021

Project Information

FILENO: BV-4-2020

Juris Type: Aprvl Juris

Project: Ralph and Linda Travaglione

Municipality: Buena Vista

Street: 325 Tuckahoe Road

Type: Minor Sub Division

Tax Map Block (Lot): 5301 (38, 39, 40, 41)

Project Description: Lot line adjustment

Corridor Program:

Pinelands No: 2020-0213.001

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: 4

Lots Proposed: 2

Applicant: Ralph and Linda Travaglione

Plan Preparer: Wayne Burgett

Add Date Administrative / Conditions

Administrative History

12/17/2020 Received

12/23/2020 Staff Recommends Approval

12/23/2020 Complete

**COMBINED STAFF
MINOR SUBDIVISION REVIEW**

FILE NUMBER **BV-4-2020**

PROJECT NAME **RALPH & LINDA TRAVAGLIONE**

BLOCK **5301** LOT **38, 39, 40 & 41**

COUNTY ROUTE/ROW **TUCKAHOE ROAD – MINOR COLLECTOR**
(**COUTY ROUTE #557**)

Information Reviewed: Minor Subdivision, Propsoed Lots 39.01 & 41.01, Block 5301, Tax Map Sheet #53, Township of Buena Vista, County of Atlantic, State of New Jersey; prepared by Wayne W. Burgett, PLS, (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	09/25/2020	

Comments

No Comments

Advisory

The applicant shall obtain a Highway Occupancy Permit from the Division of Engineering for any proposed improvements within the County Right of Way including driveways and utilities. Utility and restoration work as well as Bonding will be addressed in accordance with the Road Opening Ordinance Sections Six (6) and Eleven (11).**(304.14)**