



**Atlantic County**  
**Department Of Regional Planning**  
**Development Review Agenda**

Wednesday, October 07, 2020

---

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

---

**Site Plan**

	ET-5-2020	FW Webb Company
--	-----------	-----------------

**Minor Sub Division**

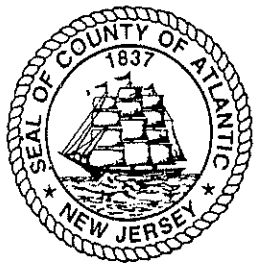
	HM-2-2020	RGMG Holdings, LLC
	HM-6-2020	Kathryn and John Palmer Subdivision

**Members and Staff:**

<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"/> Mark Shourds
<input type="checkbox"/> Anthony Pagano	<input type="checkbox"/> John Peterson	<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, October 07, 2020

---

#### Project Information

**FILENO:** ET-5-2020

**Juris Type:** Aprvl Juris

**Project:** FW Webb Company

**Municipality:** Egg Harbor Township

**Street:** Fire Road between Roosevelt and Washington Aves

**Type:** Site Plan

**Tax Map Block (Lot):** 2102 (4,8,14,15,16,17,18,19,22,23 and 28)

**Project Description:** Proposed 71,363 SF wholesale plumbing supply facility.

**Corridor Program:**

**Pinelands No:** N/A

**County Road:**

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:**

**Commercial sq ft:** 71,363

**Warehouse sq ft:**

**Condo and Apartment:**

**Industrial sq ft:**

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:**

**Lots Existing:**

**Lots Proposed:**

**Applicant:** Steve Nehmad, Esq.

**Plan Preparer:** Bohler Engineering, LLC

---

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

---

#### Administrative History

7/13/2020    Received

7/22/2020    Incomplete

9/9/2020    More Information Received (Rev #1)

9/23/2020    Staff Recommends Conditional Approval

9/23/2020    Complete

## COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER ET-5-2020

PROJECT NAME F.W.WEBB COMPANY

BLOCK 2102 LOTS 4, 8, 14-19, 22, 23 AND 28

COUNTY ROUTE/ROW FIRE ROAD (ARTERIAL - 90' ROW)

Plans Reviewed:

Preliminary & Final Major Site Plan for F.W. Webb Company, Proposed Wholesale, Block 2102, Lots 4, 8, 14, 15, 16, 17, 18, 19, 22, 23 and 28, County Road 651 (Fire Road), Township of Egg Harbor, Atlantic County, New Jersey, RCD Zone; Tax Map Sheet #21, prepared by Bohler Engineering, (18 Sheets) dated as follows:

Sheet	Date	Revised Date
1	06/08/2020	8/28/2020
2	06/08/2020	8/28/2020
3	06/08/2020	8/28/2020
4	06/08/2020	8/28/2020
5	06/08/2020	8/28/2020
6	06/08/2020	8/28/2020
7	06/08/2020	8/28/2020
8	06/08/2020	8/28/2020
9	06/08/2020	8/28/2020
10	06/08/2020	8/28/2020
11	06/08/2020	8/28/2020
12	06/08/2020	8/28/2020
13	06/08/2020	8/28/2020
14	06/08/2020	8/28/2020
15	06/08/2020	8/28/2020
16	06/08/2020	8/28/2020
17	06/08/2020	8/28/2020
18	06/08/2020	8/28/2020

CR 651 Improvement Plans prepared by Bohler Engineering, (7 Sheets) dated as follows:

Sheet	Date	Revision Date
1	05/29/2020	08/26/2020
2	05/29/2020	08/26/2020
3	05/29/2020	08/26/2020

4	05/29/2020	08/26/2020
5	05/29/2020	08/26/2020
6	05/29/2020	08/26/2020
7	05/29/2020	08/26/2020
8	05/29/2020	08/26/2020

### Comments

No Comments

### Conditions

A Right of Way Easement found in Appendix B shall be submitted along with Parcel maps prepared by and signed by a NJ Professional Land Surveyor. (308.1)

A drainage maintenance covenant shall be submitted in conformance with the Declaration of Covenants and Restrictions for Drainage Structures. (308.3)

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, October 07, 2020

---

#### Project Information

**FILENO:** HM-2-2020

**Juris Type:** Aprvl Juris

**Project:** RGMG Holdings, LLC

**Municipality:** Hammonton

**Street:** 399 S. Egg Harbor Township

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 2905 (55.01)

**Project Description:** Proposed 2 lot subdivision

**Corridor Program:**

**Pinelands No:** YES

**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:** Frederick DeClement, Esq.

**Plan Preparer:** Brian S. Peterman

---

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

---

#### Administrative History

6/1/2020    Received

6/10/2020    Incomplete

8/28/2020    More Information Received (Rev #1)

9/10/2020    Incomplete of 6/10/2020 Remains

10/1/2020    Staff Recommends Conditional Approval

10/1/2020    Complete

**COMBINED STAFF  
MINOR SUBDIVISION REVIEW**

FILE NUMBER **HM-2-2020**

PROJECT NAME **RGMG HOLDINGS, LLC**

BLOCK **2905**      LOT **55.01**

COUNTY ROUTE/ROW **EGG HARBOR ROAD (COUNTY ROUTE 561)**  
**(MINOR COLLECTOR - 60' ROW)**

**Comments**

No Comments

**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)**

**Advisory**

At the time of construction of the driveway onto Egg harbor Road, the applicant shall obtain a County Highway Occupancy 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, October 07, 2020

---

**Project Information**

**FILENO:** HM-6-2020

**Juris Type:** Aprvl Juris

**Project:** Kathryn and John Palmer Subdivision

**Municipality:** Hammonton

**Street:** 528 S. First Road

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 1403 (2 & 3)

**Project Description:** Proposed 3 lot minor subdivision

**Corridor Program:**

**Pinelands No:** 1982-2718.003

**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:** 3

**Applicant:** Kathryn and John Palmer

**Plan Preparer:** David Scheidegg, PE

---

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

---

**Administrative History**

7/27/2020    Received  
8/12/2020    Incomplete  
8/28/2020    More Information Received (Rev #1)  
9/10/2020    Complete  
9/10/2020    Staff Recommends Conditional Approval

# COMBINED STAFF MINOR SUBDIVISION REVIEW

FILE NUMBER HM-6-2020

PROJECT NAME PALMER MINOR SUBDIVISION

BLOCK 1403 LOT 2 & 3

COUNTY ROUTE/ROW FIRST ROAD (COLLECTOR 72' ROW)

Information Reviewed: Proposed Minor Subdivision Plan: 528 S. First Road, Block 1403, Lots 2 & 3, Town of Hammonton, Atlantic County, New Jersey, Zoned: RR & R-3, Tax Map Page #14, prepared by Schaeffer Nassar Scheidegg, 1 Sheet, dated as follows:

Sheet	Date	Revision Date
1	1-29-2020	8-18-2020

## Comments

No Comments

## 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)

## Advisory

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)