



Atlantic County

Department Of Regional Planning

Development Review Agenda

Wednesday, November 18, 2020

TYPE	FILE NUMBER	PROJECT NAME
Site Plan	ET-4-2020	Egg Harbor (Ocean) DG, LLC
	G-3-2015	Barrette Outdoor Living (Phase II)

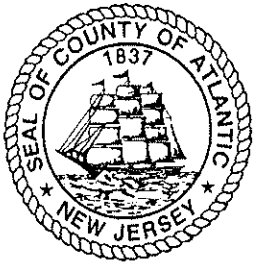
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Members and Staff:

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, November 18, 2020

Project Information

FILENO: ET-4-2020

Juris Type: Aprvl Juris

Project: Egg Harbor (Ocean) DG, LLC

Municipality: Egg Harbor Township

Street: 1181 Ocean Heights Avenue

Type: Site Plan

Tax Map Block (Lot): 5101 (177)

Project Description: Proposed 9,100 SF Dollar General

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:

Lots Proposed:

Applicant: Jason Tuvel, Esq.

Plan Preparer: Paul Mutch, PE

Add Date **Administrative / Conditions**

Administrative History

5/28/2020 Received

6/10/2020 Incomplete

9/17/2020 More Information Received (Rev #1)

9/23/2020 Incomplete of 6/10/2020 Remains

10/29/2020 More Information Received (Rev #2)

11/12/2020 Staff Recommends Conditional Approval

11/12/2020 Complete

11/12/2020 Waiver requested for opposing intersections along a county road directly across from each other

COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **ET-4-2020 (REV#1)**

PROJECT NAME **EGG HARBOR (OCEAN) DG, LLC (DOLLAR GENERAL)**

BLOCK **5101** LOT **177 & 178**

COUNTY ROUTE/ROW **OCEAN HEIGHTS AVENUE – ALT 559**
(COLLECTOR – 72' ROW)

Information Reviewed:

- 1) Preliminary and Final Site Plan for Dollar General, Proposed Retail Store, Block 5101, Lots 177 & 178, 1181 Ocean Heights Avenue, Egg Harbor Township, Atlantic County, New Jersey, prepared by Stonefield Engineering and Design (16 sheets) dated as follows:

Sheet	Date	Revision Date
C-1	5/22/2020	09/02/2020
C-2	5/22/2020	09/02/2020
C-3	5/22/2020	09/02/2020
C-4	5/22/2020	09/02/2020
C-5	5/22/2020	09/02/2020
C-6	5/22/2020	09/02/2020
C-7	5/22/2020	09/02/2020
C-8	5/22/2020	09/02/2020
C-9	5/22/2020	09/02/2020
C-10	5/22/2020	09/02/2020
C-11	5/22/2020	09/02/2020
C-12	5/22/2020	09/02/2020
C-13	5/22/2020	09/02/2020
C-14	5/22/2020	09/02/2020
C-15	5/22/2020	09/02/2020
C-16	5/22/2020	09/02/2020

- 2) Traffic Impact Statement for proposed Dollar General, Block 5101, Lots 177 & 178, Township of Egg Harbor, Atlantic County New Jersey, dated May 14, 2020, prepared by Stonefield Engineering & Design, signed by Matthew J. Seckler, PE, PP.

Comments

9. The offsets between opposing intersections shall be a minimum of one-hundred and fifty (150) feet. **See Figure 10 - Intersection Separations. (704.1.F.ii) (WAIVER IS REQUIRED)**

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.E)**

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 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, November 04, 2020

Project Information

FILENO: G-3-2015

Juris Type: Aprvl Juris.

Project: Barrette Outdoor Living (Phase II)

Municipality: Galloway

Street: Tilton Road

Type: Site Plan

Tax Map Block (Lot): 453 (1.01 & 1.03)

Project Description: Phase II- Improvements to the existing building (See G-4-2020 Minor Subdivision)

Corridor Program:

Pinelands No: 1985-0666.015

County Road:

Frontage:

CL1: 30

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft:

Warehouse sq ft:

Condo and Apartment:

Industrial sq ft: 225,557

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Deborah Kelly McGowan, Esq.

Plan Preparer: Adams, Rehmann & Heggan Assoc

Add Date Administrative / Conditions

Administrative History

3/30/2015	Received
4/16/2015	Declared Incomplete
10/2/2015	More Information Received (Rev# 1)
6/29/2020	More Information Received (Rev #2)
7/8/2020	Incomplete of 4/16/2015 Remains
11/2/2020	Staff recommends approval
11/2/2020	Complete

COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER G-3-2015

PROJECT NAME **BARRETTE OUTDOOR LIVING (PHASE 3)**

BLOCK 453 LOT 1.01 & 1.03

COUNTY ROUTE/ROW **TILTON ROAD (ARTERIAL - 100 ' ROW)**
ALOE STREET (COLLECTOR - 72- ROW)

Information Reviewed: Major Site Plan for Barrette Outdoor Living Facility, (Phase 3), Block 453, Lots 1.01 & 1.03, (Former Lenox Facility) Galloway Township, Atlantic County, New Jersey, prepared by Adams, Rehmann & Heggan Associates, Inc. (8 Sheets) dated as follows:

Sheet	Date	Revision Date
1	11/9/2016	11/25/2019
2	11/9/2016	7/24/2017
3	11/9/2016	11/25/2019
4	11/9/2016	11/25/2019
5	11/9/2016	08/08/2019
6	10/31/2016	08/08/2019
7	10/31/2016	08/08/2019
8	10/31/2016	08/08/2019

Comments

No Comments