



# Atlantic County

## Department Of Regional Planning

### Development Review Agenda

Wednesday, November 04, 2020

<b>TYPE</b>	<b>FILE NUMBER</b>	<b>PROJECT NAME</b>
Site Plan	ET-8-2020	Site Enterprises, Inc.

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#### Members and Staff:

<input type="checkbox"/> Tim Carew	<input type="checkbox"/> Dennis McDonough	<input type="checkbox"/> George Kyle	<input type="checkbox"/> Anjad 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:**

Page 1 of 1

**New Business:**



# Atlantic County

## Department Of Public Works

### Review Project Information For Agenda

Wednesday, November 04, 2020

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#### Project Information

**FILENO:** ET-8-2020

**Juris Type:** Aprvl Juris

**Project:** Site Enterprises, Inc.

**Municipality:** Egg Harbor Township

**Street:** 6859-6861 Washington Avenue

**Type:** Site Plan

**Tax Map Block (Lot):** 2108 (1-3 & 6)

**Project Description:** Office/ Maintenance/ Storage for Demolition Company

**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:** 1,700

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:** 1,000

**Lots Existing:**

**Lots Proposed:**

**Applicant:** Brian Callaghan, Esq.

**Plan Preparer:** Cormac Morrissey, PE

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

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#### Administrative History

8/28/2020    Received

9/10/2020    Incomplete

10/14/2020    More Information Received (Rev #1)

10/28/2020    Staff Recommends Conditional Approval

10/28/2020    Complete

# COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **ET-8-2020**

PROJECT NAME **SITE ENTERPRISES, INC**

BLOCK **2108**            LOTS **1, 2, 3 & 6**

COUNTY ROUTE/ROW **WASHINGTON AVENUE (COLLECTOR 72' ROW)**

Information Reviewed: Proposed Site Improvements, Site Enterprises, Inc., Site Plan, Block 2108, Lots 1, 2, 3 & 6, Township of Egg Harbor, Atlantic County, New Jersey; prepared by Dixon Associates Engineering, LLC (9 Sheets) dated as follows:

Sheet	Date	Revision Date
1	08/19/19	10/13/20
2	08/19/19	02/06/20
3	02/06/20	
4	08/19/19	10/13/20
5	08/19/19	10/13/20
6	02/06/20	10/13/20
7	08/19/19	10/13/20
8	08/19/19	02/06/20
9	02/06/20	10/13/20

## Comments

No Comments

## Conditions

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

A clear sight covenant 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

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)

It is the responsibility of the property owner to maintain the clear sight area from any obstructions as defined in this Ordinance. There shall not be erected at any time within the clear sight area any building, structure, sign, vegetation, fence, buffer, display or other obstruction which may interfere with the view or sight of operators of vehicles or pedestrians traversing the abutting streets, roads or highways.

Review and approval by the New Jersey Department of Transportation's (NJDOT) Bureau of Railroad Engineering Services for the proposed sidewalk crossing at the railroad is required.