

Atlantic County
Department Of Regional Planning
Development Review Agenda

Wednesday, December 16, 2020

TYPE	FILE NUMBER	PROJECT NAME
Major Final		
	G-2-2017	Smithville Town Center Commons
Site Plan		
	G-3-2017	Smithville Town Center Commons
	ET-11-2020	Ocean First Bank- Fire Road

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"/> 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, June 17, 2020

Project Information

FILENO: G-2-2017

Juris Type: Aprvl Juris

Project: Smithville Town Center Commons

Municipality: Galloway

Street: 2 N. New York Road

Type: Major Final

Tax Map Block (Lot): 1201.01 (9.01)

Project Description: Proposed 5 lot sub division. (Site Plan G-3-2017)

Corridor Program:

Pinelands No: no

County Road: 561

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: 4

Applicant: Towne of Historical Smithville

Plan Preparer: Duffy Dolcy McManus and Roesch

Add Date Administrative / Conditions

Administrative History

4/6/2017 Received

4/13/2017 Incomplete

5/19/2020 More Information Received (Rev #1)

6/10/2020 Staff Recommends Conditional Approval

6/10/2020 Complete

11/24/2020 More Information Received (Rev #2)

**COMBINED STAFF
MINOR SUBDIVISION REVIEW**

FILE NUMBER **G-2-2017**

PROJECT NAME **SMITHVILLE TOWN CENTER COMMONS**

BLOCK **1201.01** LOT **9.01**

COUNTY ROUTE/ROW **MOSS MILL ROAD**

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)**

Existing sight triangles to be vacated.

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)**

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, December 16, 2020

Project Information

FILENO: G-3-2017

Juris Type: Aprvl Juris

Project: Smithville Town Center Commons

Municipality: Galloway

Street: 2 N. New York Road

Type: Site Plan

Tax Map Block (Lot): 1201.01 (9.01)

Project Description: Proposed mixed use development to include: 80 room hotel, 139 room assisted living facility and 62 unit apartment building, with retail and gas station.

Corridor Program:

Pinelands No: no

County Road: 561

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse: 62

Commercial sq ft: 53,704

Warehouse sq ft:

Condo and Apartment: 139

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units: 80

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Towne of Historic Smithville

Plan Preparer: Duffy Dolcy McManus and Rosech

Add Date Administrative / Conditions

Administrative History

4/6/2017 Received

4/13/2017 Incomplete

5/19/2020 More Information Received (Rev #1)

6/10/2020 Incomplete of 4/13/2017 Remains

11/24/2020 More Information Received (Rev #2)

12/11/2020 Staff Recommends Conditional Approval

12/11/2020 Complete

COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **G-3-2017**

PROJECT NAME **SMITHVILLE TOWN CENTER COMMONS**

BLOCK **1201.01** LOT **9.01**

COUNTY ROUTE/ROW **MOSS MILL ROAD (ALT 561) (COLLECTOR 60' ROW)**
FRONTAGE = 1250.44

Plans Reviewed: Site Plan for Smithville Town Center Commons, (28 sheets), prepared by Duffy, Dolcy, McManus & Roesch, dated as follows:

Sheet 1	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 2	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 3	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 4	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 5	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 6	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 7	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 8	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 9	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 10	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 11	Dated 03/17/2017	Last Revision Date	11/11/2020
Sheet 12	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 13	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 14	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 15	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 16	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 17	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 18	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 19	Dated 03/17/2017	Last Revision Date	3/6/2020
Sheet 20	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 21	Dated 03/17/2017	Last Revision Date	3/6/2020
Sheet 22	Dated 03/17/2017	Last Revision Date	3/6/2020
Sheet 23	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 24	Dated 03/17/2017	Last Revision Date	3/6/2020
Sheet 25	Dated 03/17/2017	Last Revision Date	3/6/2020
Sheet 26	Dated 03/17/2017	Last Revision Date	11/20/2020
Sheet 27	Dated 03/17/2017	Last Revision Date	3/6/2020
Sheet 28	Dated 03/17/2017	Last Revision Date	11/20/2020

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)**
Deeds for existing sight triangles to be vacated shall be provided.

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, December 9, 2020

Project Information

FILENO: ET-11-2020

Juris Type: Aprvl Juris

Project: Ocean First Bank- Fire Road

Municipality: Egg Harbor Township

Street: 3003 Fire Road

Type: Site Plan

Tax Map Block (Lot): 2120 (4)

Project Description: Addition of 8 Parking Spaces

Corridor Program:

Pinelands No: No

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft: 2602

Warehouse sq ft:

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Ocean First bank NA

Plan Preparer: SNS Engineers, LLC

Add Date **Administrative / Conditions**

Administrative History

10/30/2020 Received

12/3/2020 More Information Received (Rev #1)

12/14/2020 Staff Recommends Approval

12/14/2020 Complete

COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER ET-11-2020 (REV #1)

PROJECT NAME OCEAN FIRST BANK

BLOCK 2120 LOT 4

COUNTY ROUTE/ROW FIRE ROAD (COUNTY ROUTE 651)

Information Reviewed: Minor Site Plan for Ocean First Bank, 3003 Fire Road, Block 2120, Lot 4, Egg Harbor Township, Atlantic County, New Jersey, prepared by Schaeffer Nassar and Scheidegg, Consulting Engineers, LLC, (4 sheets) dated as follows:

Sheet	Date	Revision Date
1	04/13/2020	12/02/2020
2	04/13/2020	
3	04/13/2020	12/02/2020
4	04/13/2020	12/02/2020

Comments
No Comments

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)