

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

Wednesday, February 1, 2023

<b>TYPE</b>	<b>FILE NUMBER</b>	<b>PROJECT NAME</b>
<b>Minor Sub Division</b>		
	BB-3-2022	Buena Vista Post 270 , The American Legion
	B-2-2022	Epic Visions Development

**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"/> Doug DiMeo
<input type="checkbox"/> Anthony Pagano	<input type="checkbox"/> Bob Lindaw	<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, February 1, 2023

---

**Project Information**

**FILENO:** BB-3-2022

**Juris Type:** Aprvl Juris

**Project:** Buena Vista Post 270 , The American Legion

**Municipality:** Buena Vista

**Street:** 701 South Central Avenue

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 145 (1)

**Project Description:** Proposed 2 lot minor subdivision

**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:** 1

**Lots Proposed:** 2

**Applicant:** Buena Vista Post 270, The American

**Plan Preparer:** SNS Engineering

---

**Add Date    Administrative / Conditions**

---

**Administrative History**

10/27/2022    Received

11/18/2022    Incomplete

12/21/2022    More Information Receieved (Rev #1)

1/11/2023    Staff Recommends Approval

1/11/2023    Complete

**ATLANTIC COUNTY DEPARTMENT OF  
REGIONAL PLANNING & DEVELOPMENT  
SUBDIVISION REVIEW**

FILE NUMBER **BB-3-2022**

PROJECT NAME **AMERICAN LEGION – BUENA VISTA POST 270**

**BLOCK 145      LOT 1, 2 & 3**

COUNTY ROAD NAME / ROUTE # - **CENTRAL AVENUE – COUNTY ROUTE # 627**  
FUNCTIONAL CLASSIFICATION – **COLLECTOR**  
ROW STANDARD WIDTH – **72' ROW**

Information Reviewed: Proposed Minor Subdivision Plan For: American Legion Post 270, 701 – 703 S. Central Avenue, Block 145, Lots 1-3, Borough of Buena, Atlantic County, New Jersey; prepared by Schaeffer Nassar Scheidegg, (1 Sheet) dated as follows:

Sheet	Date	Revised Date
1	05/02/22	12/05/22

Comments  
No Comments

Conditions  
No Conditions

**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)**

An applicant shall submit a written request to Regional Planning for the release of the performance guarantee after all improvements covered under the performance guarantee have been completed. See General Guidelines for As-Built Plans published by Atlantic County Engineering Department which can be found on the County website. **(309.3)**

**Atlantic County**  
**Department Of Public Works**  
**Review Project Information For Agenda**

Wednesday, February 1, 2023

---

**Project Information**

**FILENO:** B-2-2022

**Juris Type:** Aprvl Juris

**Project:** Epic Visions Development

**Municipality:** Brigantine

**Street:** 4705 Atlantic Brigantine Blvd.

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 5602 (7, 7.02 & 8)

**Project Description:** Proposed lot line adjustment

**Corridor Program:**

**Pinelands 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:** 3

**Lots Proposed:** 2

**Applicant:** Epic Visions Development, LLC

**Plan Preparer:** Doran Engineering

---

**Add Date Administrative / Conditions**

---

**Administrative History**

11/14/2022 Received

11/23/2022 Incomplete

12/30/2022 More Information Received (Rev #1)

1/11/2023 Waiver requested for backing out of driveway onto the county right-of-way

1/11/2023 Waiver requested for minimum distance of 10' from property line for a single family residential driveway

1/11/2023 Staff Recommends Conditional Approval

1/11/2023 Complete

**ATLANTIC COUNTY DEPARTMENT OF  
REGIONAL PLANNING & DEVELOPMENT  
SUBDIVISION REVIEW**

FILE NUMBER **B-2-2022**

PROJECT NAME **EPIC VISIONS DEVELOPMENT, LLC**

BLOCK **5602**      LOT **7, 7.02, 8**

COUNTY ROAD NAME / ROUTE # **BRIGANTINE BLVD / COUNTY ROUTE # 638**  
FUNCTIONAL CLASSIFICATION – **ARTERIAL**  
ROW STANDARD WIDTH – **90' ROW**

Information Reviewed: Minor Subdivision for Block 5602, Lots 7, 7.02 & 8, City of Brigantine, County of Atlantic, State of New Jersey; prepared by: Duffy, Dolcy, McManus & Roesch (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	4/21/2011	12/28/2022
2	12/29/2022	

**Comments**

3. The edge of a driveway for a single-family residential use shall be located a minimum of ten (10) feet to the property line or twenty (20) feet from an existing or proposed adjacent driveway. **(See Figure 21) (704.1.E.ii) (WAIVER REQUESTED)**

4. Driveways shall be designed to allow no backing of vehicles onto the county right-of-way. The site must provide for the vehicle to be allowed to turn without impacting traffic along a county roadway. **(704.2.A) (WAIVER REQUESTED)**

**Conditions.** Prior to the issuance of a final approval by the DRC, the applicant shall have submitted the following to the County.

A certified Engineers Cost Estimate, signed and sealed by a NJ Professional Engineer shall be provided, identifying the costs of all improvements necessary to accommodate the construction costs of any required improvements located within the County right-of-way or affecting County storm water drainage facilities as set forth in this Ordinance. These estimated costs shall be approved by Regional Planning, upon the advice of the County Engineer, prior to submission of any performance guarantee. The cost estimate shall include 10% for contingencies. A sample cost estimate is provided on the Atlantic County website. **(309.1)**

The applicant/developer shall be responsible to coordinate the relocation of the utilities with the respective utility companies. In addition, the applicant/developer shall obtain a written estimate

from the utility companies for the costs of relocating utility poles within the County right of way. The written estimate from all utility companies shall be attached and added into the cost estimate. **(710.5.B)**

A performance guarantee in the amount of the approved Engineers cost estimate shall be provided. The performance guarantee shall be the form of a Letter of Credit or Bond. A sample Letter of Credit and Bond can be found on the County website. **(309.2)**

In addition to the required final plat submission the applicant shall submit the approved subdivision and/or site plan in a digital format. The specifics on the digital submission of information are outlined in the "Atlantic County Land Development Review Digital Submission Requirements" found on the Atlantic County website. **(405)**

#### 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)**

An applicant shall submit a written request to Regional Planning for the release of the performance guarantee after all improvements covered under the performance guarantee have been completed. See General Guidelines for As-Built Plans published by Atlantic County Engineering Department which can be found on the County website. **(309.3)**