



Atlantic County Department Of Regional Planning Development Review Agenda

Wednesday, February 19, 2020

| TYPE | FILE NUMBER | PROJECT NAME |
|---------------------------|--------------------|---|
| Minor Sub Division | BV-3-2019 | Tractor Supply Subdivision |
| Site Plan | ET-2-2020 | Egg Harbor Family 2 Urban Renewal , LLC |
| | ET-5-2019 | Houde Enterprises, L.P. |
| | V-7-2019 | Ventnor Worldwide, LLC |

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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"/> 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, February 19, 2020

Project Information

FILENO: BV-3-2019

Juris Type: Aprvl Juris

Project: Tractor Supply Subdivision

Street: 113 & 119 Wheat Road

Municipality: Buena Vista

Type: Minor Sub Division

Tax Map Block (Lot): 5501 (1 & 2)

Project Description: Proposed 2 lot minor subdivision. (Site Plan BV-2-2019)

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: 1

Lots Proposed: 2

Applicant: Rocco Tedesco, Esq.

Plan Preparer: Dynamic Engineering

Add Date **Administrative / Conditions**

Administrative History

11/27/2019 Received
12/11/2019 Incomplete
1/21/2020 More Information Received (Rev #1)
1/29/2020 Staff Recommends Approval
1/29/2020 Complete

**ATLANTIC COUNTY
DEVELOPMENT REVIEW COMMITTEE
MINOR SUBDIVISION REVIEW**

FILE NUMBER **BV-3-2019**

PROJECT NAME

BLOCK **5501** LOT **1 & 2**

COUNTY ROUTE/ROW **WHEAT ROAD (COLLECTOR 72' ROW)**

Information Reviewed: Minor Subdivision Plan Exhibit, HSC Buena Vista, LLC, Proposed Tractor Supply Company, Block 5501, Lots 1 & 2, 113 & 119 Wheat Road (C.R. 619), Township of Buena Vista, Atlantic County, New Jersey, prepared by Dynamic Engineering, dated as follows:

| Sheet | Date | Revision Date |
|-------|----------|---------------|
| 1 | 11/13/20 | 1/13/20 |

Comments

No Comments



Atlantic County

Department Of Public Works

Review Project Information For Agenda

Wednesday, February 19, 2020

Project Information

FILENO: ET-2-2020

Juris Type: Aprvl Juris

Project: Egg Harbor Family 2 Urban Renewal , LLC

Municipality: Egg Harbor Township

Street: 2720 Fire Road

Type: Site Plan

Tax Map Block (Lot): 1029 (1.01)

Project Description: Phase 2- 60 affordable senior housing units. (Phase 1- ET-7-2017)

Corridor Program:

Pinelands No: N/A

County Road: 651

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft:

Warehouse sq ft:

Condo and Apartment: 60

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Benjamin Zeltner, Esq.

Plan Preparer: Schaeffer Nassar Scheidegg

Add Date **Administrative / Conditions**

Administrative History

2/7/2020 Received

2/12/2020 Staff Recommends Approval

2/12/2020 Complete

COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER ET-2-2020

PROJECT NAME EGG HARBOR FAMILY 2 URBAN RENEWAL, LLC
(PHASE TWO - 60 UNITS)

BLOCK 1029 LOT 1.01 (ACCESS THRU LOT 1)

COUNTY ROUTE/ROW FIRE ROAD

Information Reviewed: 100 % Complete Major Site Plan For: Egg Harbor Family 2 Urban Renewal, LLC, A New Jersey Limited Liability Company, Columbus Avenue, Fire Road & Doughty Road, Block 1029, Lot 1.01, Egg Harbor Township, Atlantic County, New Jersey; prepared by Schaeffer Nassar Scheidegg Consulting Engineers, LLC; dated as follows:

| Sheet | Date | Revision Date |
|-------|----------|---------------|
| 1 | 4/3/2017 | 12/31/2019 |
| 2 | 4/3/2017 | 12/31/2019 |
| 3 | 4/3/2017 | |
| 4 | 4/3/2017 | 12/31/2019 |
| 5 | 4/3/2017 | 12/31/2019 |
| 6 | 4/3/2017 | 12/31/2019 |
| 7 | 4/3/2017 | 12/31/2019 |
| 8 | 4/3/2017 | 12/31/2019 |
| 9 | 4/3/2017 | 12/31/2019 |
| 10 | 4/3/2017 | 12/31/2019 |
| 11 | 4/3/2017 | 12/31/2019 |
| 12 | 4/3/2017 | 12/31/2019 |
| 13 | 4/3/2017 | 12/31/2019 |
| 14 | 4/3/2017 | 12/31/2019 |
| 15 | 4/3/2017 | 4/30/2019 |
| 16 | 4/3/2017 | 4/30/2019 |
| 17 | 4/3/2017 | 4/30/2019 |

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)**



Atlantic County

Department Of Public Works

Review Project Information For Agenda

Wednesday, February 19, 2020

Project Information

FILENO: ET-5-2019

Juris Type: Aprvl Juris

Project: Houde Enterprises, L.P.

Municipality: Egg Harbor Township

Street: 1165-1169 Somers Point Mays Landing Road

Type: Site Plan

Tax Map Block (Lot): 8101 (14.01 and 14.02)

Project Description: Proposed soil recycling facility

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: 3,600

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing: 2

Lots Proposed: 1

Applicant: Steve Nehmad, Esq.

Plan Preparer: Stacy Turlish

Add Date **Administrative / Conditions**

Administrative History

- 10/10/2019 Received
- 10/23/2019 Incomplete
- 11/14/2019 More Information Received (Rev #1)
- 11/22/2019 Incomplete of 10/23/2019 Remains
- 1/24/2020 More Information Received (Rex #2)
- 2/12/2020 Staff Recommends Conditional Approval
- 2/12/2020 Complete

COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER ET-5-2019

PROJECT NAME HOUDE ENTERPRISES - DREDGE SPOILS

BLOCK 8101 LOT 14.01 & 14.02

COUNTY ROUTE/ROW SOMERS POINT MAYS LANDING ROAD (ROUTE #559)

Plan Reviewed: Preliminary & Final Major Site Plan, Houde Enterprises, Somers Point Mays Landing Road, Block 8101, Lot 14.01 & 14.02, Egg Harbor Township, Atlantic County, New Jersey; prepared by Robert Bruce & Associates, dated as follows:

| Sheet | Date | Revised Date |
|-------|---------|--------------|
| 1 | 04/9/19 | 1/21/20 |
| 2 | 04/9/19 | 1/21/20 |
| 2a | 04/9/19 | 1/21/20 |
| 3 | 04/9/19 | 1/21/20 |
| 4 | 04/9/19 | 11/4/20 |

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)**

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

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, February 19, 2020

Project Information

FILENO: V-7-2019

Juris Type: Aprvl Juris

Project: Ventnor Worldwide, LLC

Street: 6413-6417 Ventnor Avenue

Municipality: Ventnor

Type: Site Plan

Tax Map Block (Lot): 121 (4.01)

Project Description: Proposed Bar/ Restaurant and apartments

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:

Lots Proposed:

Applicant: Brian Callaghan, Esq.

Plan Preparer: Arthur Ponzio and Assoc.

Add Date **Administrative / Conditions**

Administrative History

| | |
|-----------|---------------------------------------|
| 9/11/2019 | Received |
| 9/25/2019 | Incomplete |
| 1/28/2020 | More Information Received (Rev #1) |
| 2/12/2020 | Staff Recommends Conditional Approval |
| 2/12/2020 | Complete |

COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER V-7-2019

PROJECT NAME VENTNOR WORLDWIDE, LLC

BLOCK 121 LOT 4.01 & 4.02

COUNTY ROUTE/ROW VENTNOR AVENUE (ARTERIAL 90' ROW)

Information Reviewed: Preliminary & Final Site Plan Application, City of Ventnor, Atlantic County, New Jersey, 6417 Ventnor Avenue, Block 121, Lots 4.01 & 4.02; prepared by Arthur Ponzio Co. & Associates, Inc; dated as follows:

| Sheet | Date | Revision Date |
|-------|----------|---------------|
| 1 | 10/11/18 | 10/28/19 |
| 2 | 10/11/18 | 10/28/19 |
| 3 | 10/11/18 | 10/28/19 |
| 4 | 10/11/18 | 10/28/19 |

Comments

No Comments

Conditions

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

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)**