



Atlantic County

Department Of Regional Planning

Development Review Agenda

Wednesday, March 04, 2020

TYPE	FILE NUMBER	PROJECT NAME
Site Plan	ET-2-2019	Car Toyz
	PL-2-2018	Superior Grow Labs

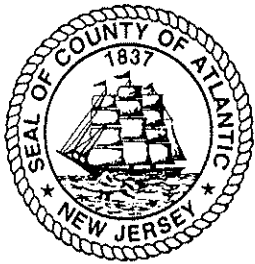
Members and Staff:

Page 1 of 1

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, March 04, 2020

Project Information

FILENO: ET-2-2019

Juris Type: Aprvl Juris

Project: Car Toyz

Municipality: Egg Harbor Township

Street: 2800 Fire Road

Type: Site Plan

Tax Map Block (Lot): 2102 (1,2,3,5,25 and 26)

Project Description: Proposed 10,400 SF automobile sales/ service/ customization facility.

Corridor Program:

Pinelands No: N/A

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft: 10,200

Warehouse sq ft:

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Stephen Hankin, Esq.

Plan Preparer: Arthur Ponizo Co.

Add Date **Administrative / Conditions**

Administrative History

6/25/2019 Received
7/10/2019 Incomplete
12/12/2019 More Information Received (Rev #1)
12/23/2019 Incomplete of 7-10-2019 Remains
2/19/2020 More Information Received (Rev #2)
2/26/2020 Staff Recommends Conditional Approval
2/26/2020 Complete

**ATLANTIC COUNTY
DEVELOPMENT REVIEW COMMITTEE
SITE PLAN REVIEW**

FILE NUMBER **ET-2-2019**

PROJECT NAME **2800 FIRE ROAD, LLC (DISTINCTIVE CAR TOYZ)**

BLOCK **2102** LOTS **1, 2, 3, 5, 25, 26**

COUNTY ROUTE/ROW **FIRE ROAD (ARTERIAL - 90' ROW)
WASHINGTON AVENUE (COLLECTOR - 72' ROW)**

Information Reviewed: Major Site Plan Application for Distinctive Car Toyz, LLC, Automobile Sales/Service/Customization, Block 2102, Lots 1, 2, 3, 5, 25 & 26, Township of Egg Harbor, Atlantic County, New Jersey, prepared by Arthur W. Ponzio Co. & Associates, Inc; dated as follows:

Sheet	Date	Revision Date
1	1/15/19	2-5-2020
2	1/15/19	2-5-2020
3	1/15/19	2-5-2020
4	1/15/19	2-5-2020
5	1/15/19	2-5-2020
6	1/15/19	2-5-2020
7	1/15/19	2-5-2020
8	1/15/19	2-5-2020
9	1/15/19	2-5-2020

Comments

No Comments

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 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

Applicants 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, March 04, 2020

Project Information

FILENO: PL-2-2018

Juris Type: Aprvl Juris

Project: Superior Grow Labs

Municipality: Pleasantville

Street: Washington Avenue and Devlins Lane

Type: Site Plan

Tax Map Block (Lot): 432 (1)

Project Description: Proposed 34,000 SF

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: Joseph Rocco, Esq.

Plan Preparer: Charles Endicott, PE

Add Date **Administrative / Conditions**

Administrative History

11/5/2018 Received
11/16/2018 Incomplete
10/10/2019 File number changed from ET-9-2018 to PL-2-2018 due to administrative error.
10/23/2019 More Information Received (Rev #1)
10/29/2019 More Information Received (Rev #2)
11/1/2019 Staff Recommends Conditional Approval
11/1/2019 Complete
11/1/2019 More Information Received (Rev #3)
11/6/2019 Conditional Approval
2/19/2020 More Information Received (Rev #4)
2/26/2020 Staff Recommends Conditional Approval
2/26/2020 Complete

COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER PL-2-2018 (Rev #4)

PROJECT NAME SUPERIOR GROW LABS, LLC

BLOCK 432 LOT 1

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

Information Reviewed: Application for Amended Major Site Plan Approval, City of Pleasantville, Atlantic County, NJ, 11 Devis Lane, Block 432, Lots 1.01 & 1.02; (12 sheets) dated as follows:

	Date	Revision Date
Sheet 1	11/12/19	1/31/2020
Sheet 2	11/12/19	1/31/2020
Sheet 3	8/13/18	1/31/2020
Sheet 4	11/12/19	1/31/2020
Sheet 5	8/13/18	1/31/2020
Sheet 6	11/12/19	1/31/2020
Sheet 7	11/12/19	1/31/2020
Sheet 8	11/12/19	1/31/2020
Sheet 9	11/12/19	1/31/2020
Sheet 10	11/12/19	1/31/2020
Sheet 11	11/12/19	1/31/2020
Sheet 12	8/13/18	1/31/2020

Comments

NO COMMENTS

Conditions

Existing sight triangle easements (driveway and intersection) shall be vacated and replaced with AASHTO sight clear sight area. 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 drainage maintenance covenant shall be submitted in conformance with the Declaration of Covenants and Restrictions for Drainage Structures found in Appendix B. (611)

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)**