

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

Wednesday, May 19, 2021

<b>TYPE</b>	<b>FILE NUMBER</b>	<b>PROJECT NAME</b>
<b>Site Plan</b>	ET-1-2018	Bright Stars Academy
	B-2-2020	3728 Atlantic Brigantine Blvd., LLC
	ET-7-2020	Muslim Cemetery of Atlantic County

**Members and Staff:**

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, May 19, 2021

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**Project Information**

**FILENO:** ET-1-2018

**Juris Type:** Aprvl Juris

**Project:** Bright Stars Academy

**Municipality:** Egg Harbor Township

**Street:** 3324 Bargaintown Road

**Type:** Site Plan

**Tax Map Block (Lot):** 5505 (19, 20, 21, 22, 23, 24)

**Project Description:** Proposed 36,000 s.f. gymnastics academy center

**Corridor Program:**

**Pinelands No:**

**County Road:** 651

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:**

**Commercial sq ft:** 36,000

**Warehouse sq ft:**

**Condo and Apartment:**

**Industrial sq ft:**

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:**

**Lots Existing:**

**Lots Proposed:**

**Applicant:** SJJA Real Estate, LLC

**Plan Preparer:** Richard Clemson, PE

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**Add Date    Administrative / Conditions**

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**Administrative History**

1/10/2018    Received

1/24/2018    Incomplete

5/5/2021    More Information Received (Rev #1)

5/12/2021    Staff Recommends Conditional Approval

5/12/2021    Complete

# COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **ET-1-2018**

PROJECT NAME **BRIGHT STARS ACADEMY/SJJA REAL ESTATE, LLC (REV #1)**

BLOCK **5505** LOT **19-24**

COUNTY ROUTE/ROW **FIRE ROAD (COLLECTOR 72' ROW)**  
**FRONTAGE = 799.06'**

Plans Reviewed: Site Plan for Bright Stars Academy, prepared by JSA, Inc., sheets dated as follows:

Sheet CS0001	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CS0002	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CS0101	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CD0101	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CS0201	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CS0301	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CS0401	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CS0501	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CS0601	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CS0701	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CS0801	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CS0901	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CS1001	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CS1201	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CS1301	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CS1401	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CS1402	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CR3101	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CR3201	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CR3301	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CR3302	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CR3303	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CR3304	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CR3401	Dated 06/23/2017	Last Revision Date 4/19/21
Sheet CS3001	Dated 11/17/2017	Last Revision Date
SURVEY	Dated 06/12/2017	Last Revision Date

Comments  
No Comments

### Conditions

Existing sight triangles shall be vacated.

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)**

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, May 19, 2021

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**Project Information**

**FILENO:** B-2-2020

**Juris Type:** Aprvl Juris

**Project:** 3728 Atlantic Brigantine Blvd., LLC

**Municipality:** Brigantine

**Street:** 3728 Atlantic Brigantine Blvd.

**Type:** Site Plan

**Tax Map Block (Lot):** 3702 (1-3)

**Project Description:** Proposed (4) three story townhouses over commercial units

**Corridor Program:**

**Pinelands No:** NO

**County Road:**

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:** 4

**Commercial sq ft:** 14444

**Warehouse sq ft:**

**Condo and Apartment:**

**Industrial sq ft:**

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:**

**Lots Existing:**

**Lots Proposed:**

**Applicant:** 3728 Atlantic Brigantine Blvd., LLC **Plan Preparer:** Doran Engineering

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

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**Administrative History**

10/13/2020    Received

10/28/2020    Incomplete

1/6/2021    More Information Received (Rev #1)

1/13/2021    Staff Recommends Conditional Approval

1/13/2021    Complete

1/20/2021    Withdrawn from January 20, 2021 DRC meeting

5/5/2021    More Information Received (Rev #2)

5/13/2021    Staff Recommends Conditional Approval

5/13/2021    Complete

5/13/2021    More Information Received (Rev #3)

5/13/2021    Waiver requested for minimum distance from driveway to property line

5/13/2021    Waiver requested for minimum clear distance along curb line of the tangents of the proposed driveways curb radii

# COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **B-2-2020**

PROJECT NAME **3728 ATLANTIC BRIGANTINE BLVD, LLC (FORMER 7-11)**

BLOCK **3702** LOT **1-3**

COUNTY ROUTE/ROW **BRIGANTINE BOULEVARD (ARTERIAL 90' ROW)**

Information Reviewed: Site plan prepared by Doran Engineers, PA titled: Site Plan, Residential Townhomes, 3728 Atlantic- Brigantine Blvd. Block 3702, Lots 1-3, Brigantine, New Jersey (4 sheets) dated as follows:

Sheet	Date	Revised Date
1	11/9/18	01/06/21
2	09/9/19	01/06/21
3	12/17/19	01/06/21
4	01/06/21	

## Comments

9. A minimum clear distance of fifty (50) feet measured along the curb line of the tangents of the proposed driveways curb radii shall be provided. **(704.1.D). Waiver Requested**

10. The edge of a driveway shall be located a minimum of twenty-five (25) feet from the proposed property line. **(704.1.E.i). Waiver Requested**

## 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

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, May 19, 2021

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**Project Information**

**FILENO:** ET-7-2020

**Juris Type:** Aprvl Juris

**Project:** Muslim Cemetery of Atlantic County

**Municipality:** Egg Harbor Township

**Street:** 6818, 6820, 6824 Washington Avenue

**Type:** Site Plan

**Tax Map Block (Lot):** 1045 (15, 17 and 18)

**Project Description:** Proposed 4,000 plot cemetery

**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:**

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:**

**Lots Existing:**

**Lots Proposed:**

**Applicant:** Brian Callaghan, Esq.

**Plan Preparer:** Swiderski Associates

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**Add Date    Administrative / Conditions**

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**Administrative History**

8/31/2020    Received  
9/10/2020    Incomplete  
10/26/2020    More Information Received (Rev # 1)  
11/16/2020    Incomplete of 9-10-2020 Remains  
12/30/2020    More Information Received (Rev #2)  
1/13/2021    Incomplete of 9-10-2020 Remains  
3/5/2021    More Information Received (Rev # 3)  
4/1/2021    More Information Received (Rev #4)  
4/16/2021    Incomplete of 9-10-2020 Remains  
4/29/2021    More Information Received (Rev #5)  
5/12/2021    Staff Recommends Conditional Approval  
5/12/2021    Complete



# COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **ET-7-2020**

PROJECT NAME **MUSLIM CEMETERY OF ATLANTIC COUNTY (REV #5)**

BLOCK **1045**      LOTS **15, 17 & 18**

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

Information Reviewed: Site plan titled: Muslim Cemetery of Atlantic County, Block 1045, Lots 15, 17 & 18, Township of Egg Harbor, Atlantic County, New Jersey; prepared by Swiderski Associates, (14 sheets) dated as follows

Sheet	Date	Revision Date
1	12/16/19	03/11/2020
2	12/16/19	03/11/2020
3	12/16/19	12/09/2020
4	12/16/19	4/23/2021
4A	12/16/19	4/23/2021
4B	12/16/19	4/23/2021
5	12/16/19	4/23/2021
6	12/16/19	4/23/2021
7	12/16/19	12/09/2020
7A	12/16/19	12/09/2020
8	12/16/19	10/21/2020
9	12/16/19	10/21/2020
10	12/16/19	4/23/2021
10A	12/16/19	4/23/2021

## 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

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))**

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.