



# Atlantic County

## Department Of Regional Planning

### Development Review Agenda

Wednesday, May 06, 2020

<b>TYPE</b>	<b>FILE NUMBER</b>	<b>PROJECT NAME</b>
Site Plan	ET-1-2020	American Demolition Headquarters

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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:**

Page 1 of 1

**New Business:**



# Atlantic County

## Department Of Public Works

### Review Project Information For Agenda

Wednesday, May 06, 2020

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#### Project Information

**FILENO:** ET-1-2020

**Juris Type:** Aprvl Juris

**Project:** American Demolition Headquarters

**Municipality:** Egg Harbor Township

**Street:** 6735-6739 Washington Avenue

**Type:** Site Plan

**Tax Map Block (Lot):** 2101 (2,3,35,36 & 37)

**Project Description:** Proposed 1,200 SF office and 25,000 SF warehouse

**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:** Nick Talvacchia, Esq.

**Plan Preparer:** Jason T. Sciuлло

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

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#### Administrative History

1/22/2020    Received

1/29/2020    Incomplete

4/13/2020    More Information Received (Rev #1)

4/22/2020    Waiver requested for minimum separation of 150' from opposing intersections

4/22/2020    Complete

# COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **ET-1-2020**

PROJECT NAME **AMERICAN DEMOLITION**

BLOCK **2101**      LOTS **2, 3, 35, 36 & 37**

COUNTY ROUTE/ROW **WASHINGTON AVENUE (COUNTY ROUTE 608)**

Information Reviewed: American Demolition Headquarters, Block 2101, Lots 2, 3, 35, 36 & 37, Egg Harbor Township, Atlantic County, New Jersey, Preliminary and Final Site Plans, prepared by: Sciulo Engineering Services, LLC, dated as follows:

Sheet	Date	Revision Date
1	04/05/2019	04/07/2020
2	04/05/2019	04/07/2020
3	04/05/2019	04/07/2020
4	04/05/2019	04/07/2020
5	04/05/2019	04/07/2020
6	04/05/2019	04/07/2020
7	04/05/2019	04/07/2020
8	04/05/2019	04/07/2020
9	04/05/2019	04/07/2020
10	04/05/2019	04/07/2020
11	04/05/2019	04/07/2020
12	04/05/2019	04/07/2020
13	04/05/2020	04/07/2020
14	04/05/2020	04/07/2020

## Comments

7. The offsets between opposing intersections shall be a minimum of one-hundred and fifty (150) feet. **See Figure 10 - Intersection Separations. (704.1.F.ii)**

## 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 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 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)