



Atlantic County

Department Of Regional Planning

Development Review Agenda

Wednesday, July 15, 2020

TYPE	FILE NUMBER	PROJECT NAME
Minor Sub Division	G-4-2020	Barrette Outdoor Living
Site Plan	ET-3-2020	McGowan Landscaping, LLC

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, July 15, 2020

Project Information

FILENO: G-4-2020

Juris Type: Aprvl Juris

Project: Barrette Outdoor Living

Municipality: Galloway

Street: Aloe Street and Prague Avenue

Type: Minor Sub Division

Tax Map Block (Lot): 453 (1.01 & 1.03)

Project Description: Proposed minor subdivision lot line adjustment. (See site plan G-3-2015).

Corridor Program:

Pinelands No: 1985-0666.018

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: 2

Lots Proposed: 2

Applicant: Deborah Kelly McGowan, Esq.

Plan Preparer: Richard Heggan, PLS

Add Date **Administrative / Conditions**

Administrative History

6/29/2020 Received

7/8/2020 Staff Recommends Approval

7/8/2020 Complete

**COMBINED STAFF
MINOR SUBDIVISION REVIEW**

FILE NUMBER **G-4-2020**

PROJECT NAME **BARRETTE OUTDOOR LIVING**

BLOCK **453** LOT **1.01 & 1.03**

COUNTY ROUTE/ROW **TILTON ROAD (ARTERIAL – 100’ ROW)
ALOE STREET (COLLECTOR – 72’ ROW)**

Information Reviewed: Minor Subdivision For: Block 453, Lots 1.01 & 1.03, Galloway Township, Atlantic County, New Jersey, prepared by Adams, Rehmann & Heggan Associates, Inc. (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	2/28/2017	7/24/2017

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, July 15, 2020

Project Information

FILENO: ET-3-2020 **Juris Type:** Aprvl Juris
Project: McGowan Landscaping, LLC
Municipality: Egg Harbor Twp **Street:** 4014 Spruce Avenue
Type: Site Plan **Tax Map Block (Lot):** 2405 (2)
Project Description: Proposed landscaping business, utilizing existing buildings with some onsite improvements.

Corridor Program:	Pinelands No: 2016-0007.001	
County Road:	Frontage:	CL1:
County Road:	Frontage:	CL2:
Single and Townhouse:	Commercial sq ft: 9,562	Warehouse sq ft:
Condo and Apartment:	Industrial sq ft:	Institutional sq ft:
Hotel / Motel Units:	Office sq ft:	
Lots Existing:	Lots Proposed:	
Applicant: Keith Daivs, Esq.	Plan Preparer: Duffy, Dolcy McManus and Roesch	

Add Date Administrative / Conditions

Administrative History

3/3/2020	Received
3/16/2020	Incomplete
7/1/2020	More Information Received
7/8/2020	Staff Recommends Conditional Approval
7/8/2020	Complete

COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER ET-3-2020

PROJECT NAME McGOWAN LANDSCAPING, LLC

BLOCK 2405 LOT 2

COUNTY ROUTE/ROW SPRUCE AVENUE COUNTY ROUTE 684
(COLLECTOR 72' ROW)

Information Reviewed: Site Plan for McGowan Landscaping, LLC, Block 2405, Lot 2, Egg Harbor Township, County of Atlantic, State of New Jersey; prepared by Duffy, Dolcy, McManus & Roesch, (11 sheets); dated as follows:

Sheet	Date	Revision Date
1	9/25/19	6/30/2020
2	3/11/19	2/28/20
3	9/25/19	6/30/2020
4	9/25/19	6/30/2020
5	9/25/19	6/30/2020
6	9/25/19	6/30/2020
7	9/25/19	6/30/2020
8	9/25/19	6/30/2020
9	9/25/19	6/30/2020
10	9/25/19	2/19/2020
11	9/25/19	6/30/2020

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

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)