

# Atlantic County

## Department Of Regional Planning

### Development Review Agenda

Wednesday, January 17, 2024

TYPE	FILE NUMBER	PROJECT NAME
<b>Major Final</b>	B-3-2023	The Court at Run Point (Rockwell Brigantine, LLC)
<b>Minor Sub Division</b>	G-9-2023	Stoyan Katsarov
	MU-1-2023	Joann Mitchell - Minor Subdivision
<b>Site Plan</b>	BV-4-2023	AutoZone Retail Store #5882
	BV-5-2023	Phoenix Development Group
	ET-2-2021	Learning Edge Academy
	HM-1-2024	Dacosta Bluberry Farms, Inc.
	N-3-2023	First Baptist Church of Northfield

**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"/> Doug DiMeo
<input type="checkbox"/> Anthony Pagano	<input type="checkbox"/> Bob Lindaw	<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, January 17, 2024

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**Project Information**

**FILENO:** B-3-2023

**Juris Type:**

**Project:** The Court at Run Point (Rockwell Brigantine, LLC)

**Municipality:** Brigantine

**Street:** Atlantic - Brigantine Boulevard

**Type:** Major Final

**Tax Map Block (Lot):** 1 (1)

**Project Description:** Major Subdivision

**Corridor Program:**

**Pinelands No:**

**County Road:**

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:** 18

**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:** Rockwell Brigantine, LLC

**Plan Preparer:** Jon J. Barnhart - Arthur Ponzio Co.

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**Add Date    Administrative / Conditions**

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**Administrative History**

5/5/2023	Received
5/31/2023	Incomplete
10/30/2023	More Information Received (Rev. #1)
11/8/2023	Incomplete
12/11/2023	More Information Received (Rev. #2)
1/10/2024	Complete
1/17/2024	Staff Recommends Conditional Approval

**ATLANTIC COUNTY DEPARTMENT OF  
REGIONAL PLANNING & DEVELOPMENT  
SUBDIVISION REVIEW**

FILE NUMBER: **B-3-2023 (REV#2)**

PROJECT NAME: **THE COURT AT RUM POINT**

**BLOCK 1      LOT 1**

COUNTY ROAD NAME / ROUTE No.: **BRIGANTINE BOULEVARD (CR 638)**

FUNCTIONAL CLASSIFICATION: **ARTERIAL**

ROW STANDARD WIDTH: **90 FEET**

Information Reviewed: Information Reviewed: The Court at Rum Point, Major Subdivision, Block 1 (Formerly 8428) Lot 1, City of Brigantine, Atlantic County New Jersey; prepared by Arthur Ponzio Co., (12 Sheets) dated as follows:

<b>Sheet</b>	<b>Date</b>	<b>Revision Date</b>
C-1	6/23/22	10/15/23
C-2	6/23/22	10/15/23
C-3	6/23/22	10/15/23
C-4	6/23/22	10/15/23
C-5	6/23/22	10/15/23
C-6	6/23/22	10/15/23
C-7.1	6/23/22	10/15/23
C-7.2	6/23/22	10/15/23
C-8	6/23/22	12/1/2023
C-9	6/23/22	10/15/23
C-10	6/23/22	12/1/2023
C-11	6/23/22	10/15/23

**Comments:**

None.

**Conditions:** *Prior to the issuance of a final approval by the DRC, the applicant shall have submitted the following to the County.*

A Clear Sight Area Covenant shall be provided which can be found on the Atlantic County website. A metes and bounds description and a parcel map of the clear sight area must be attached to the Clear Sight Area Covenant form. Preparation of the Clear Sight Area Parcel maps shall conform to the provisions of the New Jersey Recordation Law (N.J.S.A. 46:26B, Map Filing). **(308.2.C.vi)**

A certified Engineers Cost Estimate, signed and sealed by a NJ Professional Engineer shall be provided, identifying the costs of all improvements necessary to accommodate the construction costs of any required improvements located within the County right-of-way or affecting County storm water drainage facilities as set forth in this Ordinance. These estimated costs shall be approved by Regional Planning, upon the advice of the County Engineer, prior to submission of any performance guarantee. The cost estimate shall include 10% for contingencies. A sample cost estimate is provided on the Atlantic County website. **(309.1)**

The applicant/developer shall be responsible to coordinate the relocation of the utilities with the respective utility companies. In addition, the applicant/developer shall obtain a written estimate from the utility companies for the costs of relocating utility poles within the County right of way. The written estimate from all utility companies shall be attached and added into the cost estimate. **(710.5.B)**

A Performance Guarantee in the amount of the approved Engineers cost estimate shall be provided. The performance guarantee shall be the form of a Letter of Credit or Bond. A sample Letter of Credit and Bond can be found on the County website. **(309.2)**

In addition to the required final plat submission the applicant shall submit the approved subdivision and/or site plan in a digital format. The specifics on the digital submission of information are outlined in the "Atlantic County Land Development Review Digital Submission Requirements" found on the Atlantic County website. **(405)**

**Advisory:**

This portion of Brigantine Boulevard is also under the jurisdiction of the NJDOT and SJTA. The applicant shall be responsible for obtaining the approvals from these agencies.

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)**

An applicant shall submit a written request to Regional Planning for the release of the performance guarantee after all improvements covered under the performance guarantee have been completed. See General Guidelines for As-Built Plans published by Atlantic County Engineering Department which can be found on the County website. **(309.3)**

**Atlantic County**  
**Department Of Public Works**  
**Review Project Information For Agenda**

Wednesday, January 17, 2024

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**Project Information**

**FILENO:** G-9-2023

**Juris Type:**

**Project:** Stoyan Katsarov

**Municipality:** Galloway Township

**Street:** 202 Cologne Avenue

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 348 (13)

**Project Description:** Minor subdivision of one lot into two lots

**Corridor Program:**

**Pinelands No:** 1995-1245.0001

**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:** Stoyan Katsarov

**Plan Preparer:** William P. McManus PP, PLS

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**Add Date    Administrative / Conditions**

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**Administrative History**

12/7/2023    Received

12/13/2023    Incomplete

12/21/2023    More Information Received (Rev. #1)

1/10/2024    Complete

1/17/2024    Staff Recommends Conditional Approval

# ATLANTIC COUNTY DEPARTMENT OF REGIONAL PLANNING & DEVELOPMENT SUBDIVISION REVIEW

FILE NUMBER: **G-9-2023 (REV #2)**  
 PROJECT NAME: **Stoyan Katsarov Minor Subdivision**  
 BLOCK: **348**                      LOT: **13**  
 COUNTY ROAD NAME / ROUTE NO.: **Cologne Avenue (CR 614)**  
 FUNCTIONAL CLASSIFICATION: **Collector**  
 ROW STANDARD WIDTH: **72'**

**Information Reviewed:** *Plan of Minor Subdivision, Block 348, Lot 13, 202 Cologne Avenue. Galloway Township, Atlantic County, NJ. Plan prepared by William McManus, PE of Duffy, Dolcy, McManus and Roesch; three sheets dated as follows:*

Sheet	Title	Date	Revision
1	Plan of Minor Subdivision	11/16/2022	12/18/2023
2	Stormwater Management Plan	8/03/2023	9/19/2023
3	Stormwater Management Maintenance Plan	8/03/2023	9/19/2023

**Comments:**  
None.

**Conditions:** *Prior to the issuance of a final approval by the DRC, the applicant shall have submitted the following to the County.*

A Deed to Restrict Access to a County Road (Cologne Avenue (CR 614)) shall be provided. **(308.3.C)**

In addition to the required final plat submission the applicant shall submit the approved subdivision and/or site plan in a digital format. The specifics on the digital submission of information are outlined in the "Atlantic County Land Development Review Digital Submission Requirements" found on the Atlantic County website. **(405)**

**Advisory:**

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)**

An applicant shall submit a written request to Regional Planning for the release of the performance guarantee after all improvements covered under the performance guarantee have been completed. See General Guidelines for As-Built Plans published by Atlantic County Engineering Department which can be found on the County website. **(309.3)**

**Atlantic County**  
**Department Of Public Works**  
**Review Project Information For Agenda**

Wednesday, January 17, 2024

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**Project Information**

**FILENO:** MU-1-2023

**Juris Type:**

**Project:** Joann Mitchell - Minor Subdivision

**Municipality:** Mullica Township

**Street:** 1100 Elwood Road

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 2501 (23)

**Project Description:** Minor Subdivision - creating 1 lot from an existing lot for future sale to develop a single family

**Corridor Program:**

**Pinelands No:** 1984-0510.011

**County Road:**

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:** 2

**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:** Joann Mitchell

**Plan Preparer:** Robert Scott Smith PLS, PP

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**Add Date    Administrative / Conditions**

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**Administrative History**

11/9/2023    Received

11/22/2023    Incomplete

12/11/2023    More Information Received (Rev. #1)

1/10/2024    Complete

1/17/2024    Staff Recommends Conditional Approval



**ATLANTIC COUNTY DEPARTMENT OF  
REGIONAL PLANNING & DEVELOPMENT  
SUBDIVISION REVIEW**

FILE NUMBER: **MU-1-2023 (Rev #1)**  
PROJECT NAME: **Joann Mitchell- Minor Subdivision**  
BLOCK: **2501** LOT: **23**  
COUNTY ROAD NAME / ROUTE NO.: **Columbia Road (CR 658)**  
FUNCTIONAL CLASSIFICATION: **Minor Collector**  
ROW STANDARD WIDTH: **60'**

**Information Reviewed: Plan of Survey and Minor Subdivision, Plate 25, Block 2501, Lot 23, 1100 Elwood Road, Mullica Township, Atlantic County, NJ. Plan prepared by Robert Scott Smith, PLS of Key Engineers, Inc.; one sheet dated as follows:**

Sheet	Title	Date	Revision
1	Plan of Survey and Minor Subdivision	12/15/2022	12/05/2023

**Comments:**

None.

**Conditions:** *Prior to the issuance of a final approval by the DRC, the applicant shall have submitted the following to the County.*

In addition to the required final plat submission the applicant shall submit the approved subdivision and/or site plan in a digital format. The specifics on the digital submission of information are outlined in the "Atlantic County Land Development Review Digital Submission Requirements" found on the Atlantic County website. (405)

**Advisory:**

Columbia Road (CR 658) is under a Road Opening Moratorium until November 30, 2027.

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)

An applicant shall submit a written request to Regional Planning for the release of the performance guarantee after all improvements covered under the performance guarantee have been completed. See General Guidelines for As-Built Plans published by Atlantic County Engineering Department which can be found on the County website. (309.3)



**ATLANTIC COUNTY DEPARTMENT OF  
REGIONAL PLANNING & DEVELOPMENT  
SITE PLAN REVIEW**

FILE NUMBER: **BV-4-2023\_REV #2**  
 PROJECT NAME: **AutoZone Retail Store No. 5882**  
 BLOCK: **5501** LOT: **1**  
 COUNTY ROAD NAME / ROUTE No.: **Wheat Road (CR 619)**  
 FUNCTIONAL CLASSIFICATION: **Collector**  
 ROW STANDARD WIDTH: **72' (existing ROW is 49.75')**

Information Reviewed: *Preliminary and Final Site Plan AutoZone (Store No. 5882)* for AutoZone Northeast, LLC c/o Kevin Murphy for the design and construction of a proposed AutoZone retail store located at 119 Wheat Road, Buena Vista Township, NJ. Plans prepared by North Star Design, LLC c/o Thomas F. Puglsey, Jr. PE, fourteen (14) sheets dated as follows:

SHEET	TITLE	DATE	REVISION DATE
C0.0	Cover Sheet	8/1/2023	12/19/2023
C1.0	Overall Plan	8/1/2023	12/19/2023
C1.1	Site Plan	8/1/2023	12/19/2023
C1.2	Grading Plan	8/1/2023	12/19/2023
C1.3	Drainage and Utility Plan	8/1/2023	12/19/2023
C1.4	Lighting Plan	8/1/2023	12/19/2023
C1.5	Soil Erosion and Sediment Control Plan	8/1/2023	12/19/2023
C1.6	Detail Sheet	8/1/2023	12/19/2023
C1.7	Detail Sheet	8/1/2023	12/19/2023
C1.8	Detail Sheet	8/1/2023	12/19/2023
C1.9	Detail Sheet	8/1/2023	12/19/2023
C1.10	Detail Sheet	8/1/2023	12/19/2023
C1.11	Truck template Plan	8/1/2023	12/19/2023
L1.0	Landscape Plan	8/1/2023	12/19/2023
D1.0	Demolition Plan	8/1/2023	12/19/2023

Additional Information Submitted: *ALTA/NSPS Land Title Survey* for property known as Block 5501, Lot 1 in Buena Vista Township. Survey plans prepared by Valley Land Services, LLC, three (3) sheets dated as follows:

SHEET	DATE	REVISION DATE
1	11/8/2022	11/10/2022
2	11/8/2022	11/10/2022
3	11/8/2022	11/10/2022

**Comments:**

None.

**Conditions:** *Prior to the issuance of a final approval by the DRC, the applicant shall have submitted the following to the County*

A certified Engineers Cost Estimate, signed and sealed by a NJ Professional Engineer shall be provided, identifying the costs of all improvements necessary to accommodate the construction costs of any required improvements located within the County right-of-way or affecting County storm water drainage facilities as set forth in this Ordinance. These estimated costs shall be approved by Regional Planning, upon the advice of the County Engineer, prior to submission of any performance guarantee. The cost estimate shall include 10% for contingencies. A sample cost estimate is provided on the Atlantic County website. **(309.1)**

The applicant/developer shall be responsible to coordinate the relocation of the utilities with the respective utility companies. In addition, the applicant/developer shall obtain a written estimate from the utility companies for the costs of relocating utility poles within the County right of way. The written estimate from all utility companies shall be attached and added into the cost estimate. **(710.5.B)**

A performance guarantee in the amount of the approved Engineers cost estimate shall be provided. The performance guarantee shall be the form of a Letter of Credit or Bond. A sample Letter of Credit and Bond can be found on the County website. **(309.2)**

In addition to the required final plat submission the applicant shall submit the approved subdivision and/or site plan in a digital format. The specifics on the digital submission of information are outlined in the "Atlantic County Land Development Review Digital Submission Requirements" found on the Atlantic County website. **(405)**

**Advisory:**

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)**

An applicant shall submit a written request to Regional Planning for the release of the performance guarantee after all improvements covered under the performance guarantee have been completed. See General Guidelines for As-Built Plans published by Atlantic County Engineering Department which can be found on the County website. **(309.3)**

**Atlantic County**  
**Department Of Public Works**  
**Review Project Information For Agenda**

Wednesday, January 17, 2024

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**Project Information**

**FILENO:** BV-5-2023

**Juris Type:**

**Project:** Phoenix Development Group

**Municipality:** Buena Vista

**Street:** 1202 Tuckahoe Road

**Type:** Site Plan

**Tax Map Block (Lot):** 8419 (9&10)

**Project Description:** Outdoor picnic / recreational area of 42,517.42 sf

**Corridor Program:**

**Pinelands No:** 2018-0149.002

**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:** Phoenix Investment Group c/o Ted La **Plan Preparer:** Steven L. Fillipone

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**Add Date    Administrative / Conditions**

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**Administrative History**

10/18/2023    Received

10/25/2023    Incomplete

12/8/2023    Applicant Requested A Waiver: When a project site abuts both a County Road and either a municipal or internal street, the driveway access shall be from the municipal or internal street. (704.1.A)

12/8/2023    More Information Received (Rev. #1)

1/10/2024    Complete

1/17/2024    Staff Recommends Conditional Approval

**ATLANTIC COUNTY DEPARTMENT OF  
REGIONAL PLANNING & DEVELOPMENT  
SITE PLAN REVIEW**

FILE NUMBER: **BV-5-2023 (Rev#1)**

PROJECT NAME: **PHOENIX DEVELOPMENT GROUP**

BLOCK **8419**      LOT **9 & 10**

COUNTY ROAD NAME / ROUTE #: **TUCKAHOE ROAD / ROUTE #557**

FUNCTIONAL CLASSIFICATION: **MINOR COLLECTOR**

ROW STANDARD WIDTH – **60 FOOT**

Information Reviewed:

Site Plan, Block 8419, Lots 9 & 10, Buena Vista Township, Atlantic County, New Jersey; prepared by: Engineering Design Associates, P.A. (3 Sheets) dated as follows:

Sheet	Title	Date	Revision Date
1	Cover Sheet	06/16/2021	11/13/2023
2	Site/Landscape/Grading Plan	10/03/2022	11/13/2023
3	Engineering Details	11/13/2023	
4	Sil Erosion and Sediment Control Plan	04/12/2023	11/13/2024

Stormwater Management Calculations for Block 8419, Lots 9 & 10, Buena Vista Township, Atlantic County, New Jersey; prepared by: Engineering Design Associates, P.A. dated 10/7/2022; revised 8/3/23.

**Comments:**

5. **Waiver Submitted by Applicant:** When a project site abuts both a County Road and either a municipal or internal street, the driveway access shall be from the municipal or internal street. **(704.1.A)**

**Conditions:** *Prior to the issuance of a final approval by the DRC, the applicant shall have submitted the following to the County.*

A certified Engineers Cost Estimate, signed and sealed by a NJ Professional Engineer shall be provided, identifying the costs of all improvements necessary to accommodate the construction costs of any required improvements located within the County right-of-way or affecting County storm water drainage facilities as set forth in this Ordinance. These estimated costs shall be approved by Regional Planning, upon the advice of the County Engineer, prior to submission of any performance guarantee. The cost estimate shall include 10% for contingencies. A sample cost estimate is provided on the Atlantic County website. **(309.1)**

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A performance guarantee in the amount of the approved Engineers cost estimate shall be provided. The performance guarantee shall be the form of a Letter of Credit or Bond. A sample Letter of Credit and Bond can be found on the County website. **(309.2)**

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**Advisory:**

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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)**

An applicant shall submit a written request to Regional Planning for the release of the performance guarantee after all improvements covered under the performance guarantee have been completed. See General Guidelines for As-Built Plans published by Atlantic County Engineering Department which can be found on the County website. **(309.3)**





ENGINEERING DESIGN ASSOCIATES, P.A.

ENGINEERS

ENVIRONMENTAL PLANNERS

LANDSCAPE ARCHITECTS

APPLICATION FOR WAIVER AND  
VARIATION  
FOR  
PHOENIX INVESTMENT GROUP  
FILE NUMBER BV-5-2023  
BLOCK 8419, LOTS 9 & 10  
BUENA VISTA TOWNSHIP  
ATLANTIC COUNTY, NJ

EDA #9049

A handwritten signature in black ink, appearing to read 'S. Filippone', is written over a horizontal line. The signature is cursive and somewhat stylized.

Steven L. Filippone, PE, PP

12/7/2023

Date

N.J.P.E. License #29230

## APPLICATION FOR WAIVER AND VARIATION

**1A** *“A statement of the technical standards or criteria from which a variation or waiver is sought”.*

The applicant is requesting a waiver in accordance with Section 310 of the Atlantic County Land Development Standards. Specifically, the Applicant is requesting a waiver from Section 704.1A which states that when a project site abuts both a county road and either a municipal or internal street, the driveway access shall be from the municipal or internal street. The project site abuts Tuckahoe Road (County Route #557) and Arndt Avenue, a municipal street. A driveway access is proposed from Tuckahoe Road adjacent to an existing driveway apron located on Tuckahoe Road. The existing driveway apron is to be removed.

**1B** *“A statement of the manner by which strict compliance with said technical standards or criteria would result in practical difficulties”.*

As memorialized in the Buena Vista Township Planning Board Resolution App. No. 9-2023, several residents living along Arndt Avenue voiced concerns regarding increased noise, increased traffic and the lack of landscape buffers. As a result of the testimony, and for the benefit of the neighbors, the proposed canopy and associated stormwater basin were shifted to the north away from Arndt Avenue. A proposed 6' high white vinyl fence, along with landscape buffers, were added to the plans to address the residents' concerns.

**1C** *“A statement of the anticipated results if the standards or criteria were to be followed”.*

The following of the county standards would result in the application being non-compliant to the conditions set forth in the Buena Vista Township Planning Board Resolution App. No. 9-2023, along with unhappy residents living along Arndt Avenue.

**1D** *“A statement of feasible alternatives to the technical standards or criteria, which would adequately protect the health, safety and welfare of the intended users or occupants of the site and the public generally”.*

The plan, as presented, protects the health, safety and welfare of the intended users of the site, along with the residents living on Arndt Avenue. It should be noted that the plan was revised to relocate the proposed driveway 26.5' from the property line eliminating the waiver as described in Comment #6 of the County Review Letter dated October 25, 2023.

***1E   “Supporting opinion of a professional engineer/architect/planner”.***

It is our opinion that the plan, as presented, meets the County Standards to the greatest extent possible while remaining compliant to the conditions of The Buena Vista Township Planning Board Resolution and the wishes of the adjacent property owners living along Arndt Avenue.

**Atlantic County**  
**Department Of Public Works**  
**Review Project Information For Agenda**  
Wednesday, January 17, 2024

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**Project Information**

**FILENO:** ET-2-2021

**Juris Type:**

**Project:** Learning Edge Academy

**Municipality:** Egg Harbor Township

**Street:** 6720 Washington Avenue

**Type:** Site Plan

**Tax Map Block (Lot):** 1114 (46.01)

**Project Description:** Propsoed 21,800 SF mixed use commercial/ retail (childcare facility, retail and fast food restaurant)

**Corridor Program:**

**Pinelands No:** 2015-0155.002

**County Road:**

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:**

**Commercial sq ft:** 21,800

**Warehouse sq ft:**

**Condo and Apartment:**

**Industrial sq ft:**

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:**

**Lots Existing:**

**Lots Proposed:**

**Applicant:** Learning Edge Academy, Inc.

**Plan Preparer:** SNS Engineers

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**Add Date    Administrative / Conditions**

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**Administrative History**

3/9/2021    Received  
4/1/2021    Incomplete  
5/13/2021    More Information Received (Rev #1)  
6/25/2021    Incomplete from 4/1/2021 Remains  
11/10/2022    More Information Received (Rev #2)  
7/19/2023    More Information Received (Rev. #3)  
7/26/2023    Incomplete will Remain  
9/8/2023    More Information Received (Rev. #4)  
9/13/2023    Incomplete to Remain  
11/30/2023    More Information Received (Rev #5)  
12/13/2023    Incomplete to Remain  
1/4/2024    More Information Received (Rev. #6)  
1/10/2024    Complete  
1/17/2024    Staff Recommends Conditional Approval

**ATLANTIC COUNTY DEPARTMENT OF  
REGIONAL PLANNING & DEVELOPMENT  
SITE PLAN REVIEW**

FILE NUMBER: **ET-2-2021 (REV #6)**  
PROJECT NAME: **LEARNING EDGE ACADEMY**  
BLOCK: **1114**                      LOT **46.01**

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

Information Reviewed: Site Plan entitled: Major Site Plan for: Learning Edge Academy, Inc, D/B/A Children Academy, 6270 Washington Avenue, Block 1114, Lot 46.01, Egg Harbor Township, Atlantic County, New Jersey; prepared by Schaeffer Nassar Scheidegg, (14 Sheets) dated as follows:

Sheet	Title	Date	Revision Date
12	Survey and Construction Baseline Plan	10/23/20	12/19/2023
13	County Road Striping and Improvement Plan	10/23/20	12/19/2023
14	County Road Grading, Profile and Cross-Section Plan	10/23/20	12/19/2023
15	County Road Construction Details	10/23/20	12/19/2023

**Comments:**

None.

**Conditions:** *Prior to the issuance of a final approval by the DRC, the applicant shall have submitted the following to the County.*

A certified Engineers Cost Estimate, signed and sealed by a NJ Professional Engineer shall be provided, identifying the costs of all improvements necessary to accommodate the construction costs of any required improvements located within the County right-of-way or affecting County storm water drainage facilities as set forth in this Ordinance. These estimated costs shall be approved by Regional Planning, upon the advice of the County Engineer, prior to submission of any performance guarantee. The cost estimate shall include 10% for contingencies. A sample cost estimate is provided on the Atlantic County website. **(309.1)**

The applicant/developer shall be responsible to coordinate the relocation of the utilities with the respective utility companies. In addition, the applicant/developer shall obtain a written estimate from the utility companies for the costs of relocating utility poles within the County right of way. The written estimate from all utility companies shall be attached and added into the cost estimate. **(710.5.B)**

A performance guarantee in the amount of the approved Engineers cost estimate shall be provided. The performance guarantee shall be the form of a Letter of Credit or Bond. A sample Letter of Credit and Bond can be found on the County website. **(309.2)**

In addition to the required final plat submission the applicant shall submit the approved subdivision and/or site plan in a digital format. The specifics on the digital submission of information are outlined in the "Atlantic County Land Development Review Digital Submission Requirements" found on the Atlantic County website. **(405)**

**Advisory:**

Proposed improvements within the County right of way will require the applicant to obtain a County Highway Occupancy from the Division of Engineering. 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, January 17, 2024

**Project Information**

**FILENO:** HM-1-2024

**Juris Type:**

**Project:** Dacosta Blueberry Farms, Inc.

**Municipality:** Hammonton

**Street:** 7638 Weymouth Road

**Type:** Site Plan

**Tax Map Block (Lot):** 67 (2)

**Project Description:** Construction of a warehouse in an agricultural establishment

**Corridor Program:**

**Pinelands No:**

**County Road:**

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:**

**Commercial sq ft:**

**Warehouse sq ft:** 9,600

**Condo and Apartment:**

**Industrial sq ft:**

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:**

**Lots Existing:**

**Lots Proposed:**

**Applicant:** Dacosta Blueberry Farms, Inc.

**Plan Preparer:** SNS Consulting Engineering, LLC c/o David Scheide

**Add Date Administrative / Conditions**

**Administrative History**

1/4/2024 Received

1/10/2024 Complete

1/17/2024 Staff Recommends Conditional Approval

**ATLANTIC COUNTY DEPARTMENT OF  
REGIONAL PLANNING & DEVELOPMENT  
SITE PLAN REVIEW**

FILE NUMBER: **HM-1-2024**

PROJECT NAME: **Dacosta Blueberry Farms, Inc.**

BLOCK: **67** LOT: **2**

COUNTY ROAD NAME / ROUTE No.: **Weymouth Road (CR 640)**

FUNCTIONAL CLASSIFICATION: **Collector**

ROW STANDARD WIDTH: **72'** (existing ROW is 33')

Information Reviewed: *Variance Plan and Waiver of Site Plan for: Dacosta Blueberry Farms, Inc. for the design and construction of a warehouse located at 7638 Weymouth Road, Hammonton, NJ. Plans prepared by Schaeffer Nassar Scheidegg Consulting Engineers, LLC, one (1) sheets, dated as follows:*

SHEET	TITLE	DATE	REVISION DATE
1	Variance Plan and Waiver of Site Plan for: Dacosta Blueberry Farms, Inc	2/8/2023	11/30/2023

**Comments:**

None.

**Conditions:** *Prior to the issuance of a final approval by the DRC, the applicant shall have submitted the following to the County*

In addition to the required final plat submission the applicant shall submit the approved subdivision and/or site plan in a digital format. The specifics on the digital submission of information are outlined in the "Atlantic County Land Development Review Digital Submission Requirements" found on the Atlantic County website. **(405)**

**Advisory:**

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)**

An applicant shall submit a written request to Regional Planning for the release of the performance guarantee after all improvements covered under the performance guarantee have been completed. See General Guidelines for As-Built Plans published by Atlantic County Engineering Department which can be found on the County website. **(309.3)**



**Atlantic County**  
**Department Of Public Works**  
**Review Project Information For Agenda**

Wednesday, January 17, 2024

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**Project Information**

**FILENO:** N-3-2023

**Juris Type:**

**Project:** First Baptist Church of Northfield

**Municipality:** Northfield

**Street:** 1964 Zion Road

**Type:** Site Plan

**Tax Map Block (Lot):** 33 (63)

**Project Description:** Construction of a 24'x70' expansion of the church building

**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:** 1,680

**Hotel / Motel Units:**

**Office sq ft:**

**Lots Existing:**

**Lots Proposed:**

**Applicant:** First Baptist Church of Northfield

**Plan Preparer:** Robert A. Bruce

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**Add Date    Administrative / Conditions**

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**Administrative History**

11/29/2023    Incomplete

11/29/2023    Received

12/26/2023    More Information Received (Rev. #1)

1/10/2024    Complete

1/17/2024    Staff Recommends Conditional Approval

**ATLANTIC COUNTY DEPARTMENT OF  
REGIONAL PLANNING & DEVELOPMENT  
SITE PLAN REVIEW**

FILE NUMBER: N-3-2023 (Rev#1)  
 PROJECT NAME: First Baptist Church of Northfield  
 BLOCK: 33 LOT: 163  
 COUNTY ROAD NAME / ROUTE NO.: Zion Road (CR 615)  
 FUNCTIONAL CLASSIFICATION: Collector  
 ROW STANDARD WIDTH: 60'

**Information Reviewed:** *Northfield Baptist Church Site Plan, Block 33, Lot 63, 1964 Zion Road, Northfield, Atlantic County, NJ. Plan prepared by Robert Bruce, PE of Robert Bruce and Associates; two sheets dated as follows:*

Sheet	Title	Date	Revision
1	Cover Sheet	10/2/2022	
2	Site Plan	10/2/2022	12/18/2023
3	Soil Erosion and Sediment Control Specs and Details	9/13/2023	

**Comments:**

None.

**Conditions:** *Prior to the issuance of a final approval by the DRC, the applicant shall have submitted the following to the County.*

A certified Engineers Cost Estimate, signed and sealed by a NJ Professional Engineer shall be provided, identifying the costs of all improvements necessary to accommodate the construction costs of any required improvements located within the County right-of-way or affecting County storm water drainage facilities as set forth in this Ordinance. These estimated costs shall be approved by Regional Planning, upon the advice of the County Engineer, prior to submission of any performance guarantee. The cost estimate shall include 10% for contingencies. A sample cost estimate is provided on the Atlantic County website. **(309.1)**

The applicant/developer shall be responsible to coordinate the relocation of the utilities with the respective utility companies. In addition, the applicant/developer shall obtain a written estimate from the utility companies for the costs of relocating utility poles within the County right of way. The written estimate from all utility companies shall be attached and added into the cost estimate. **(710.5.B)**

A performance guarantee in the amount of the approved Engineers cost estimate shall be provided. The performance guarantee shall be the form of a Letter of Credit or Bond. A sample Letter of Credit and Bond can be found on the County website. **(309.2)**

In addition to the required final plat submission the applicant shall submit the approved subdivision and/or site plan in a digital format. The specifics on the digital submission of information are outlined in the "Atlantic County Land Development Review Digital Submission Requirements" found on the Atlantic County website. **(405)**

**Advisory:**

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)**

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An applicant shall submit a written request to Regional Planning for the release of the performance guarantee after all improvements covered under the performance guarantee have been completed. See General Guidelines for As-Built Plans published by Atlantic County Engineering Department which can be found on the County website. **(309.3)**