

Atlantic County

Department Of Regional Planning

Development Review Agenda

Wednesday, February 7, 2024

TYPE	FILE NUMBER	PROJECT NAME
Site Plan	BV-4-2023	AutoZone Retail Store #5882
	N-2-2023	Gables on Wabash

Members and Staff:	Page 1 of 1		
<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, February 7, 2024

Project Information

FILENO: N-2-2023

Juris Type:

Project: Gables on Wabash

Municipality: Northfield

Street: 1823 Wabash Avenue

Type: Site Plan

Tax Map Block (Lot): 92 (25, 28, 29, 33, & 34)

Project Description: 77 age restricted apartments located in 5 detached buildings with related site improvements

Corridor Program:

Pinelands No:

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft:

Warehouse sq ft:

Condo and Apartment: 77

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Gables on Wabash, LLC

Plan Preparer: Kevin J. Dixon, PE, PP

Add Date **Administrative / Conditions**

Administrative History

8/16/2023	Received
8/30/2023	Incomplete
1/25/2024	Received More Information (Rev. #1)
1/31/2024	Complete
1/31/2024	Staff Recommend Conditional Approval

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

FILE NUMBER: N-2-2023 (Rev #1)
 PROJECT NAME: The Gables on Wabash
 BLOCK: 92 LOT: 25, 28, 29, 33, 34
 COUNTY ROAD NAME / ROUTE No.: Mill Road (CR 662)
 FUNCTIONAL CLASSIFICATION: Minor Collector
 ROW STANDARD WIDTH: 60'

Information Reviewed: *Preliminary and Final Plat- Major Site Plan* for Gables on Wabash, LLC for the proposed development of (77) age restricted residential apartments to be located in (5) detached buildings with related site improvements and amenities located at 1823 Wabash Avenue, Northfield, NJ. Plans prepared by Dixon Associates Engineering, LLC; nine (9) sheets dated as follows:

SHEET	Title	DATE	REVISION DATE
1	Cover Sheet	11/22/21	1/24/2024
2	Existing Conditions Plan	11/22/21	11/2/2023
3	Site Plan	11/22/21	1/24/2024
4	Grading and Drainage Plan	11/22/21	11/2/2023
5	Utility Plan	11/22/21	1/24/2024
6	Lighting Plan	11/22/21	11/2/2023
7	Soils Erosion and Sediment Control Plan	11/22/21	11/2/2023
8	Soils Erosion and Sediment Control Notes	11/22/21	8/9/2023
9	Detail Sheet	11/22/21	1/24/2024

Additional Information Reviewed: *Topographic Survey*, prepared by Duffy, Dolcy, McManus and Roesch, dated 7/30/2021.

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 Right of Way Easement shall be provided which can be found on the Atlantic County website. A metes and bounds description and a parcel map of the right of way must be attached to the Right of Way Easement form. Preparation of the Right of Way Parcel maps shall conform to the provisions of the New Jersey Recordation Law (N.J.S.A. 46:26B, Map Filing)

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:

Plans show existing stormwater easement that runs through the property and connects to Mill Road. Any revisions to the plan which impacts this easement/Mill Road shall be resubmitted to the County for review and approval.

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)**

Atlantic County
Department Of Public Works
Review Project Information For Agenda
Wednesday, February 7, 2024

Project Information

FILENO: BV-4-2023

Juris Type:

Project: AutoZone Retail Store #5882

Municipality: Buena Vista

Street: 119 Wheat Road

Type: Site Plan

Tax Map Block (Lot): 5501 (1)

Project Description: Proposed AutoZone Retail Store

Corridor Program:

Pinelands No:

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft: 7,382

Warehouse sq ft:

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: AutoZone, Northeast, LLC., c/o Kevi

Plan Preparer: North Star Design LLC., C/O Thomas F. Pugsley, Jr.

Add Date Administrative / Conditions

Administrative History

8/31/2023 Received
9/13/2023 Incomplete
12/6/2023 More Information Received (Rev. #1)
12/13/2023 Incomplete to Remain
12/21/2023 More Information Received (Rev. #2)
1/10/2024 Complete
1/17/2024 Staff Recommends Conditional Approval

**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)**

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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)**