

Atlantic County
Department of Regional Planning
Development Review Agenda

Wednesday, May 15, 2024

TYPE	FILE NUMBER	PROJECT NAME
Minor Sub Division	V-1-2023	6900 Ventnor Avenue
Site Plan	ET-3-2024	Ocean City Humane Society
	PL-2-2023	Lee's Community Thrift Store

Members and Staff:

Tim Carew

Dennis McDonough

George Kyle

Amjad Rehman

Charles Pritchard

Charles Broomall

Brian Walters

Doug DiMeo

Bob Lindaw

Anthony Esochaghi

Old Business:

New Business:

Atlantic County
Department of Regional Planning
Review Project Information For Agenda

Wednesday, May 15, 2024

Project Information

FILENO: V-1-2023

Juris Type: Aprvl Juris

Project: 6900 Ventnor Avenue

Municipality: Ventnor

Street: 6900 Ventnor Avenue

Type: Minor Sub Division

Tax Map Block (Lot): 78 (12)

Project Description: Proposed 2 lots minor subdivision along County road way

Corridor Program:

Pinelands No: N/A

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: 6900 Ventnor RKPZ, LLC

Plan Preparer: Arthur W Ponzio, Co.

Add Date Administrative / Conditions

Administrative History

3/10/2023 Received

3/23/2023 Incomplete

4/24/2024 More Information Received (Rev. #1)

5/8/2024 Complete

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

FILE NUMBER: V-1-2023_Rev#1
PROJECT NAME: 6900 VENTNOR AVENUE, RKPZ, LLC
BLOCK: 78 LOT: 12

COUNTY ROAD NAME / ROUTE No.: VENTNOR AVENUE (CR 629)
FUNCTIONAL CLASSIFICATION: ARTERIAL
ROW STANDARD WIDTH: 90' ROW

Information Reviewed: Variance Plan/Minor Subdivision, Block 78, Lot 12, Ventnor City, Atlantic County, New Jersey, prepared by Arthur Ponzio Co.; (1 Sheet) dated as follows:

Sheet	Title	Date	Revision Date
1	Variance Plan/ Minor Subdivision Block 78, Lot 12	11/01/2022	4/24/2024

Comments:

No comments

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 onto Ventnor Avenue 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 Department of Environmental Protection, and the 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
Review Project Information For Agenda

Wednesday, May 15, 2024

Project Information

FILENO: ET-3-2024

Juris Type:

Project: Ocean City Humane Society

Municipality: Egg Harbor Township

Street: 3043 Ocean Heights Avenue

Type: Site Plan

Tax Map Block (Lot): 6601 (1)

Project Description: Establishment of a Veterinary Clinic and Adoption Center

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:

Hotel / Motel Units:

Office sq ft: 13,548

Lots Existing:

Lots Proposed:

Applicant: Ocean City Humane Society

Plan Preparer: Jeffrey S. Richter, PE, PP

Add Date **Administrative / Conditions**

Administrative History

2/20/2024 Received

2/28/2024 Incomplete

4/2/2024 More Information Received (Rev. #1)

4/10/2024 Incomplete

5/3/2024 More Information Received (Rev. #2)

5/8/2024 Complete

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

FILE NUMBER: ET-3-2024_Rev #2

PROJECT NAME: Ocean City Humane Society

BLOCK: 6601 LOT: 1

COUNTY ROAD NAME / ROUTE NO.: Ocean Heights Avenue (CR 559)

FUNCTIONAL CLASSIFICATION: Collector

ROW STANDARD WIDTH: 72'

Information Reviewed: *Preliminary and Final Site Plan for Ocean City Humane Society 3043 Ocean Heights Avenue, Block 6601, Lot 1, 3043 Ocean Heights Avenue, Egg Harbor Township, Atlantic County, NJ. Plans prepared by ACT Engineering, Inc.; (15) fifteen sheets dated as follows:*

Sheet	Title	Date	Revision
1	Cover Sheet	1/8/2024	3/20/2024
2	Information Sheet	1/8/2024	3/20/2024
3	Existing Conditions	1/8/2024	3/20/2024
4	Existing Conditions County Road Details	3/20/2024	
5	Overall Site Plan	1/8/2024	3/20/2024
6	Site Plan	1/8/2024	3/20/2024
7	Grading and Drainage Plan	1/8/2024	3/20/2024
8	Traffic Control Plan	1/8/2024	3/20/2024
9	Circulation Plan	3/20/2024	
10	Soil Erosion and Sediment Control Plan	1/8/2024	3/20/2024
11	Soil Erosion and Sediment Control Details	3/20/2024	
12	Lighting Plan	1/8/2024	3/20/2024
13	Landscape Plan	1/8/2024	3/20/2024
14	Driveway Intersection Plan	1/8/2024	3/20/2024
15	Construction Details	1/8/2024	3/20/2024
16	Construction Details	1/8/2024	3/20/2024
17	Handicap Ramp and Signage Details	1/8/2024	3/20/2024
18	Trash Enclosure Details	1/8/2024	3/20/2024
19	Basin and Swale Profiles	3/20/2024	
20	County Road Details	3/20/2024	

Comments:

No Comments

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 form along with a parcel map shall be provided which can be found on the Atlantic County website.

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 Regional Planning
Review Project Information For Agenda

Wednesday, May 15, 2024

Project Information

FILENO: PL-2-2023

Juris Type:

Project: Lee's Community Thrift Store

Municipality: Pleasantville

Street: 69 N Main Street

Type: Site Plan

Tax Map Block (Lot): 123 (12 & 13)

Project Description: Development of Mixed-Use - Retail and Residential Apartments

Corridor Program:

Pinelands No:

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft: 8,335

Warehouse sq ft:

Condo and Apartment: 2

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Wanda Hines

Plan Preparer: Keith B. Smith, PE, PP, French & Parrello Associates

Add Date **Administrative / Conditions**

Administrative History

9/14/2023 Received

9/27/2023 Incomplete

4/11/2024 More Information Received (Rev. #1)

4/24/2024 Complete Review

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

FILE NUMBER: PL-2-2023_Rev#1
 PROJECT NAME: Lee's Community Thrift Store
 BLOCK: 123 LOT: 12 and 13
 COUNTY ROAD NAME / ROUTE No.: Main Street (CR 585)
 FUNCTIONAL CLASSIFICATION: Minor Collector
 ROW STANDARD WIDTH: 60' (existing ROW 49.5')

Information Reviewed: *Preliminary and Final Major Site Plan for 69 North Main Street for Lee's Community Thrift Store, c/o Wanda Hines for the proposed design and construction of a Mixed-Use Retail/Residential development located at 69 N. Main Street, Pleasantville, NJ. Plans prepared by French and Parrello Associates; twelve (12) sheets dated as follows:*

SHEET	TITLE	DATE	REVISION DATE
1	Cover Sheet	6/15/2023	2/29/2024
2	Existing Conditions and Demolition Plan	6/15/2023	2/29/2024
3	Site Plan	6/15/2023	2/29/2024
4	Grading and Drainage Plan	6/15/2023	2/29/2024
5	Soil Erosion and Sediment Control Plan	6/15/2023	2/29/2024
6	Soile Erosion and Sediment Control Notes and Details	6/15/2023	2/29/2024
7	Landscape Plan	6/15/2023	2/29/2024
8	Landscape Details	6/15/2023	2/29/2024
9	Lighting Plan	6/15/2023	2/29/2024
10	Lighting Details	6/15/2023	2/29/2024
11	Construction Details A	6/15/2023	2/29/2024
12	Construction Detail B	6/15/2023	2/29/2024

Additional Information Submitted: *Lee's Thrift Shop Addition- Conceptual Floor Plan Sketch prepared by Premier Architecture Design and Build.*

Comments:
 No comments.

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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