

Atlantic County
Department of Regional Planning
Development Review Agenda

Wednesday, June 5, 2024

TYPE	FILE NUMBER	PROJECT NAME
Site Plan	G-8-2023	Osprey Rehabilitation
	PL-2-2023	Lee's Community Thrift Store

Atlantic County
Department of Regional Planning
Review Project Information For Agenda

Wednesday, June 5, 2024

Project Information

FILENO: G-8-2023

Juris Type:

Project: Osprey Rehabilitation

Municipality: Galloway

Street: 23 E. Jimmie Leeds Road

Type: Site Plan

Tax Map Block (Lot): 950.02 (5)

Project Description: Construction of 74,135 square feet Physical Rehabilitation 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: 74,135

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Osprey Rehabilitation, LLC

Plan Preparer: Kevin Dixon, PE, PP - Dixon Associates Engineering

Add Date Administrative / Conditions

Administrative History

9/20/2023 Received

9/27/2023 Incomplete

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

1/24/2024 Incomplete

5/20/2024 More Information Received (Rev. #2)

5/29/2024 Complete Review

ATLANTIC COUNTY DEPARTMENT OF REGIONAL PLANNING & DEVELOPMENT SITE PLAN REVIEW

FILE NUMBER: **G-8-2023 Rev#2**

PROJECT NAME: **Osprey Inpatient Physical Rehabilitation Center**

BLOCK: **950.02** LOT: **5**

COUNTY ROAD NAME / ROUTE No.: **Jimmie Leeds Road (CR 561)**

FUNCTIONAL CLASSIFICATION: **Arterial**

ROW STANDARD WIDTH: **90'**

Information Reviewed: *Site Plan for Osprey Rehabilitation Center, c/o Osprey Rehabilitation, LLC for the proposed design and construction of a 74,135 SQ. FT., sixty (60) bed medical rehabilitation center with associated site improvements, located at 22 East Jimmie Leeds Road, Galloway Township, NJ. Plans prepared by Dixon Associates Engineering, LLC; twelve (12) sheets dated as follows:*

SHEET	TITLE	DATE	REVISION DATE
1	Cover Sheet and Information Sheet	8/11/2023	2/7/2024
2	Existing Conditions and Demolition Plan	8/11/2023	2/7/2024
3	Site Plan	8/11/2023	2/7/2024
4	Grading, Drainage Plan and Utility Plan	8/11/2023	2/7/2024
5	Landscape and Lighting Plan	8/11/2023	2/7/2024
6	Soil Erosion and Sediment Control Plan and Details	8/11/2023	2/7/2024
7	Soil Erosion and Sediment Control Notes	8/11/2023	2/7/2024
8	Construction Detail Plan	8/11/2023	2/7/2024
9	Construction Detail Plan	8/11/2023	2/7/2024
10	Roadway Profiles and Cross Sections	8/11/2023	2/7/2024
11	County Striping and Signage Plan	8/11/2023	2/7/2024
12	Turning Movement Plan	8/11/2023	2/7/2024

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 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)**

Applicant shall provide As-Built plans of the County roadway construction including all grades, cross slopes, offsets, striping, dimensions, drainage, etc.

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, June 5, 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.*

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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)**

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