

Atlantic County

Department of Regional Planning

Development Review Agenda

Wednesday, July 17, 2024

TYPE	FILE NUMBER	PROJECT NAME
Minor Sub Division		
	BV-1-2024	Coia Family Farms, LLC
	HM-4-2024	Spark Car Wash, LLC
	MU-2-2023	Michael Santoro
Site Plan		
	HM-3-2024	Spark Car Wash, LLC
	PL-2-2023	Lee's Community Thrift Store
	V-2-2023	Ventnor Plaza Shopping Center Revitalization

Members and Staff:	Page 1 of 1	7/15/2024
Tim Carew	Dennis McDonough	George Kyle
Charles Pritchard	Charles Broomall	Brian Walters
	Bob Lindaw	Anjad Rehman
		Doug DiMeo
		Anthony Esochaghi
Old Business:	New Business:	

Atlantic County
Department of Regional Planning
Review Project Information For Agenda

Wednesday, July 17, 2024

Project Information

FILENO: BV-1-2024

Juris Type:

Project: Coia Family Farms, LLC

Municipality: Buena Vista Township

Street: 247 Lincoln Avenue

Type: Minor Sub Division

Tax Map Block (Lot): 28.07 & 24

Project Description: Minor subdivision to make lot 28.07 more conforming and enlarging lot 24. The applicant is not seeking any development or improvement of the lots.

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:

Lots Existing: 2

Lots Proposed: 2

Applicant: Coia Family Farms, LLC

Plan Preparer: Wayne W. Burgett, PLS

Add Date **Administrative / Conditions**

Administrative History

7/1/2024 Received

7/10/2024 Complete Review

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

FILE NUMBER: **BV-1-2024**

PROJECT NAME: **Coia Family Farms, LLC Minor Subdivision**

BLOCK: **7201** LOT: **28.04, 23**

COUNTY ROAD NAME / ROUTE NO.: **Oak Road (CR 681) and Lincoln Avenue (CR 655)**

FUNCTIONAL CLASSIFICATION: **Oak Road (CR 681)- Minor Collector**

Lincoln Avenue (CR 655)- Collector

ROW STANDARD WIDTH: **Oak Road (CR 681)- 60'**

Lincoln Avenue (CR 655)- 72'

Information Reviewed: *Minor Subdivision Plan, Block 7201, Lot 28.07, 24, located at 247 Lincoln Avenue, Buena Vista Township, Atlantic County, NJ. Plan prepared by Wayne W. Burgett, PLS of Zenith-Nadir Survey; one sheet dated as follows:*

Sheet	Title	Date	Revision
1	Minor Subdivision Plan	10/26/2023	5/09/2024

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.*

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, July 17, 2024

Project Information

FILENO: HM-4-2024

Juris Type:

Project: Spark Car Wash, LLC

Municipality: Hammonton

Street: 150 South White Horse Pike

Type: Minor Sub Division

Tax Map Block (Lot): 3604 (1 &2)

Project Description: Minor Subdivision of the property by line adjustment

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:

Lots Existing: 2

Lots Proposed: 2

Applicant: Spark Car Wash, LLC

Plan Preparer: Paul Mutch, PE

Add Date Administrative / Conditions

Administrative History

2/1/2024 Received

2/14/2024 Incomplete

6/13/2024 More Information Received (Rev.#1)

6/26/2024 Complete Review

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

FILE NUMBER: HM-4-2024_Rev#1
PROJECT NAME: Spark Car Wash, LLC Minor Subdivision
BLOCK: 3604 LOT: 1, 2
COUNTY ROAD NAME / ROUTE NO.: Broadway (CR 680)
FUNCTIONAL CLASSIFICATION: Minor Collector
ROW STANDARD WIDTH: 60'

Information Reviewed: *Minor Subdivision Plan Spark Car Wash, Block 3604, Lot 1, 2, located at 150 South White Horse Pike, Hammonton, Atlantic County, NJ. Plan prepared by Paul Mutch, PE of BL Companies; one sheet dated as follows:*

Sheet	Title	Date	Revision
1	Minor Subdivision Plan	1/23/2024	5/21/2023

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 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 easement area must be attached to the Right-of-Way easement form. Preparation of Right-of-Way Parcel maps shall conform to the provisions of the New Jersey Recordation Law (N.J.S.A. 46:26B, Map Filing). **(308.1.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 Regional Planning
Review Project Information For Agenda

Wednesday, July 17, 2024

Project Information

FILENO: MU-2-2023

Juris Type:

Project: Michael Santoro

Municipality: Mullica Township

Street: 4600 & 4606 Pleasant Mills Road

Type: Minor Sub Division

Tax Map Block (Lot): 4701 (18 & 19)

Project Description: Minor subdivision to change lot lines.

Corridor Program:

Pinelands No: 2019-0059.002

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: 2

Lots Proposed: 2

Applicant: Michael Santoro

Plan Preparer: Robert J. Catalano & Associates, PA

Add Date Administrative / Conditions

Administrative History

11/6/2023 Received

11/22/2023 Incomplete

2/12/2024 More Information Received (Rev.#1)

2/28/2024 Incomplete

4/18/2024 More Information Received (Rev. #2)

4/24/2024 Incomplete

6/20/2024 More Information Received (Rev. #3)

6/26/2024 Complete Review

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

FILE NUMBER: **MU-2-2023_REV#3**
PROJECT NAME: **Michael Santoro Minor Subdivision**
BLOCK: **4701** LOT: **18 and 19**
COUNTY ROAD NAME / ROUTE NO.: **Pleasant Mills Road (CR 643)**
FUNCTIONAL CLASSIFICATION: **Minor Collector**
ROW STANDARD WIDTH: **60'**

Information Reviewed: Land Title Survey Minor Subdivision Plan, Block 4701, Lot 18 and 19, 4600-4604 Pleasant Mills-Weekstown Road, Mullica Township, Atlantic County, NJ. Plan prepared by Robert J. Catalano, PLS; one sheet dated as follows:

Sheet	Title	Date	Revision
1	Land Title Survey and Minor Subdivision	9/19/2022	6/20/2024

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 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)

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:

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, July 17, 2024

Project Information

FILENO: HM-3-2024

Juris Type:

Project: Spark Car Wash, LLC

Municipality: Hammonton

Street: 150 South White Horse Pike

Type: Site Plan

Tax Map Block (Lot): 3604 (1 & 2)

Project Description: Renovation of an existing commercial property for Truck and Auto Center and construction of an auto wash center.

Corridor Program:

Pinelands No:

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft: 8,700

Warehouse sq ft:

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Spark Car Wash, LLC

Plan Preparer: Paul Mutch, PE

Add Date Administrative / Conditions

Administrative History

2/1/2024	Received
2/14/2024	Incomplete
4/23/2024	More Information Received (Rev. #1)
5/8/2024	Incomplete
6/28/2024	More Information Received (Rev. #2)
7/10/2024	Complete Review

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

FILE NUMBER: **HM-3-2024_Rev#2**
 PROJECT NAME: **Spark Car Wash, LLC – Site Plan**
 BLOCK: **3604** LOT: **1, 2**
 COUNTY ROAD NAME / ROUTE NO.: **Broadway (CR 680)**
 FUNCTIONAL CLASSIFICATION: **Minor Collector**
 ROW STANDARD WIDTH: **60'**

Information Reviewed: *Minor Subdivision Plan Spark Car Wash, Block 3604, Lot 1, 2, located at 150 South White Horse Pike, Hammonton, Atlantic County, NJ. Plan prepared by Paul Mutch, PE of Stonefield Engineering and Design; sixteen sheets dated as follows:*

Sheet	Title	Date	Revision
C-1	Cover Sheet	7/6/2023	6/27/2024
C-2	Existing Conditions	7/6/2023	6/27/2024
C-3	Demolition Plan	7/6/2023	6/27/2024
C-4	Site Plan	7/6/2023	6/27/2024
C-5	Grading and Drainage Plan	7/6/2023	6/27/2024
C-6	Utility Plan	7/6/2023	6/27/2024
C-7	Lighting Plan	7/6/2023	6/27/2024
C-8 to C-9	Soil Erosion and Sediment Control Plan	7/6/2023	6/27/2024
C-10 to C-11	Landscape Plan	7/6/2023	6/27/2024
C-12 to C-16	Construction Details	7/6/2023	6/27/2024
C-17	Truck Turning Template	7/6/2023	6/27/2024

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)**

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, July 17, 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)**

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, July 17, 2024

Project Information

FILENO: V-2-2023 **Juris Type:**
Project: Ventnor Plaza Shopping Center Revitalization
Municipality: Ventnor City **Street:** 5100 Wellington Avenue, Ventnor City, NJ 08406
Type: Site Plan **Tax Map Block (Lot):** 304 (1)
Project Description: Revitalization of a shopping plaza

Corridor Program:	Pinelands No:	
County Road:	Frontage:	CL1:
County Road:	Frontage:	CL2:
Single and Townhouse:	Commercial sq ft: 201,000	Warehouse sq ft:
Condo and Apartment:	Industrial sq ft:	Institutional sq ft:
Hotel / Motel Units:	Office sq ft:	
Lots Existing:	Lots Proposed:	
Applicant: Ventnor Plaza LLC	Plan Preparer: Utilities Engineering	

Add Date Administrative / Conditions

Administrative History

3/24/2023	Received
3/29/2023	Incomplete
8/1/2023	More Information Received (Rev. #1)
8/9/2023	Incomplete to Remain
9/18/2023	Received more information on Traffic Engineering, Transportation Planning & Design
9/22/2023	More Information Received (Rev. #2)
9/27/2023	Incomplete to Remain
10/20/2023	More Information Received (Rev. #3)
10/25/2023	Incomplete to Remain
1/8/2024	More Information Received (Rev. #4)
1/18/2024	Received An Agreement Regarding Design and Construction of Site and Highway Improvements for Redevelopment of Ventnor Plaza, along Wellington Avenue.
1/31/2024	Incomplete
3/28/2024	More Information Received - Signal Design Plans
4/23/2024	Staff provided comment to the applicant's Traffic Engineer.

Add Date	Administrative / Conditions
4/30/2024	More Information Received - Signed and Sealed Proposed Traffic Control Equipment Easement
5/23/2024	More Information Received - updated traffic design plans.
5/24/2024	More Information Received (Rev. #5)
5/29/2024	Incomplete
6/14/2024	More Information Received - Revised Signal Design Plans
6/14/2024	More Information Received (Rev. #6)
6/26/2024	Complete Review

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

FILE NUMBER: **V-2-2023- Rev#6**
 PROJECT NAME: **VENTNOR PLAZA, LLC**
 BLOCK: **304** LOT: **1**
 COUNTY ROAD NAME / ROUTE #: **WELLINGTON AVENUE / COUNTY ROUTE #629**
 FUNCTIONAL CLASSIFICATION: **COLLECTOR**
 ROW STANDARD WIDTH: **72 FEET WIDE ROW**

Information Reviewed: *Ventnor Plaza Shopping Center, Site Revitalization Project, 5000 N. Wellington Avenue, Block 304, Lot 1, City of Ventnor, Atlantic County, New Jersey; prepared by Utilities, Engineering & Surveying, LLC (22 Sheets) dated as follows:*

Sheet	Title	Date	Revised Date
S-1	Cover Sheet	8/2/2022	12/20/2023
S-2	Existing Site Survey	8/2/2022	12/20/2023
S-3	Lessee and License Plan	12/20/2022	6/13/2024
S-4	Pad Site Overall Plan	9/2/2022	12/20/2023
S-5	Pad Site 3 Plan	8/2/2022	6/13/2024
S-6	Pad Site 2 Plan	8/2/2022	6/13/2024
S-7	Pad Site 1 Plan	8/2/2022	6/13/2024
S-8	Little Roack Avenue Roadway Plan	9/20/2022	6/13/2024
S-9	Unnamed Avenue Roadway Plan	9/20/2022	6/13/2024
S-10	Grading Plan	10/2/2022	6/13/2024
S-11	Landscape/Lighting Plan	8/20/2022	6/13/2024
S-12	Signage Plan	1/25/23	6/13/2024
S-13	Drainage Plan	8/2/2022	6/13/2024
S-14	Charging Station Plan	8/20/2022	6/13/2024
S-15	Detail Sheet	9/21/2022	12/20/2023
S-16	Detail Sheet	9/21/2022	12/20/2023
S-17	Grading and Drainage Pad Site 3	8/2/2022	6/13/2024
S-18	Grading and Drainage Pad Site 2	8/2/2022	6/13/2024
S-19	Grading and Drainage Pad Site 1	8/2/2022	6/13/2024
S-20 A, B, C	A-B-C Soil Erosion Sediment Control	10/24/2022	6/13/2024
S-21	Soil Erosion Sediment Control Details	1/20/23	12/20/2023
S-22	Soil Erosion Sediment Control Details	1/20/23	12/20/2023
S-23	Hydrant Plan	5/5/2023	6/13/2024
S-24	Sight Triangle Plan	5/16/2023	6/13/2024
S-25	Atlantic County Engineering Details	2/27/2023	6/13/2024

S-26	Signal and Striping Plan	4/23/2024	6/13/2024
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Additional Information Reviewed 5/29/2024_REVISION No.5: *Ventnor Plaza Shopping Center: Atlantic County Roadway Improvement Plans for Wellington Avenue (CR629);* Block 304, Lot 1 located at 5000 N. Wellington Avenue, Ventnor, New Jersey. Plans prepared by UTILITIES Engineering and Surveying, LLC; six (6) sheets dated as follows:

Sheet	Title	Date	Revision Date
1	Cover Sheet	3/10/2023	5/24/2024
2	Existing Condition Survey	8/2/2022	5/24/2024
3	AC Roadway Improvement Plans for Wellington Avenue (CR 629)	12/28/2022	5/24/2024
4	AC Roadway Improvement Plans for Wellington Avenue (CR 629)	12/28/2022	5/24/2024
5	Sight Triangle Plan	5/16/2023	5/24/2024
6	Atlantic County Engineering Details	2/27/2023	5/24/2024
7	AC Roadway Improvement Plans for Wellington Avenue (CR 629)	8/12/2022	5/24/2024
8	AC Roadway Improvement Plans for Wellington Avenue (CR 629)	8/12/2022	5/24/2024
9	AC Roadway Improvement Plans for Wellington Avenue (CR 629)	8/12/2022	5/24/2024
10	Pedestrian Access Diagram	12/20/2023	5/24/2024
11	Entire Roadway Frontage Plan	5/24/2024	5/24/2024

Additional Information Reviewed 6/14/2024_REVISION No.6: *Ventnor Plaza Shopping Center: Atlantic County Roadway Improvement Plans for Wellington Avenue (CR629);* Block 304, Lot 1 located at 5000 N. Wellington Avenue, Ventnor, New Jersey. Plans prepared by UTILITIES Engineering and Surveying, LLC; six (6) sheets dated as follows:

Sheet	Title	Date	Revision Date
1	Cover Sheet	3/10/2023	5/24/2024
2	Existing Condition Survey	8/2/2022	5/24/2024
3	New Access 1 & Access to be Removed	12/28/2022	5/24/2024
4	New Access 2 & Access to be Removed	12/28/2022	6/12/2024
5	Sight Triangle Sheet	5/16/2023	6/12/2024
6	County Detail Sheet	2/27/2023	6/13/2024
7	Unnamed Road Intersection	8/22/2022	6/12/2024
8	Little Rock Avenue Intersection	8/12/2022	5/24/2024
9	Main Entrance Intersection	8/12/2022	6/12/2024
10	Pedestrian Access Diagram	12/20/2023	6/13/2024
11	Entire Roadway Frontage Plan	5/24/2024	6/12/2024
12	Easement Plan Main Entrance	3/1/2024	
13	Temporary Measures Plan	12/23/2023	
14	Existing Drainage Area Plan	5/27/2024	
15	Proposed Drainage Area Plan	2/27/2024	

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 Developer's Agreement shall be entered into with Atlantic County identifying that the Applicant will be responsible for the preparation of a full Legal Traffic Signal Plan and installation of same which is to be reviewed and approved by the County Engineering Department. Additional standard components of the Traffic Signal Plan will be required such as an Underground Electrical Plan, an Above Ground Electrical Plan, Lighting Plan, Signal Timing Plan, etc. along with Design certifications and documentation and construction certifications and as-built plans.

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 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)**

A County Drainage Easement and Drainage Maintenance Covenant, which can be found on the County website, shall be provided. A metes and bounds description and a parcel map of the drainage easement must be attached to the Drainage Easement and/or Covenant form. Preparation of the Drainage Easement and/or Covenant Area Parcel maps shall conform to the

provisions of the New Jersey Recordation Law (N.J.S.A. 46:26B, Map Filing). **(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)**