

Atlantic County
Department of Regional Planning
Development Review Agenda

Wednesday, August 7, 2024

TYPE	FILE NUMBER	PROJECT NAME
Site Plan	ET-2-2024	Stan Malcolm State Farm Agency Inc.

Members and Staff:

Page 1 of 1

8/2/2024

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, August 7, 2024

Project Information

FILENO: ET-2-2024

Juris Type:

Project: Stan Malcolm State Farm Agency Inc.

Municipality: Egg Harbor Township

Street: 5046 English Creek Avenue

Type: Site Plan

Tax Map Block (Lot): 3302 (20)

Project Description: Converting a single family house to a professional office for an insurance agency.

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: 1,056

Lots Existing:

Lots Proposed:

Applicant: Stan Malcolm State Farm Agency Inc. **Plan Preparer:** Arthur John Chew, PE, PP

Add Date **Administrative / Conditions**

Administrative History

2/7/2024 Received

2/14/2024 Incomplete

7/16/2024 More Information Received -including one copy of cost estimate (Rev. #1)

7/24/2024 Complete Review

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

FILE NUMBER: ET-2-2024_Rev#1

PROJECT NAME: Stan Malcolm State Farm Agency, Inc

BLOCK: 3302 LOT: 20

COUNTY ROAD NAME / ROUTE NO.: English Creek Avenue (CR 575)

FUNCTIONAL CLASSIFICATION: Arterial

ROW STANDARD WIDTH: 90'

Information Reviewed: *Site Plan for 5046 English Creek Avenue, Block 3302, Lot 20, 5046 English Creek Avenue, Egg Harbor Township, Atlantic County, NJ. Plan prepared by Arthur Chew Consulting, LLC; two sheets dated as follows:*

Sheet	Title	Date	Revision
1	Cover Sheet/Site Plan	12/28/2022	6/17/2024
2	Detail Sheet	12/28/2022	6/17/2024

Comments:

No comment.

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)