



# Atlantic County

## Department of Regional Planning

### Development Review Agenda

Wednesday, September 18, 2024

<u>TYPE</u>	<u>FILE NUMBER</u>	<u>PROJECT NAME</u>
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Minor Sub Division

BV-2-2024

John Pierotti, Jr.

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**Members and Staff:**

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9/12/2024

<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"/> Frances M. Brown	<input type="checkbox"/> Doug DiMeo
<input type="checkbox"/> Shirley Grasso	<input type="checkbox"/> Bob Lindaw		<input type="checkbox"/> Anthony Esochaghi

**Old Business:**

**New Business:**



# Atlantic County

## Department of Regional Planning

### Review Project Information For Agenda

Wednesday, September 18, 2024

**Project Information**

**FILENO:** BV-2-2024

**Juris Type:**

**Project:** John Pierotti, Jr.

**Municipality:** Buena Vista Township

**Street:** 114 Broad Street

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 8308 (2)

**Project Description:** Minor subdivision by subdividing one existing lot into two lots.

**Corridor Program:**

**Pinelands No:** 1981-1574.003

**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:** John Pierotti, Jr.

**Plan Preparer:** Michael Vargo

**Add Date    Administrative / Conditions**

**Administrative History**

8/29/2024    Received

9/11/2024    Complete

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

FILE NUMBER: **BV-2-2024**  
PROJECT NAME: **John Pierotti, Jr Minor Subdivision**  
BLOCK: **8308** LOT: **2**  
COUNTY ROAD NAME / ROUTE NO.: **Broad Street (CR 552)**  
FUNCTIONAL CLASSIFICATION: **Collector**  
ROW STANDARD WIDTH: **72'**

**Information Reviewed: *Minor Subdivision Plan, Tax Lot 2, Block 8308* located at 114 Broad Street, Buena Vista Township, Atlantic County, NJ. Plan prepared by Michael Vargo PLS, of Vargo Associates Surveying and Mapping; one sheet dated as follows:**

Sheet	Title	Date	Revision
1	Plan of Minor Subdivision Tax Lot 2, Block 8308	10/10/2023	6/5/2024

**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.*

Final subdivision plan shall be revised to remove all references to Cumberland Avenue. CR 552 shall be referred to as:

*"Bears Head Road (CR 552)- A.K.A. Broad Street"*

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:**

**If access to proposed lot 2.01, block 8303 is via Bears Head Road (CR 552) then** 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)**