

Atlantic County
Department Of Regional Planning
Development Review Agenda

Wednesday, January 18, 2023

TYPE	FILE NUMBER	PROJECT NAME
Site Plan	ET-13-2022	3119 Fire Road Billboard
	S-5-2022	Mexiquila Restaurant
Minor Sub Division	BB-2-2022	South Central Avenue Minor Subdivision

New Business:

County File # ET-43-87- Request to rescind any previous site plan approvals along with vacating existing drainage covenants.

Members and Staff:

Page 1 of 1

Tim Carew	Dennis McDonough	George Kyle	Amjad Rehman
Charles Pritchard	Charles Broomall	Chris Heacock	Doug DiMeo
Anthony Pagano	Bob Lindaw	Brian Walters	Chris Mularz

Old Business:

New Business:

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, January 18, 2023

Project Information

FILENO: ET-13-2022

Juris Type: Aprvl Juris

Project: 3119 Fire Road Billboard

Municipality: Egg Harbor Township

Street: 3119 Fire Road

Type: Site Plan

Tax Map Block (Lot): 2304 (1.01)

Project Description: Proposed billboard as second principal use.

Corridor Program:

Pinelands No: 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:

Lots Proposed:

Applicant: Garden State Outdoor, LLC

Plan Preparer: Jason Sciallo, PE

Add Date **Administrative / Conditions**

Administrative History

9/2/2022 Received

9/14/2022 Incomplete

12/13/2022 More Information Received (Rev #1)

1/11/2023 Staff Recommends Conditional Approval

1/11/2023 Complete

**COMBINED STAFF
SITE PLAN REVIEW**

FILE NUMBER **ET-13-2002**

PROJECT NAME **GARDEN STATE OUTDOOR, LLC**

BLOCK **2304** LOT **1.01**

COUNTY ROAD NAME / ROUTE # - **FIRE ROAD / ROUTE #651**

FUNCTIONAL CLASSIFICATION - **ARTERIAL**

ROW STANDARD WIDTH - **90 FEET**

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 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.

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)**

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, January 18, 2023

Project Information

FILENO: S-5-2022

Juris Type: Aprvl Juris

Project: Mexiquila Restaurant

Municipality: Somers Point

Street: 101 Maryland Avenue

Type: Site Plan

Tax Map Block (Lot): 910 (1)

Project Description: Proposed modifications to existing restaurant

Corridor Program:

Pinelands No: 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:

Lots Proposed:

Applicant: LBH, LLC

Plan Preparer: Jay Sciuлло, PE.

Add Date Administrative / Conditions

Administrative History

10/12/2022 Received

10/26/2022 Incomplete

12/21/2022 More Information Received (Rev #1)

1/13/2023 Staff Recommends Conditional Approval

1/13/2023 Complete

1/13/2023 More Information Received (Rev #2)

COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **S-5-2022**

PROJECT NAME **MEXIQUILA RESTAURANT**

BLOCK **910** LOT **1**

COUNTY ROAD NAME / ROUTE # - **MARYLAND AVENUE / COUNTY ROUTE # 620**
FUNCTIONAL CLASSIFICATION - **COLLECTOR**
ROW STANDARD WIDTH - **72 FOOT ROW**

Information Reviewed: Mexiquila Restaurant, 101 Maryland Avenue; Block 910, Lot 1, City of Somers Point, Atlantic County, New Jersey, Preliminary and Final Site Plans, prepared by Sciuolo Engineering Services, LLC (10 Sheets) dated as follows:

Sheet	Date	Revision Date
1	10/6/2022	1/12/2023
2	10/6/2022	1/12/2023
3	10/6/2022	1/12/2023
4	10/6/2022	1/12/2023
5	10/6/2022	1/12/2023
6	10/6/2022	1/12/2023
7	10/6/2022	1/12/2023
8	10/6/2022	1/12/2023
9	10/6/2022	1/12/2023
10	10/6/2022	1/12/2023

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 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)**

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.

Native, and salt and drought resistant plants should be used wherever possible. Landscape design should consider maintenance and watering demands and opt for low- maintenance alternatives to turf lawns where feasible. Coastal areas should consider salt and wind tolerance of proposed plantings and select species and choose layouts accordingly. Information about native plant species in Atlantic County is provided on the Atlantic County website. **(712.3)**

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 Public Works
Review Project Information For Agenda

Wednesday, January 18, 2023

Project Information

FILENO: BB-2-2022

Juris Type: Aprvl Juris

Project: South Central Avenue Minor Subdivision

Municipality: Buena Borough

Street: Central Avenue at Forest Grove Road

Type: Minor Sub Division

Tax Map Block (Lot): 113 (10.04)

Project Description: Proposed 2 lot minor subdivision

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: Michael J. McElven

Plan Preparer: James Sassano Assoc. Inc.

Add Date Administrative / Conditions

Administrative History

10/25/2022 Received

11/18/2022 Incomplete

12/27/2022 More Information Received (Rev #1)

1/11/2023 Staff Recommends Conditional Approval

1/11/2023 Complete

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

FILE NUMBER **BB-2-2022**

PROJECT NAME **MICHAEL McELVEN MINOR SUBDIVISION**

BLOCK **113** LOT **10.04**

COUNTY ROAD NAME / ROUTE # **CENTRAL AVENUE – COUNTY ROUTE # 627**
FUNCTIONAL CLASSIFICATION – **MINOR COLLECTOR**
ROW STANDARD WIDTH – **60 FOOT ROW**

Information Reviewed: Minor Subdivision, Tax Map Sheet 6, Block 113, Lot 10.04, Borough of Buena, County of Atlantic, State of New Jersey; prepared by James Sassano Associates, Inc (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	09/30/2022	12/21/2022

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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Advisory.

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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)**