

Atlantic County
Department Of Regional Planning
Development Review Agenda

Wednesday, March 15, 2023

TYPE	FILE NUMBER	PROJECT NAME
Major Final	V-6-2022	JJCC Longport, LLC

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, March 15, 2023

Project Information

FILENO: V-6-2022

Juris Type: Aprvl Juris

Project: JJCC Longport, LLC

Municipality: Ventnor

Street: 6302 Ventnor Avenue

Type: Major Final

Tax Map Block (Lot): 69.01 (1.01)

Project Description: Proposed 4 lot major subdivision

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: 1

Lots Proposed: 4

Applicant: JJCC Longport, LLC

Plan Preparer: Thomas Dase, PE, PP

Add Date Administrative / Conditions

Administrative History

10/28/2022 Received

11/18/2022 Incomplete

1/6/2023 More Information Received (Rev #1)

1/11/2023 Incomplete of 11/18/2022 Remains

1/27/2023 More Information Received (Rev #2)

2/9/2023 Incomplete of 11/18/2022 Remains

2/24/2023 More Information Received (Rev #3)

3/8/2023 Waiver Requested. The edge of a driveway for a single-family residential use shall be located a minimum of ten (10) feet to the property line or twenty (20) feet from an existing or proposed adjacent driveway.

3/8/2023 Waiver Requested. Off-street parking areas and driveways for residences or residential uses shall also be designed to prevent vehicles from backing onto Ventnor Avenue.

3/8/2023 Staff Recommends Conditional Approval

3/8/2023 Complete

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

FILE NUMBER V-6-2022 – REV #3

PROJECT NAME JJCC LONGPORT, LLC

BLOCK 69.01 LOT 1.01

COUNTY ROAD NAME / ROUTE # - VENTNOR AVENUE – COUNTY ROUTE # 629
FUNCTIONAL CLASSIFICATION - ARTERIAL
ROW STANDARD WIDTH – 90’ ROW

Information Reviewed: Proposed 4-Lot Major Subdivision, Located at 6302 Ventnor Avenue, Ventnor City, New Jersey, Block 69.01, Lot 1.07, Atlantic County Submittal Set. (5 Sheets) dated as follows:

Sheet	Date	Revised Date
1	4/13/2022	2/23/2023
2	4/13/2022	1/26/2023
3	4/13/2022	2/23/2023
4	4/13/2022	2/23/2023
5	4/13/2022	1/4/2023
6	4/13/2022	1/4/2023
7	4/13/2022	

Comments

6. Waiver Requested. Off-street parking areas and driveways for residences or residential uses shall also be designed to prevent vehicles from backing onto Ventnor Avenue. **(702.11)**

8. Waiver Requested. The edge of a driveway for a single-family residential use shall be located a minimum of ten (10) feet to the property line or twenty (20) feet from an existing or proposed adjacent driveway. **(See Figure 21) (704.1.E.ii)**

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)**

A Deed to Restrict Access to a County Road shall be provided. **(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)**