



# Atlantic County Department Of Regional Planning Development Review Agenda

Wednesday, April 5, 2023

<b>TYPE</b>	<b>FILE NUMBER</b>	<b>PROJECT NAME</b>
<b>Minor Sub Division</b>	HM-1-2023	847-849 First Road
	LP-1-2022	Revolution Builders, Inc.
<b>Site Plan</b>	MG-6-2022	Alexia Realty, LLC

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**Members and Staff:**

Page 1 of 1

Tim Carew	Dennis McDonough	George Kyle	Anjad 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, April 5, 2023

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**Project Information**

**FILENO:** HM-1-2023

**Juris Type:** Aprvl Juris

**Project:** 847-849 First Road

**Municipality:** Hammonton

**Street:** 847 & 849 First Road

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 4013 (10 & 10.01)

**Project Description:** Minor subdivison lot line adjustment

**Corridor Program:**

**Pinelands No:** 2001-0603.002

**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:** Amy Lanza Hunter

**Plan Preparer:** James Sassano Associates, Inc.

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**Add Date    Administrative / Conditions**

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**Administrative History**

3/1/2023    Received

3/8/2023    Incomplete

3/24/2023    More information received (Rev. #1)

3/29/2023    Complete

3/29/2023    Staff Recommend Conditional Approval

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

FILE NUMBER **HM-1-2023**

PROJECT NAME **ESTATE OF THERESA HUNTER**

BLOCK **4013**      LOTS **10 & 10.01**

COUNTY ROAD NAME / ROUTE # **FIRST ROAD / ROUTE #688**

FUNCTIONAL CLASSIFICATION - **COLLECTOR**

ROW STANDARD WIDTH - **72' ROW**

Information Reviewed: Minor Subdivision Plan, Tax Map Sheet 40, Block 4013, Lots 10 & 10.01, Town of Hammonton, Atlantic County, State of New Jersey; prepared by James Sassano Associates, Inc ( 1 Sheet ) dated as follows:

Sheet	Date	Revision Date
1	9/8/2022	2/10/2023

**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 Public Works**  
**Review Project Information For Agenda**

Wednesday, April 5, 2023

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**Project Information**

**FILENO:** LP-1-2022

**Juris Type:** Aprvl Juris

**Project:** Revolution Builders, Inc.

**Municipality:** Longport

**Street:** 3311 Ventnor Avenue

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 95 (1)

**Project Description:** Proposed 2 lot minor 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:** 2

**Applicant:** Revolution Builders, Inc.

**Plan Preparer:** Paul Koelling

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**Add Date    Administrative / Conditions**

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**Administrative History**

12/29/2022    Received

1/11/2023    Incomplete

3/20/2023    Rev. #1

3/23/2023    Staff Recommends Conditional Approval

3/23/2023    Complete

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

FILE NUMBER LP-1-2022 (REV #1)

PROJECT NAME **REVOLUTION BUILDERS**

BLOCK **95** LOT **1**

COUNTY ROAD NAME / ROUTE # **VENTNOR AVENUE / COUNTY ROUTE # 629**

FUNCTIONAL CLASSIFICATION – **ARTERIAL**

ROW STANDARD WIDTH – **90 FEET**

Original Information Reviewed: Minor Subdivision of #3311 Ventnor Avenue, Situate in the Borough of Longport, County of Atlantic, N.J., Block 95, Lot 1; prepared by: Paul Koelling & Associates, LLC (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	7/18/2022	12/22/2022
1	3/7/2023	3/22/2023

Revision #1 Information Reviewed: Minor Subdivision Plan, Block 95, Lot 1, Borough of Longport, Atlantic County, New Jersey; prepared by James R. Boney, PLS (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	2/16/2023	

**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 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.

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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)**

**Atlantic County**  
**Department Of Public Works**  
**Review Project Information For Agenda**

Wednesday, April 5, 2023

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**Project Information**

**FILENO:** MG-6-2022

**Juris Type:** Aprvl Juris

**Project:** Alexia Realty, LLC

**Municipality:** Margate

**Street:** 8411 Ventnor Avenue and 3 N. Jerome Avenue

**Type:** Site Plan

**Tax Map Block (Lot):** 212.01 (18 & 28)

**Project Description:** Commercial building with 2 apartments above and single family home

**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:** Alexia Realty, LLC

**Plan Preparer:** Jon Barnhart, PE, PP

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**Add Date    Administrative / Conditions**

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**Administrative History**

10/7/2022    Received

10/26/2022    Incomplete

3/23/2023    More information received (Rev #1)

3/29/2023    Complete

3/29/2023    Waivers requested for vehicles backing into a County Road



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

FILE NUMBER MG-6-2022 (REV #1)

PROJECT NAME ALEXIA REALTY, LLC

BLOCK 212.01 LOT 18 & 28

COUNTY ROAD NAME / ROUTE # - JEROME AVENUE/COUNTY ROUTE #563  
- VENTNOR AVENUE/COUNTY ROUTE #629

FUNCTIONAL CLASSIFICATION ARTERIAL  
ARTERIAL

ROW STANDARD WIDTH 100 FOOT ROW  
90 FOOT ROW

Information Reviewed: Mixed Use Development for Alexia Realty, LLC, Block 212.01, Lot 18 & 28, Margate City, Atlantic County New Jersey; prepared by Arthur Ponzio Co, (5 Sheets) dated as follows:

Sheet	Date	Revision Date
1	9/11/2020	03/12/2023
2	9/11/2020	03/12/2023
3	9/11/2020	03/12/2023
4	9/11/2020	03/12/2023
5	9/11/2020	03/12/2023

**Comments**

13. **Waiver Requested.** Off-street parking facilities shall be designed to permit all vehicles to turn around on the site to prevent the necessity of any vehicle having to back onto the County road from the site. (702.3)

**See attached Section 310 of the Atlantic County Land Development Standards which identifies the written waiver request required information.**

**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)

Note: 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)**

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#### Advisory.

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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)**



improvements. Use or availability of performance guarantee funds shall not be deemed to release or waive any claim which the County may have for a deficiency or other damages related to or arising from the applicant's failure to perform.

### **310. Waivers and Variations from Standards**

- 1. Application for Waiver and Variation.** An applicant may request, to the DRC, a waiver or variation from strict compliance with the technical standards or criteria set forth herein. An application for a waiver or variance pursuant to this section shall be filed in writing with Regional Planning and shall include:
  - A.** A statement of the technical standards or criteria from which a variation or waiver is sought;
  - B.** A statement of the manner by which strict compliance with said technical standards or criteria would result in practical difficulties;
  - C.** A statement of the anticipated results if the standards or criteria were to be followed;
  - D.** A statement of feasible alternatives to the technical standards or criteria, which would adequately protect the health, safety and welfare of the intended users of occupants of the site and the public generally;
  - E.** Supporting opinion of a professional engineer/architect/planner.
- 2. Review of Waivers and Variations.** The DRC shall have the power to grant waivers and variations from the strict application of the requirements and standards of this ordinance. The DRC shall review all information as identified in Section 310.1 along with any testimony provided during a DRC meeting.

The DRC shall consider if strict compliance with any specific technical standards or criteria, if required, would result in an undue hardship to the applicant and that a grant of the waiver of the technical standards or criteria will not jeopardize the health, safety and welfare of the general public.

### **311. Appeal Process**

- 1.** Any applicant aggrieved by an action of the DRC may file an appeal in writing to the Atlantic County Planning Advisory Board in accordance with N.J.S.A. 40:27-6.9 as amended and supplemented.
- 2.** Any person aggrieved by an action of the County Planning Advisory Board, with regard to an appeal, may file an appeal in writing to the Atlantic County Board of Chosen Freeholders within ten (10) days after the date of notice of said action by certified mail.
- 3.** In the case of an appeal to either the Planning Advisory Board or the Freeholder Board, the following procedures shall be followed: