



Atlantic County

Department Of Regional Planning

Development Review Agenda

Wednesday, July 5, 2023

TYPE	FILE NUMBER	PROJECT NAME
Site Plan	MG-1-2023	9708-9710 Ventor Avenue

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Members and Staff:

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, July 5, 2023

Project Information

FILENO: MG-1-2023

Juris Type:

Project: 9708-9710 Ventor Avenue

Street: Ventnor Avenue and Coolidge Avneue

Municipality: Margate

Type: Site Plan

Tax Map Block (Lot): 131 (5 &11)

Project Description: proposed mix use development with active retail/office on 1st floor with 6 apartments above.

Corridor Program:

Pinelands No: No

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft: Need

Warehouse sq ft:

Condo and Apartment: 6

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Steven Baglivo

Plan Preparer: Arthur Ponzio, PE

Add Date Administrative / Conditions

Administrative History

1/6/2023	Received
1/11/2023	Incomplete
4/5/2023	More Information Received (Rev. #1)
4/12/2023	Incomplete
6/22/2023	More Information Received (Rev. #2)
6/28/2023	Waiver requested: (1) relocate driveway to a minimum of 75' from the proposed R.O.W. line of the intersection. (2) Applicant's Engineer shall research and provide a stopping sight distance calculation to ensure that vehicle movements along the county roadway will not be impacted by the proposed driveway into the site and traffic associated with the proposed improvements. Engineer must show that AASHTO and NJDOT requirements have been met to ensure traffic safety based on vertical control, horizontal conditions, location of drive and (design) speed.
6/28/2023	Complete
6/28/2023	Staff Recommend Conditional Approval

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

FILE NUMBER **MG-1-2023 (REV#2)**

PROJECT NAME **9708-9710 VENTNOR AVENUE**

BLOCK **131** LOT **5 & 11**

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

Information Reviewed: Property Survey / Site Plan Block 131, Lot 5 & 11, Margate, Atlantic County, New Jersey; prepared by: Arthur Ponzio Co, (1 Sheet) dated as follows:

Sheet	Date	Revision Date
C-1	7/5/2022	3/26/2023
C-2	7/5/2022	6/01/2023
C-3	7/5/2022	3/26/2023

Comments

15. A waiver has been requested. Plan shall relocate driveway to a minimum of 75' from the proposed R.O.W. line of the intersection. FIGURE 21 of the ACLDS. Written waiver will be required.

19. A waiver has been requested. Applicant's Engineer shall research and provide a stopping sight distance calculation to ensure that vehicle movements along the county roadway will not be impacted by the proposed driveway into the site and traffic associated with the proposed improvements. Engineer must show that AASHTO and NJDOT requirements have been met to ensure traffic safety based on vertical control, horizontal conditions, location of drive and (design) speed.

Conditions. Prior to the issuance of a final approval by the DRC, the applicant shall have submitted the following to the County.

A Hold Harmless/Indemnification to the County shall be provided for the non-standard pavers being proposed within the County Right of Way.

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)**