



Atlantic County

Department Of Regional Planning

Development Review Agenda

Wednesday, August 16, 2023

TYPE	FILE NUMBER	PROJECT NAME
Major Final	B-2-2023	Magnolia Investments LLC

Members and Staff:

- | | | | |
|--|---|--|---------------------------------------|
| <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"/> Chris Heacock | <input type="checkbox"/> Doug DiMeo |
| <input type="checkbox"/> Anthony Pagano | <input type="checkbox"/> Bob Lindaw | <input type="checkbox"/> Brian Walters | <input type="checkbox"/> Chris Mularz |

Old Business:

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New Business:

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, August 16, 2023

Project Information

FILENO: B-2-2023

Juris Type:

Project: Magnolia Investments LLC

Municipality: Brigantine

Street: 200-206 E. Brigantine Avenue

Type: Major Final

Tax Map Block (Lot): 506 (1)

Project Description: Major subdivision project

Corridor Program:

Pinelands 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: Magnolia Investment LLC

Plan Preparer: Doran Engineering

Add Date **Administrative / Conditions**

Administrative History

5/2/2023 Received

5/10/2023 Incomplete

6/22/2023 More Information Received (Rev. #1)

6/28/2023 Incomplete Remain

7/20/2023 More Information Received (Rev. #2)

7/26/2023 Incomplete to Remain

8/9/2023 Complete

8/9/2023 Waivers Requested: (1) Off-street parking areas and drieways for residences or residential uses shall be designed to prevent vehicles from backing onto a County road. (2) When a project site abuts both a County road and either a municipal or internal street, the driveway access shall be from the municipal or internal street. (3) The edge of a drieway for a single family residential use shall be located a minimum of ten (10) feet to a property line or twenty (20) feet from an existing adjacent driveway.

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

FILE NUMBER B-2-2023 (REV#2)

PROJECT NAME MAGNOLIA INVESTMENTS, LLC

BLOCK 506 LOT 1

**COUNTY ROAD NAME / ROUTE # BRIGANTINE AVENUE/ #638
FUNCTIONAL CLASSIFICATION - ARTERIAL
ROW STANDARD WIDTH – 90 FEET**

Information Reviewed: Major Subdivision, #200-206 Brigantine Avenue, Block 506, Lot 1, City of Brigantine, Atlantic County New Jersey; prepared by: Doran Engineering (5 Sheets) dated as follows:

Sheet	Date	Revision Date
1	9/7/22	6/19/2023 (per Co Ltr 5/10/23)
2	9/7/22	6/19/2023 (per Co Ltr 5/10/23)
3	9/7/22	6/19/2023 (per Co Ltr 5/10/23)
4	9/7/22	6/19/2023 (per Co Ltr 5/10/23)
5	3/9/23	6/19/2023 (per Co Ltr 5/10/23)

Advisory: Please be advised that Brigantine Avenue is scheduled for reconstruction which is estimated to begin in the Fall of 2023. It is strongly recommended that the applicant apply for a Highway Occupancy Permit for any proposed utility connections within Brigantine Avenue prior to the scheduled reconstruction.

After completion of the project there will be a 5 year road opening moratorium placed on any construction of Brigantine Avenue within the project limits.

Comments

10. Off-street parking areas and driveways for residences or residential uses shall be designed to prevent vehicles from backing onto a County road. (702.11) **WAIVER REQUESTED.**

11. When a project site abuts both a County road and either a municipal or internal street, the driveway access shall be from the municipal or internal street. **(704.1.A) WAIVER REQUESTED.**

13. The edge of a driveway for a single family residential use shall be located a minimum of ten (10) feet to a property line or twenty (20) feet from an existing adjacent driveway. **(704.1.E.ii) WAIVER REQUESTED.**

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)**

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)**