

Atlantic County
Department Of Regional Planning
Development Review Agenda

Wednesday, February 16, 2022

TYPE	FILE NUMBER	PROJECT NAME
Major Final	ET-1-2022	Touch of Modern, Inc.
Minor Sub Division	N-2-2022	City of Northfield
	MU-1-2021	Richard Long
Site Plan	B-1-2021	Wawa - Brigantine

Members and Staff:

Page 1 of 1

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|--|---|--|---------------------------------------|
| <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"/> Mark Shourds |
| <input type="checkbox"/> Anthony Pagano | <input type="checkbox"/> John Peterson | <input type="checkbox"/> Brian Walters | <input type="checkbox"/> Chris Mularz |

Old Business:

New Business:

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, February 16, 2022

Project Information

FILENO: ET-1-2022

Juris Type: Aprvl Juris

Project: Touch of Modern, Inc.

Municipality: Egg Harbor Township

Street: 6205 Mill Road

Type: Major Final

Tax Map Block (Lot): 5203 (1)

Project Description: 12 lot major subdivision

Corridor Program:

Pinelands No: 1989-1152.012

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: 12

Applicant: Touch of Modern, Inc.

Plan Preparer: Rami Nassar, PE

Add Date **Administrative / Conditions**

Administrative History

12/30/2021 Received

1/12/2022 Incomplete

2/1/2022 More Information Received (Rev #1)

2/9/2022 Staff Recommends Conditional Approval

2/9/2022 Complete

COMBINED STAFF SUBDIVISION REVIEW

FILE NUMBER **ET-1-2022**

PROJECT NAME **TOUCH OF MODERN, INC (MARIO HANNA)**

BLOCK **5203** LOT **1**

COUNTY ROAD NAME / ROUTE # **MILL ROAD – COUNTY ROUTE 662**
FUNCTIONAL CLASSIFICATION - **COLLECTOR**
ROW STANDARD WIDTH – **72 FEET**

Information Reviewed: Major Subdivision Plan for Touch of Modern, Inc, 6205 Mill Road, Block 5203, Lot 1, Egg Harbor Township, Atlantic County, New Jersey; prepared by Schaeffer, Nassar, Scheidegg, Consulting Engineers, LLC (14 Sheets) dated as follows:

Sheet	Date	Revision Date
1	7/15/21	1/17/22
2	7/15/21	1/17/22
3	5/20/21	
4	7/15/21	1/17/22
5	5/20/21	1/17/22
6	7/15/21	1/17/22
7	7/15/21	1/17/22
8	5/20/21	1/17/22
9	7/15/21	1/17/22
10	7/15/21	1/17/22
11	7/15/21	
12	7/15/21	1/17/22
13	7/15/21	1/17/22
14	7/15/21	1/17/22
15	7/15/21	1/17/22

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 Right of Way Easement form shall be provided which can be found on the Atlantic County website. A metes and bounds description and a parcel map of the right of way easement area must be attached to the Right-of-Way easement form. Preparation of Right-of-Way Parcel maps shall

conform to the provisions of the New Jersey Recordation Law (N.J.S.A. 46:26B, Map Filing). **(308.1.C)**

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)**

If applicable, 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 County Drainage Maintenance Covenant, which can be found on the County website, shall be provided. **(308.3.C)**

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)**

In the event that the stormwater management system becomes a danger to the public health or safety, or if it is in need of maintenance, the County shall notify, in writing, the responsible party by certified mail. The responsible party shall have fourteen days to perform such maintenance and repair the facility subject to the review and approval of the County Engineer. If the responsible party either refuses to repair or conducts such repair in a manner unacceptable to the County Engineer, the County may immediately proceed with the repair or maintenance of the facility and bill the costs thereof to the responsible party. **(610.4)**

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, February 16, 2022

Project Information

FILENO: N-2-2022

Juris Type: Aprvl Juris

Project: City of Northfield

Municipality: Northfield

Street: Mill and Zion

Type: Minor Sub Division

Tax Map Block (Lot): 38 (1)

Project Description: Zion Road Pump Station Upgrade

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: City of Northfield

Plan Preparer: Rami Nassar, PE

Add Date Administrative / Conditions

Administrative History

1/19/2022 Received

1/31/2022 Staff Recommends Conditional Approval

1/31/2022 Complete

**COMBINED STAFF
SUBDIVISION REVIEW**

FILE NUMBER N-2-2022

PROJECT NAME CITY OF NORTHFIELD SANITARY PUMP STATION

BLOCK 38 LOT 1

**COUNTY ROAD NAME / ROUTE # ZION ROAD / ROUTE #615
MILL ROAD / ROUTE # 662**

**FUNCTIONAL CLASSIFICATION COLLECTOR
COLLECTOR**

**ROW STANDARD WIDTH 60 FEET
72 FEET**

Information Reviewed: Minor Subdivision Plan for: City of Northfield, Zion Road & Mill Road, Block 38, Lot 1, City of Northfield, Atlantic County, New Jersey; Prepared by: Schaeffer Nassar Scheidegg, Consulting Engineers, (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	7/1/2021	

Comments

No Comments

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

1. 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.

Per discussions with the design engineer, it is the County's understanding that the City of Northfield will submit a site plan and Highway Occupancy Permit to obtain a portion of the County right of way at the corner of Zion and Mill Roads along with the removal and replacement of the existing guiderail to meet current standards.

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)**

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, February 16, 2022

Project Information

FILENO: MU-1-2021

Juris Type: Aprvl Juris

Project: Richard Long

Municipality: Mullica Township

Street: 2327 Columbia Road

Type: Minor Sub Division

Tax Map Block (Lot): 1102 (6)

Project Description: Proposed 2 lot minor subdivision

Corridor Program:

Pinelands No: 2021-0058.001

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: Richard Long

Plan Preparer: Thomas Darcy, Esq.

Add Date Administrative / Conditions

Administrative History

11/18/2021 Received

11/24/2021 Incomplete

1/26/2022 More Information Received (Rev #1)

2/9/2022 Staff Recommends Conditional Approval

2/9/2022 Complete

COMBINED STAFF SUBDIVISION REVIEW

FILE NUMBER **MU-1-2021**

PROJECT NAME **RICHARD LONG**

BLOCK **1102** LOT **6**

COUNTY ROAD NAME / ROUTE # - **COLUMBIA ROAD / COUNTY ROUTE #658**
FUNCTIONAL CLASSIFICATION – **MINOR COLLECTOR**
ROW STANDARD WIDTH – **60 FEET**

Information Reviewed: Proposed 2 lot Minor Subdivision, Block 1102, Lot 6, Mullica Township, Atlantic County NJ; prepared by Thomas Darcy and Associates PA; (1 sheet) dated as follows:

Sheet	Date	Revision Date
1	8/3/2021	1/18/22

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 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)**

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, February 16, 2022

Project Information

FILENO: B-1-2021

Juris Type: Aprvl Juris

Project: Wawa - Brigantine

Municipality: Brigantine

Street: 3932 Brigantine Blvd.

Type: Site Plan

Tax Map Block (Lot): 3803 (1, 2, 3, 4 & 7)

Project Description: Proposed Site Improvements

Corridor Program:

Pinelands No: No

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft: 4,297

Warehouse sq ft:

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Duncan Prime, Esq.

Plan Preparer: Mark Whitaker, PE

Add Date Administrative / Conditions

Administrative History

6/9/2021 Received

6/24/2021 Incomplete

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

2/2/2022 Staff Recommends Conditional Approval

2/2/2022 Complete

COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **B-1-2021**

PROJECT NAME **WAWA**

BLOCK **3803** LOT **1, 2, 3, 4 & 7**

COUNTY ROUTE/ROW **BRIGANTINE AVENUE**

Information Reviewed: Preliminary and Final Site Plan for WAWA, Inc. – Store #713, Proposed Site Improvements, Block 3803, Lot 1 & 5, Tax Map Sheet 38, Last Rev. Dated – 10/4/2004, Atlantic Brigantine Boulevard (CR 638), City of Brigantine, Atlantic County, New Jersey: prepared by Dynamic Engineering Consultants, P.C., (5 Sheets) dated as follows:

Sheet	Date	Revision Date
1	5/11/2021	12/7/2021
2	5/11/2021	12/7/2021
3	5/11/2021	12/7/2021
4	5/11/2021	12/7/2021
5	5/11/2021	12/7/2021

Comments

No comments

Conditions

Copies of existing sight triangle easement (DB 6244, PG 11) shall be provided and shall be vacated.

A Hold Harmless Agreement, found on the County website shall be provided for non standard improvements (wall) within the County right of way. **(308.3.C)**

In addition to the 6 paper copies, the applicant shall provide the final approved site plan (including stormwater & traffic reports) in digital form in accordance with the “Atlantic County Development Review Digital Submission Requirements” found on the Atlantic County website.

Advisory

The applicant shall obtain a County Road Opening Permit from the Division of Engineering for all improvements within the County Right of Way including driveways and utilities. Utility and restoration work as well as Bonding will be addressed in accordance with the Road Opening Ordinance Sections Six (6) and Eleven (11).**(304.14)**