

# Atlantic County

## Department Of Regional Planning

### Development Review Agenda

Wednesday, February 2, 2022

TYPE	FILE NUMBER	PROJECT NAME
<b>Minor Sub Division</b>		
	B-4-2021	Madeline Harvey and Alexis Harvey
	B-5-2021	Michael Iacobucci
	BB-3-2021	David Fiocchi Minor Subdivision
<b>Site Plan</b>		
	B-3-2021	Brigantine Marina & Paddle Club
	N-5-2021	NJAW Water Treatment Facility

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#### Members and Staff:

Page 1 of 1

<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 2, 2022

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**Project Information**

**FILENO:** B-4-2021

**Juris Type:** Aprvl Juris

**Project:** Madeline Harvey and Alexis Harvey

**Municipality:** Brigantine

**Street:** 2701 West Brigantine Avenue

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 2404 (11)

**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:** Madeline Harvey and Alexis Harvey

**Plan Preparer:** Doran Engineering

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**Add Date    Administrative / Conditions**

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**Administrative History**

10/27/2021    Received

11/15/2021    Incomplete

12/14/2021    More Information Received (Rev #1)

12/22/2021    Staff Recommends Conditional Approval

12/22/2021    Complete

1/13/2022    More Information Received (Rev #2)

## COMBINED STAFF SUBDIVISION REVIEW

FILE NUMBER **B-4-2021 (Rev #1)**

PROJECT NAME **MADELINE & ALEXIS HARVEY**

BLOCK **2404** LOT **11**

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

Information Reviewed: Proposed Minor Subdivision, #2701 West Brigantine Avenue, Block 2404, Lot 11, City of Brigantine, Atlantic County, New Jersey, prepared by Doran Engineering, PA; (2 sheets) dated as follows:

Sheet	Date	Revision Date
1	7/8/2021	
2	6/24/2021	12/13/2021

### 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. If applicable, 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 onto Brigantine Avenue, found on the County website, shall be provided.

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)**

Applicant shall contact county to obtain a copy of the proposed planned improvements for Brigantine Blvd. The county has plans on file to improve the existing roadway in this area, it is important that the site coordinate information such as grades, slopes, etc.

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 2, 2022

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**Project Information**

**FILENO:** B-5-2021

**Juris Type:** Aprvl Juris

**Project:** Michael Iacobucci

**Municipality:** Brigantine

**Street:** 2901 West Brigantine Avenue

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 2504 (12)

**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:** Michael Iacobucci

**Plan Preparer:** Doran Engineering

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**Add Date    Administrative / Conditions**

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**Administrative History**

10/22/2021    Received

11/15/2021    Incomplete

12/14/2021    More Information Received (Rev #1)

12/22/2021    Staff Recommends Conditional Approval

12/22/2021    Complete

## COMBINED STAFF SUBDIVISION REVIEW

FILE NUMBER **B-5-2021 (Rev #1)**

PROJECT NAME **MICHAEL IACOBUCCI**

BLOCK **2504** LOT **12**

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

Information Reviewed: Proposed Minor Subdivision, #2901 West Brigantine Avenue, Block 2504, Lot 12, City of Brigantine, Atlantic County, New Jersey, prepared by Doran Engineering, PA; (2 sheets) dated as follows:

Sheet	Date	Revision Date
1	6/8/2021	
2	6/8/2021	12/14/2021

### 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 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 deed to restrict access onto Brigantine Avenue, found on the County website, shall be provided.

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)**

Applicant shall contact county to obtain a copy of the proposed planned improvements for Brigantine Blvd. The county has plans on file to improve the existing roadway in this area, it is important that the site coordinate information such as grades, slopes, etc.

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 2, 2022

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**Project Information**

**FILENO:** BB-3-2021

**Juris Type:** Aprvl Juris

**Project:** David Fiocchi Minor Subdivision

**Municipality:** Buena Boro

**Street:** 426-428 S. Brewster Road

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 122 (17.01)

**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:** David Fiocchi

**Plan Preparer:** Michael Vargo, PLS

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**Add Date**    **Administrative / Conditions**

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**Administrative History**

11/12/2021    Received

11/24/2021    Incomplete

1/20/2022    More Information Received (Rev #1)

1/26/2022    Staff Recommends Conditional Approval

1/26/2022    Complete

## COMBINED STAFF SUBDIVISION REVIEW

FILE NUMBER **BB-3-2021**

PROJECT NAME **DAVID FIOCCHI**

BLOCK **122** LOT **17.01**

COUNTY ROAD NAME / ROUTE # - **BREWSTER ROAD / COUNTY ROUTE #672**  
FUNCTIONAL CLASSIFICATION - **COLLECTOR**  
ROW STANDARD WIDTH - **72 FEET**

Information Reviewed: Plan of Minor Subdivision, Tax Lot 17.01, Block 122, Buena Borough, Atlantic County, New Jersey, prepared for: David Fiocchi, plan prepared by Vargo Associates (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	9/21/2021	12-6-2021

### 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 County Drainage Easement, which can be found on the County website, shall be provided. A metes and bounds description and a parcel map of the drainage easement must be attached to the Drainage Easement and/or Covenant form. Preparation of the Drainage Easement and/or Covenant Area Parcel maps shall conform to the provisions of the New Jersey Recordation Law (N.J.S.A. 46:26B, Map Filing). **(308.3.C)**

In addition to the required paper copies of the 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. **(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 2, 2022

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**Project Information**

**FILENO:** B-3-2021

**Juris Type:** Aprvl Juris

**Project:** Brigantine Marina & Paddle Club

**Municipality:** Brigantine

**Street:** 4401-4413 Atlantic Brigantine Blvd

**Type:** Site Plan

**Tax Map Block (Lot):** 5702 (7,7.01, 8 & 9)

**Project Description:** Proposed 1320 SF Marina, Bar, Restaurant and Residential Apartment

**Corridor Program:**

**Pinelands No:**

**County Road:**

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:**

**Commercial sq ft:** 1320

**Warehouse sq ft:**

**Condo and Apartment:** 1

**Industrial sq ft:**

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:**

**Lots Existing:**

**Lots Proposed:**

**Applicant:** Brigantine Marina & Paddle Club, LL **Plan Preparer:** Sciullo Engineering

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**Add Date    Administrative / Conditions**

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**Administrative History**

8/27/2021	Received
9/9/2021	Incomplete
12/23/2021	More Information Received (Rev #1)
1/12/2022	Incomplete of 9-9-2021 Remains
1/21/2022	More Information Received (Rev # 2)
1/28/2022	Staff Recommends Conditional Approval
1/28/2022	Complete
1/28/2022	More Information Received (Rev #3)

# ATLANTIC COUNTY STAFF SITE PLAN REVIEW

FILE NUMBER **B-3-2021**

PROJECT NAME **BRIGANTINE MARINA AND PADDLE CLUB, LLC**

BLOCK **5702**                      LOTS **7-9 & 7.01**

COUNTY ROUTE/ROW **BRIGANTINE AVENUE (COUNTY ROUTE #638)**  
**ARTERIAL 90' ROW**

Information Reviewed: Brigantine Marina & Pabble Club, Block 5702, Lots 7-9 & 7.01, 4401 Atlantic Brigantine Blvd, City of Brigantine, Atlantic County, New Jersey, Preliminary and Final Site Plans; prepared by Sciullo Engineering Services, LLC (11 Sheets) dated as follows:

Sheet	Date	Revision Date
1	2/25/2021	1/26/2022
2	2/25/2021	1/26/2022
3	2/25/2021	1/26/2022
4	2/25/2021	1/26/2022
5	2/25/2021	1/26/2022
6	2/25/2021	1/26/2022
7	2/25/2021	1/26/2022
8	2/25/2021	1/26/2022
9	2/25/2021	1/26/2022
10	2/25/2021	1/26/2022
11	2/25/2021	1/26/2022

## Comments

No Comments

## Conditions

A clear sight covenant, found in Appendix B, shall be submitted along with Parcel maps prepared by and signed by a NJ Professional Land Surveyor. **(308.2.E.i)**

A certified Engineer's Cost Estimate shall be submitted in accordance with Section 309 of the Atlantic County Land Development Standards. **Cost Estimate shall also include cost of all overhead utility relocations and estimates from utilities on utility company letterhead.**  
**(309.1)**

The applicant shall provide a performance guarantee in the amount of the approved engineer's cost estimate. The legal form of the performance guarantee shall be in compliance with Appendix D.  
**(309.2)**

In addition to the 6 paper copies of the final site plan, a digital copy of the site plan and supplemental information shall be provided in accordance with the Atlantic County Digital Submission requirements found on the county website.

#### **Advisory**

The applicant shall obtain a Atlantic County Highway Occupancy 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. **(304.14)**

Applicants shall submit a complete set of as-built construction plans and written report to Regional Planning for the release of the performance guarantee after all improvements covered under the performance guarantee have been completed. **(309.2.A(i,ii))**

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

Wednesday, February 2, 2022

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**Project Information**

**FILENO:** N-5-2021

**Juris Type:** Aprvl Juris

**Project:** NJAW Water Treatment Facility

**Municipality:** Northfield

**Street:** 47 W. Mill Road

**Type:** Site Plan

**Tax Map Block (Lot):** 98 (1)

**Project Description:** Proposed Water Treatment Facility (6820 SF filtration bldg and 1228 SF backwash facility)

**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:** 6820 + 1228

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:**

**Lots Existing:**

**Lots Proposed:**

**Applicant:** New Jersey American Water

**Plan Preparer:** Kathryn Cornforth, PE/ CME

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**Add Date    Administrative / Conditions**

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**Administrative History**

10/28/2021    Received

11/15/2021    Incomplete

1/20/2022    More Information Received (Rev #1)

1/26/2022    Staff Recommends Conditional Approval

1/26/2022    Complete

# COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **N-5-2021**

PROJECT NAME **NJ AMERICAN WATER COMPANY**

BLOCK **98** LOT **1**

COUNTY ROAD NAME / ROUTE # - **MILL ROAD / COUNTY ROUTE # 662**

FUNCTIONAL CLASSIFICATION – **MINOR COLLECTOR**

ROW STANDARD WIDTH – **60 FEET**

Information Reviewed: Preliminary & Final Site Plan; New Jersey American Water's Mill Road Iron Removal Facility, Block 98, Lot 1, Northfield, Atlantic County, New Jersey (23 Sheets) dated as follows:

Sheet	Date	Revision Date
Cover	10/11/2021	1-11-2022
C1	10/11/2021	
C1A	10/11/2021	1-11-2022
C1B	10/11/2021	
C2	10/11/2021	
C3	10/11/2021	
C3A	12/23/2021	1-11-2022
C4	10/11/2021	
C5	10/11/2021	
C6	10/11/2021	
C7	10/11/2021	
C8	10/11/2021	
C9	10/11/2021	
C10	10/11/2021	
C11	10/11/2021	
C12	10/11/2021	1-11-2022

C13	10/11/2021	11-15-2021
C13A	10/11/2021	11-15-2021
C13B	10/11/2021	
C14	10/11/2021	1-11-2022
C15	10/11/2021	1-11-2022
C15A	10/11/2021	1-11-2022
C16	10/11/2021	1-11-2022
C17	10/11/2021	1-11-2022
C18	12/2021	
C19	12/2021	
R1	10/11/2021	

#### 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)**

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. A metes and bounds description and a parcel map of the drainage easement must be attached to the Drainage Easement and/or Covenant form. **(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)**