

# Atlantic County Department Of Regional Planning Development Review Agenda

Wednesday, March 16, 2022

TYPE	FILE NUMBER	PROJECT NAME
<b>Major Final</b>		
	ET-4-2021	Airport Business Center
<b>Site Plan</b>		
	ET-10-2020	Airport Business Center
	ET-6-2021	Bargaintown Storage
	MG-2-2019	Chuck Simons
	N-1-2022	Big Cone
	BB-2-2021	Buena Connection Microbrewery
<b>Minor Sub Division</b>		
	BV-2-2021	Mevoli/ Muzzarelli Subdivision
	PR-1-2022	Robert Adams Subdivision

**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"/> 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, November 17, 2021

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**Project Information**

**FILENO:** ET-4-2021

**Juris Type:** Aprvl Juris

**Project:** Airport Business Center

**Municipality:** Egg Harbor Township

**Street:** Deliliah Road and Westcoat Road

**Type:** Major Final

**Tax Map Block (Lot):** 401 (1-6 & 20)

**Project Description:** Proposed subdivision (site plan ET-10-2020)

**Corridor Program:**

**Pinelands No:** 1985-0943.004

**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:** 7

**Lots Proposed:** 4

**Applicant:** Schoffer Enterprises, LLC

**Plan Preparer:** Michael Dipple, PE

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

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**Administrative History**

7/6/2021	Received
8/2/2021	Incomplete
11/4/2021	More Information Received (Rev #1)
12/2/2021	Staff Recommends Conditional Approval
12/2/2021	Complete

**COMBINED STAFF  
MINOR SUBDIVISION REVIEW**

FILE NUMBER ET-4-2021

PROJECT NAME AIRPORT BUSINESS CENTER – MINOR SUBDIVISION

BLOCK 401            LOT 1-6 & 20

COUNTY ROUTE/ROW    **DELILAH ROAD (ARTERIAL 90' ROW)  
WESTCOAT ROAD (COLLECTOR 72')**

Information Reviewed: Subdivision Plat for Block 401, Lots 1-6 & 20, Egg Harbor Township, County of Atlantic, State of New Jersey; prepared by Duffy, Dolcy, McManus & Roesch (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	03/12/2021	10/28/2021

**Comments**

No comments

**Conditions**

A Right of Way Easement found in Appendix B shall be submitted along with Parcel maps prepared by and signed by a NJ Professional Land Surveyor. **(308.1.E)**

In addition to the 6 paper copies the applicant shall submit the final minor subdivision plan in a digital form as outlined in the Atlantic County Digital Submission Requirements found on the County website.

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

Wednesday, March 16, 2022

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**Project Information**

**FILENO:** ET-10-2020

**Juris Type:** Aprvl Juris

**Project:** Airport Business Center

**Street:** Delilah Road and Wescoat Road

**Municipality:** Egg Harbor Township

**Type:** Site Plan

**Tax Map Block (Lot):** 401 (1-6 & 20)

**Project Description:** Proposed 111 room hotel (phase 1) (Subdivision ET-4-2021)

**Corridor Program:**

**Pinelands No:** 1985-0943.004

**County Road:**

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:**

**Commercial sq ft:** 57,736

**Warehouse sq ft:**

**Condo and Apartment:**

**Industrial sq ft:**

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:**

**Lots Existing:**

**Lots Proposed:**

**Applicant:** Schoffer Enterprises, LLC

**Plan Preparer:** Michael Dipple, PE

**Add Date    Administrative / Conditions**

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**Administrative History**

10/8/2020    Received  
11/16/2020    Incomplete  
7/6/2021    More Information Received (Rev #1)  
8/2/2021    Incomplete of 11-16-2020 Remains  
11/3/2021    More Information Received (Rev #2)  
12/2/2021    Incomplete of 11-16-2020 Remains  
3/3/2022    More Information Received (Rev #3)  
3/9/2022    Staff Recommends Conditional Approval  
3/9/2022    Complete

# COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **ET-10-2020**

PROJECT NAME **AIRPORT BUSINESS CENTER – SITE PLAN  
(REVISION #1)**

BLOCK **401**            LOT **1-6 & 20**

COUNTY ROUTE/ROW **DELILAH ROAD  
WESTCOAT ROAD**

### Information Reviewed:

1. Site Plan titled: Preliminary & Final Major Site Plan (Phase I); Preliminary Major Site Plan (Phase II) General Development Plan (Phases III & IV); Minor Subdivision; Airport Business Center, Delilah & Westcoat Road, Township of Egg Harbor, Atlantic County, New Jersey, Block 401; Lot: 1-6 & 20; Tax Map: 4, Zones: GC (General Commercial); prepared by: L2A Land Design, LLC, (27 Sheets) dated as follows:

Sheet	Date	Revision Date
C-01	05/15/2020	02/15/2022
C-02	05/15/2020	02/15/2022
C-03	05/15/2020	02/15/2022
C-04	05/15/2020	02/15/2022
C-05	05/15/2020	02/15/2022
C-06	05/15/2020	02/15/2022
C-07	05/15/2020	02/15/2022
C-08	05/15/2020	02/15/2022
C-08A	05/15/2020	02/15/2022
C-09	05/15/2020	02/15/2022
C-10	05/15/2020	02/15/2022

C-10A	05/15/2020	02/15/2022
C-11	05/15/2020	02/15/2022
C-11A	05/15/2020	02/15/2022
C-12	05/15/2020	02/15/2022
C-12A	05/15/2020	02/15/2022
C-13	05/15/2020	02/15/2022
C-13A	05/15/2020	02/15/2022
C-14	05/15/2020	02/15/2022
C-15	05/15/2020	02/15/2022
C-15A	05/15/2020	02/15/2022
C-16	05/15/2020	02/15/2022
C-17	05/15/2020	02/15/2022
C-18	05/15/2020	02/15/2022
C-19	05/15/2020	02/15/2022
C-20	05/15/2020	02/15/2022
C-21	05/15/2020	02/15/2022
C-22	05/15/2020	02/15/2022
C-23	05/15/2020	02/15/2022
C-24	05/15/2020	02/15/2022
C-25	05/15/2020	02/15/2022
C-26	05/15/2020	02/15/2022
C-27	05/15/2020	02/15/2022

Comments  
NO COMMENTS

### Conditions

A Right of Way Easement found in Appendix B shall be submitted along with Parcel maps prepared by and signed by a NJ Professional Land Surveyor. **(308.1.E)**

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 drainage maintenance covenant shall be provided to the County along with a stormwater maintenance schedule. The stormwater maintenance schedule shall also be provided on the site plan. **(308.3.B).**

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 the applicant shall submit the site plan along with the traffic report and drainage calculations in a digital form as outlined in the Atlantic County Digital Submission Requirements found on the County website.

Cross easements (drainage, access etc) shall be provided.

### Advisory

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))**

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)**

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

Wednesday, March 16, 2022

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**Project Information**

**FILENO:** ET-6-2021

**Juris Type:** Aprvl Juris

**Project:** Bartaintown Storage

**Municipality:** Egg Harbor Township

**Street:** 3334 Bargaintown Road

**Type:** Site Plan

**Tax Map Block (Lot):** 5505 (16)

**Project Description:** Proposed 145,836 SF self storage facility and 12,988 SF office

**Corridor Program:**

**Pinelands No:**

**County Road:**

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:**

**Commercial sq ft:**

**Warehouse sq ft:** 145,836

**Condo and Apartment:**

**Industrial sq ft:**

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:** 12,988

**Lots Existing:**

**Lots Proposed:**

**Applicant:** Bargaintown SS, LLC

**Plan Preparer:** Thomas Roesch, PE

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

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**Administrative History**

10/29/2021    Received  
11/15/2021    Incomplete  
1/24/2022    More Information Received (Rev #1)  
2/15/2022    Incomplete of 11/15/2021 Remains  
3/2/2022    More Information Received (Rev #2)  
3/9/2022    Complete  
3/9/2022    Staff Recommends Conditional Approval



## COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **ET-6-2021**

PROJECT NAME **BARGAINTOWN STORAGE – REV # 1**

BLOCK **5505** LOT **16**

COUNTY ROAD NAME / ROUTE # - **FIRE ROAD / ROUTE #651**  
FUNCTIONAL CLASSIFICATION - **COLLECTOR**  
ROW STANDARD WIDTH – **72 ‘**

### 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)**

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 County Drainage Easement and 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. 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 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)**

Bargaintown Road is planned for construction starting the fall of 2021. Any utilities that require construction of the County road should be completed prior to this construction as Bargaintown Road will go under a road opening moratorium following completion of the construction.

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, March 16, 2022

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**Project Information**

**FILENO:** MG-2-2019

**Juris Type:** Aprvl Juris

**Project:** Chuck Simons

**Municipality:** Margate

**Street:** 9615 Ventnor Avenue

**Type:** Site Plan

**Tax Map Block (Lot):** 230 (28)

**Project Description:** Proposed pet grooming and light assembly/ storage, office space

**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:**

**Lots Proposed:**

**Applicant:** Brian Callaghan, Esq.

**Plan Preparer:** Arthur Ponzio

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**Add Date    Administrative / Conditions**

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**Administrative History**

9/17/2019	Received
9/25/2019	Incomplete
11/6/2019	More Information Received (Rev #1)
11/22/2019	Incomplete of 9/25/2019 Remains
3/4/2022	More Information Received (Rev #2)
3/9/2022	Staff Recommends Conditional Approval
3/9/2022	Complete

# COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **MG-2-2019**

PROJECT NAME **9615 VENTNOR AVENUE - PET SALON**

BLOCK **230** LOT **28**

COUNTY ROUTE/ROW **VENTNOR AVENUE (ARTERAIL 90' ROW)**

Plan Reviewed: Property Survey/Site Plan, Block 230, Lot 28, City of Margate, Atlantic County, New Jersey, prepared by Arthur W. Ponzio & Associates, Inc; dated as follows:

	Date	Revision Date
Sheet 1	6/1/2019	1/25/2022

## Comments

No Comments

## Conditions

A Hold Harmless Agreement shall be provided for non standard improvements proposed within the County right of way.

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)**

## 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)**

**Atlantic County**  
**Department Of Public Works**  
**Review Project Information For Agenda**  
Wednesday, March 16, 2022

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**Project Information**

**FILENO:** N-1-2022

**Juris Type:** Aprvl Juris

**Project:** Big Cone

**Municipality:** Northfield

**Street:** 1600 Tilton Road

**Type:** Site Plan

**Tax Map Block (Lot):** 97 (8)

**Project Description:** Proposed 1250 SF Ice Cream Stand

**Corridor Program:**

**Pinelands No:** No

**County Road:**

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:**

**Commercial sq ft:** 1250

**Warehouse sq ft:**

**Condo and Apartment:**

**Industrial sq ft:**

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:**

**Lots Existing:**

**Lots Proposed:**

**Applicant:** Big Land, LLC

**Plan Preparer:** Robert Green, PE

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**Add Date    Administrative / Conditions**

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**Administrative History**

1/7/2022	Received
2/4/2022	Incomplete
2/25/2022	More Information Received (Rev #1)
3/11/2022	More Information Received (Rev #2)
3/11/2022	Staff Recommends Conditional Approval
3/11/2022	Complete

## COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **N-1-2002**

PROJECT NAME **THE BIG CONE**

BLOCK **97**      LOT **8**

COUNTY ROAD NAME / ROUTE #      **1 - TILTON ROAD**  
   **2 - ZION ROAD**

FUNCTIONAL CLASSIFICATION      **1 - ARTERIAL**  
   **2 - COLLECTOR**

ROW STANDARD WIDTH              **1 - 100 FEET**  
   **2 - 60 FEET**

Comments:

No Comments

Conditions:

**Waiver-** The edge of a driveway for uses other than a single-family residential dwelling shall be located a minimum of seventy-five (75) feet from the right-of-way line of a street intersection. **(See Figure 21) (704.1.C.i)**

**Waiver-** The edge of a driveway for uses other than a single-family residential dwelling shall be located a minimum of twenty-five (25) feet from a property line. **(See Figure 21) (704.1.E.i)**

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)**

In addition to the required final site plan 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, March 16, 2022

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**Project Information**

**FILENO:** BB-2-2021

**Juris Type:** Aprvl Juris

**Project:** Buena Connection Microbrewery

**Municipality:** Buena Borough

**Street:** 112 Wheat Road

**Type:** Site Plan

**Tax Map Block (Lot):** 201 (34.03)

**Project Description:** Proposed 17, 440 SF Microbrewery

**Corridor Program:**

**Pinelands No:** N/A

**County Road:**

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:**

**Commercial sq ft:** 17,440

**Warehouse sq ft:**

**Condo and Apartment:**

**Industrial sq ft:**

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:**

**Lots Existing:**

**Lots Proposed:**

**Applicant:** The Buena Connection Brewing Co., **Plan Preparer:** Steven Filippone, PE

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

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**Administrative History**

8/3/2021     Received  
8/11/2021     Incomplete  
2/22/2022     More Information Received (Rev #1)  
3/9/2022     Staff Recommends Approval  
3/9/2022     Complete



# COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER BB-2-2021

PROJECT NAME BUENA CONNECTION MICROBREWERY

BLOCK 201            LOT 34.03

COUNTY ROUTE/ROW WHEAT ROAD

Information Reviewed: Major Site Plan for David Obando, Block 201, Lot 34.03, Buena Borough, Atlantic County, New Jersey; prepared by Engineering Design Associates, P.A. (7 Sheets) dated as follows:

Sheet	Date	Revision Date
1	7/15/2021	2/16/22
2	7/15/2021	2/16/22
3	7/15/2021	2/16/22
4	7/15/2021	2/16/22
5	7/15/2021	2/16/22
6	7/15/2021	11/9/21
7	7/15/2021	2/16/22

## Comments

No comments

## Conditions

No Conditions

## 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)**



# COMBINED STAFF MINOR SUBDIVISION REVIEW

FILE NUMBER **BV-2-2021**

PROJECT NAME **MEVOLI/MUZZARELLI SUBDIVISION**

BLOCK **7501** LOT **P/O Lot 1 and 7**

COUNTY ROUTE/ROW **OAK ROAD (County Route 681)**  
**MINOR COLLECTOR (60' ROW)**

Information Reviewed: Minor Subdivision, Lots 17 & 19, Block 3301, City of Vineland, County of Cumberland, Tax Map Sheet #33; Lots P/O 1 & 7, Block 7501, Township of Buena Vista, County of Atlantic, Tax Map Sheet #75, State of New Jersey, prepared by Zenith/Nadir Survey (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	5/10/2021	9/19/21

## Comments

No Comments

## 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)**

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

Wednesday, March 16, 2022

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**Project Information**

**FILENO:** PR-1-2022

**Juris Type:** Aprvl Juris

**Project:** Robert Adams Subdivision

**Municipality:** Port Republic

**Street:** 70 Clarks Landing Road

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 21 (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:** Robert J. Adams Jr.

**Plan Preparer:** Thomas Darcy, Esq.

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**Add Date    Administrative / Conditions**

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**Administrative History**

3/2/2022    Received

3/9/2022    Staff Recommends Conditional Approval

3/9/2022    Complete

# COMBINED STAFF SUBDIVISION REVIEW

FILE NUMBER **PR-1-2022**

PROJECT NAME **ROBERT ADAMS MINOR SUBDIVISION**

BLOCK **21** LOT **12**

COUNTY ROAD NAME / ROUTE # - **CLARKS LANDING ROAD / COUNTY ROUTE #624**  
FUNCTIONAL CLASSIFICATION - **MINOR COLLECTOR**  
ROW STANDARD WIDTH - **60 FOOT**

Information Reviewed: Proposed 2 lot Minor Subdivision Plan, Block 21, Lot 12, City of Port Republic, Atlantic County, New Jersey; prepared by Thomas Darcy and Associates, PA, (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	1/2/22	

## 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)**

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)**