

**Atlantic County**  
**Department Of Regional Planning**  
**Development Review Agenda**

Wednesday, April 6, 2022

<b>TYPE</b>	<b>FILE NUMBER</b>	<b>PROJECT NAME</b>
<b>Site Plan</b>	ET-3-2022	Ocean Heights Self Storage Facility
	MG-4-2021	Midge Properties, Townwalk

**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, April 6, 2022

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**Project Information**

**FILENO:** ET-3-2022

**Juris Type:** Aprvl Juris

**Project:** Ocean Heights Self Storage Facility

**Municipality:** Egg Harbor Township

**Street:** 3041 Ocean Heights Avenue

**Type:** Site Plan

**Tax Map Block (Lot):** 6601 (4)

**Project Description:** Proposed 143,500 SF self storage facility and 1,200 SF office.

**Corridor Program:**

**Pinelands No:**

**County Road:**

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:**

**Commercial sq ft:**

**Warehouse sq ft:** 143,500

**Condo and Apartment:**

**Industrial sq ft:**

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:** 1,200

**Lots Existing:**

**Lots Proposed:**

**Applicant:** B2P Enterprises, LLC

**Plan Preparer:** Jay Sciuлло, PE

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

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**Administrative History**

2/2/2022    Received

2/15/2022    Incomplete

3/23/2022    More Information Received (Rev #1)

3/30/2022    Staff Recommends Conditonal Approval

3/30/2022    Complete

# COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **ET-3-2022**

PROJECT NAME **OCEAN HEIGHTS SELF STORAGE FACILITY**

BLOCK **6601** LOT **4**

COUNTY ROAD NAME / ROUTE # - **OCEAN HEIGHTS AVENUE**

FUNCTIONAL CLASSIFICATION - **COLLECTOR**

ROW STANDARD WIDTH - **72 FEET**

Sheet	Date	Revision Date
1	01/28/2022	2/25/2022
2	01/28/2022	2/25/2022
3	01/28/2022	2/25/2022
4	01/28/2022	2/25/2022
5	01/28/2022	2/25/2022
6	01/28/2022	2/25/2022
7	01/28/2022	2/25/2022
8	01/28/2022	2/25/2022
9	01/28/2022	2/25/2022
10	01/28/2022	2/25/2022
11	01/28/2022	2/25/2022
12	01/28/2022	2/25/2022
13	01/28/2022	2/25/2022

## 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 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 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. 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)**

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)**

## COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **MG-4-2021**

PROJECT NAME **TOWN WALK – MIDGE PROPERTIES, LLC**

BLOCK **128** LOT **71 & 73**

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

### 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 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)**

Hold Harmless Agreement shall be provided which can be found on the County website.

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)**