

Atlantic County Department Of Regional Planning Development Review Agenda

Wednesday, October 5, 2022

TYPE	FILE NUMBER	PROJECT NAME
Minor Sub Division		
	ET-9-2022	MJP, LLC
	G-4-2022	451 S. Pitney Road
Site Plan		
	ET-7-2022	2800 Fire Road, LLC - Car Toyz

Members and Staff:

Page 1 of 1

Tim Carew

Dennis McDonough

George Kyle

Amjad Rehman

Charles Pritchard

Charles Broomall

Chris Heacock

Doug DiMeo

Anthony Pagano

Brian Walters

Chris Mularz

Old Business:

New Business:

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, October 5, 2022

Project Information

FILENO: ET-9-2022

Juris Type: Aprvl Juris

Project: MJP, LLC

Municipality: Egg Harbor Township

Street: 6730 Washington Avenue

Type: Minor Sub Division

Tax Map Block (Lot): 1114 (57)

Project Description: Proposed 2,203 SF professional office

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: MJP Construction, LLC

Plan Preparer: Robert Bruce

Add Date Administrative / Conditions

Administrative History

4/29/2022 Received

5/12/2022 Incomplete

8/24/2022 More Information Received (Rev #1)

8/31/2022 Incomplete of 5-12-2022 Remains

9/23/2022 More Information Received (Rev #2)

9/28/2022 Waiver requested for driveway minimum distance of 25' from property line.

9/28/2022 Staff Recommends Conditional Approval

9/28/2022 Complete

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

SITE PLAN STAFF REVIEW

FILE NUMBER **ET-9-2022**

PROJECT NAME **MJP CONSTRUCTION, LLC**

BLOCK **1114** LOT **57**

COUNTY ROAD NAME / ROUTE # - **WASHINGTON AVENUE/ COUNTY ROUTE #608**
FUNCTIONAL CLASSIFICATION - **ARTERIAL**
ROW STANDARD WIDTH - **90 FOOT ROW**

Information Reviewed: Site plan titled: Administrative Review, MJP Construction, LLC, 6730 Washington Avenue, Block 1114 Lot 57, Township of Egg Harbor, Atlantic County New Jersey ; prepared by Robert Bruce & Associates (3 sheets) dated as follows:

Sheet	Date	Revision Date
1	2/22/22	
2	2/22/22	9/19/22
3	2/22/22	9/19/22

Comments

20. 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) (WAIVER)**

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)**

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 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)**

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, October 5, 2022

Project Information

FILENO: G-4-2022

Juris Type: Aprvl Juris

Project: 451 S. Pitney Road

Municipality: Galloway

Street: 451 S. Pitney Road

Type: Minor Sub Division

Tax Map Block (Lot): 983 (13)

Project Description: Proposed 3 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: 3

Applicant: New Generations Holdings, LLC

Plan Preparer: Doran Engineering

Add Date **Administrative / Conditions**

Administrative History

8/9/2022 Received

8/24/2022 Incomplete

9/21/2022 More Information Received (Rev #1)

9/29/2022 Staff Recommends Conditional Approval

9/29/2022 Complete

ATLANTIC COUNTY REGIONAL PLANNING & DEVELOPMENT SUBDIVISION REVIEW

FILE NUMBER **G-4-2022**

PROJECT NAME – **NEW GENERATIONS HOLDINGS, LLC**

BLOCK **983** LOT **13**

COUNTY ROAD NAME / ROUTE # **PITNEY ROAD / COUNTY ROUTE # 634**
FUNCTIONAL CLASSIFICATION – **COLLECTOR**
ROW STANDARD WIDTH - **72' ROW**

Information Reviewed: Minor Subdivision, 451 Pitney Road, Block 983, Lot 13, Township of Galloway, Atlantic County, New Jersey; prepared by Doran Engineering, (2 sheets) dated as follows:

Sheet	Date	Revision Date
1	4/21/2002	9/29/2022
2	6/30/2022	

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 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 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. 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, October 5, 2022

Project Information

FILENO: ET-7-2022

Juris Type: Aprvl Juris

Project: 2800 Fire Road, LLC - Car Toyz

Municipality: Egg Harbor Township

Street: 6800 Washington Avenue

Type: Site Plan

Tax Map Block (Lot): 1047 (1)

Project Description: Proposed storage and car wash bay

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:

Lots Proposed:

Applicant: 2800 Fire Road, LLC

Plan Preparer: Arthur Ponzio

Add Date Administrative / Conditions

Administrative History

3/4/2022 Received

3/30/2022 Incomplete

8/3/2022 More Information Received (Rev #1)

9/23/2022 More Information Received (Rev #2)

9/28/2022 Waiver requested for the offsets between the existing and proposed intersection shall be a minimum of 150 feet

9/28/2022 Waiver requested for opposing driveway intersections along a county road

9/28/2022 Staff recommends Conditional Approval

9/28/2022 Complete

COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER ET-7-2022

PROJECT NAME 2800 FIRE ROAD, LLC

BLOCK 1047 LOT 1

COUNTY ROAD NAME / ROUTE # - FIRE ROAD / COUNTY ROUTE # 651
WASHINGTON AVENUE / COUNTY ROUTE # 608

FUNCTIONAL CLASSIFICATION – ARTERIAL
COLLECTOR

ROW STANDARD WIDTH – 90 FEET
72 FEET

Information Reviewed: Major Site Plan Application, 2800 Fire Road, LLC, Auto Storage Facility with Accessory Car Wash, Block 1047, Lot 1, Atlantic County, New Jersey; prepared by Arthur W. Ponzio Co. & Associates, Inc. (9 Sheets) dated as follows:

Sheet	Date	Revised Date
1	11/1/2020	9/15/22
2	11/2/2020	9/15/21
3	11/1/2020	9/15/21
4	11/1/2020	9/15/21
5	11/1/2020	9/15/21
6	11/1/2020	9/15/21
7	11/1/2020	9/15/21
8	11/1/2020	9/15/21
9	11/1/2020	9/15/21

Comments

9. Opposing driveway intersections along county roads for uses other than a single family dwelling shall be located directly across from each other. **(704.1.F.i) (WAIVER)**

10. If conditions prohibit locating a proposed driveway intersection directly opposite an existing or proposed intersection along a county road, the offsets between the existing and proposed intersection shall be a minimum of one-hundred and fifty (150) feet. **(See Figure 10). (704.1.F.ii) (WAIVER)**

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)**