

Atlantic County
Department Of Regional Planning
Development Review Agenda

Wednesday, May 18, 2022

TYPE	FILE NUMBER	PROJECT NAME
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Minor Subdivision/ Site Plan

W-1-2022	Spark Contractors
W-2-2022	Spark Contractors

Minor Subdivision

G-1-2022	Anton & Martina Thumhart
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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, May 18, 2022

Project Information

FILENO: W-1-2022

Juris Type: Aprvl Juris

Project: Spark Contractors

Municipality: Weymouth

Street: 1307 14th Avenue and Cape May Avenue

Type: Minor Sub Division

Tax Map Block (Lot): 8 (1, 2, 3)

Project Description: Proposed lot line adjustment

Corridor Program:

Pinelands No: 2020-0134.001

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: 3

Lots Proposed: 3

Applicant: Spark Electric Services, Inc.

Plan Preparer: Peter Dolcy, PE

Add Date Administrative / Conditions

Administrative History

2/25/2022 Received
3/23/2022 Incomplete
4/29/2022 Subdivision Plan Received
5/11/2022 Staff Recommends Conditional Approval
5/11/2022 Complete

COMBINED STAFF SUBDIVISION REVIEW

FILE NUMBER **W-1-2022**

PROJECT NAME **SPARK CONTRACTORS**

BLOCK **8** LOT **1, 2 & 3**

COUNTY ROAD NAME / ROUTE # - **CAPE MAY AVENUE / COUNTY ROUTE #666**
FUNCTIONAL CLASSIFICATION - **MINOR COLLECTOR**
ROW STANDARD WIDTH - **60 FOOT**

Information Reviewed: Spark Contractors, Minor Subdivision Plan, Block 8, Lots 1, 2 & 3, Weymouth Township, Atlantic County, State of New Jersey; prepared by Duffy Dolcy McManus & Roesch, (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	4/6/2021	4/27/2022

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 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)**

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, May 18, 2022

Project Information

FILENO: W-2-2022

Juris Type: Aprvl Juris

Project: Spark Contractors

Municipality: Weymouth Township

Street: 1307 14th Avenue and Cape May Avenue

Type: Site Plan

Tax Map Block (Lot): 8 (1, 2, 3)

Project Description: Propsoed commercial company business office, equipment maintenance and storage yard.

Corridor Program:

Pinelands No: 2020-0134.001

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft:

Warehouse sq ft: 12425

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft: 978

Lots Existing:

Lots Proposed:

Applicant: Spark Elextric Services, Inc.

Plan Preparer: Peter Dolcy, PE

Add Date Administrative / Conditions

Administrative History

2/25/2022 Received

3/23/2022 Incomplete

5/11/2022 Staff Recommends Conditional Approval

5/11/2022 Complete

5/11/2022 More Information Received (Rev #1)

COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **W-2-2022**

PROJECT NAME **SPARK CONTRACTORS**

BLOCK **8** LOT **1, 2 & 3**

COUNTY ROAD NAME / ROUTE # - **CAPE MAY AVENUE / COUNTY ROUTE #666**
FUNCTIONAL CLASSIFICATION - **MINOR COLLECTOR**
ROW STANDARD WIDTH - **60 FOOT**

Information Reviewed: Spark Contractors, Preliminary Major Site Plan and Minor Subdivision, Block 8, Lots 1, 2 & 3, Weymouth Township, Atlantic County, State of New Jersey; prepared by Duffy Dolcy McManus & Roesch, (9 Sheets) dated as follows:

Sheet	Date	Revised Date
1	4/6/2021	4/27/22
2	4/6/2021	4/27/22
3	4/6/2021	4/27/22
4	4/6/2021	4/27/22
5	4/6/2021	2/17/22
6	4/6/2021	4/27/22
7	4/6/2021	2/17/22
8	4/6/2021	4/27/22
9	4/6/2021	2/17/22

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 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)**

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, May 18, 2022

Project Information

FILENO: G-1-2022

Juris Type: Aprvl Juris

Project: Anton & Martina Thumhart

Municipality: Galloway

Street: 419 Sixth Street

Type: Minor Sub Division

Tax Map Block (Lot): 981.01 (24.01)

Project Description: Proposed lot line adjustment

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: 2

Lots Proposed: 2

Applicant: Anton & Martina Thumhart

Plan Preparer: Robert Catalano and Associates

Add Date Administrative / Conditions

Administrative History

1/26/2022 Received

2/15/2022 Incomplete

5/3/2022 More Information Received (Rev #1)

5/12/2022 Staff Recommends Conditional Approval

5/12/2022 Complete

COMBINED STAFF SUBDIVISION REVIEW

FILE NUMBER **G-1-2022**

PROJECT NAME **ANTON & MARTINA THUMHART**

BLOCK **981.01** LOTS **23.01 & 24**

COUNTY ROAD NAME / ROUTE # - **SIXTH AVENUE / ROUTE # 654**
FUNCTIONAL CLASSIFICATION - **MINOR COLLECTOR**
ROW STANDARD WIDTH - **60 FEET**

Information reviewed: Minor Subdivision Plan at 417A and 419 Sixth Avenue, Block 981.01, Lots 23.01 and 24, Galloway Township, Atlantic County, New Jersey; prepared by Robert J. Catalano and Associates PA, (1 sheet) dated as follows:

Sheet	Date	Revision Date
1	6/28/2021	3/17/2022

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)**

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.

Sixth Avenue is under a road opening moratorium until 4/10/2025. **(304.13)**

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)**