

Atlantic County
Department Of Regional Planning
Development Review Agenda

Wednesday, July 20, 2022

TYPE	FILE NUMBER	PROJECT NAME
Major Final	V-2-2022	Piraino Builders, LLC
Minor Sub Division	ET-5-2022	Caring, Inc. -Spruce Avenue

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, July 20, 2022

Project Information

FILENO: V-2-2022

Juris Type: Aprvl Juris

Project: Piraino Builders, LLC

Municipality: Ventnor

Street: 7117 Ventnor Avenue

Type: Major Final

Tax Map Block (Lot): 132 (1)

Project Description: Proposed 5 lot major subdivision

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: 1

Lots Proposed: 5

Applicant: Piraino Builders, LLC

Plan Preparer: Arthur Ponzio

Add Date Administrative / Conditions

Administrative History

3/29/2022	Received
4/13/2022	Incomplete
5/16/2022	More Information Received (Rev #1)
5/26/2022	Incomplete of 4/13/2022 Remains
6/27/2022	More Information Received (Rev #2)
7/13/2022	Staff Recommends Conditional Approval
7/13/2022	Complete

COMBINED STAFF SUBDIVISION REVIEW

FILE NUMBER **V-2-2022**

PROJECT NAME **PIRAINO BUILDERS, LLC**

BLOCK **132** LOT **1**

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

Information Reviewed: Major Subdivision and Major Site Plan, 5 Single Family Dwellings, 7177 Ventnor Avenue, Block 132, Lot 1, City of Ventnor, Atlantic County, New Jersey; prepared by Arthur W. Ponzio Co. & Associates, Inc (5 sheets) dated as follows:

Sheet	Date	Revision Date
1	10/28/2021	5/5/2022
2	10/28/2021	5/5/2022
3	10/28/2021	6/15/2022
4	10/28/2021	6/15/2022
5	10/28/2021	5/5/2022

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)**

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 Deed to Restrict Access onto Ventnor Avenue shall be provided. **(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)**

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, July 20, 2022

Project Information

FILENO: ET-5-2022

Juris Type: Aprvl Juris

Project: Caring, Inc. -Spruce Avenue

Municipality: Egg Harbor Township

Street: 5075 Spruce Avenue

Type: Minor Sub Division

Tax Map Block (Lot): 3801 (54-58)

Project Description: Proposed consolidation of 5 lots into 3 lots.

Corridor Program:

Pinelands No: 2020-0230.001

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: 5

Lots Proposed: 3

Applicant: Caring, Inc.

Plan Preparer: Arthur Ponzio

Add Date Administrative / Conditions

Administrative History

3/11/2022 Received

3/30/2022 Incomplete

6/27/2022 More Information Received (Rev #1)

7/13/2022 Staff Recommends Conditional Approval

7/13/2022 Complete

COMBINED STAFF SUBDIVISION REVIEW

FILE NUMBER **ET-5-2022**

PROJECT NAME **CARING, INC – REEDS FARM**

BLOCK **3801** LOTS **54-58**

COUNTY ROAD NAME / ROUTE # **SPRUCE AVENUE / COUNTY ROUTE #684**

FUNCTIONAL CLASSIFICATION - **COLLECTOR**

ROW STANDARD WIDTH – **72 FEET**

Information Reviewed: Minor Subdivision Plan for Caring, Inc., Block 3801, Lots 54, 55, 56, 57, 58, Egg Harbor Township, Atlantic County, New Jersey; prepared by Arthur Ponzio Co. & Associates, Inc. (3 Sheets) dated as follows:

Sheet	Date	Revised Date
1	9/1/2020	6/22/2022
2	9/1/2020	6/22/2022
3	9/1/2020	6/22/2022

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.

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