

Atlantic County
Department Of Regional Planning
Development Review Agenda

Wednesday, September 21, 2022

TYPE	FILE NUMBER	PROJECT NAME
Minor Sub Division	AB-1-2022	Absecon Urban Renewal, LLC
	N-3-2022	Siganos Realty
Major Final		
	S-3-2022	Sunset Avenue Development
Site Plan		
	S-4-2022	Sunset Avenue Development

Members and Staff:

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, September 7, 2022

Project Information

FILENO: AB-1-2022

Juris Type: Aprvl Juris

Project: Absecon Urban Renewal, LLC

Municipality: Absecon

Street: 410 White Horse Pike/ New Jersey Avenue

Type: Minor Sub Division

Tax Map Block (Lot): 203 (1.01)

Project Description: Proposed 3 lot minor subdivision (See AB-1-2019)

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: 3

Applicant: Absecon Urban Renewal, LLC

Plan Preparer: SR3 Engineers

Add Date **Administrative / Conditions**

Administrative History

4/19/2022 Received

5/11/2022 Incomplete

7/27/2022 More Information Received (Rev #1)

8/10/2022 Staff Recommends Conditional Approval

8/10/2022 Complete

COMBINED STAFF SUBDIVISION REVIEW

FILE NUMBER AB-1-2022

PROJECT NAME ABSECON URBAN RENEWAL, LLC

BLOCK 203 LOT 1.01 & 1.02

COUNTY ROAD NAME / ROUTE # - NEW JERSEY AVENUE / COUNTY ROUTE #601
FUNCTIONAL CLASSIFICATION – MINOR COLLECTOR
ROW STANDARD WIDTH – 60 FOOT ROW

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 copy of the amended Blanket Stormwater easement shall be provided

A copy of the Blanket Cross Access Easement shall be provided.

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)

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, September 7, 2022

Project Information

FILENO: N-3-2022

Juris Type: Aprvl Juris

Project: Siganos Realty

Municipality: Northfield

Street: 1317 & 1335 Tilton Road

Type: Minor Sub Division

Tax Map Block (Lot): 41 (22 & 24)

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: Siganos Realty, LLC

Plan Preparer: Thomas Darcy, Esq.

Add Date Administrative / Conditions

Administrative History

8/18/2022 Received

8/24/2022 Staff Recommends Conditional Approval

8/24/2022 Complete

ATLANTIC COUNTY REGIONAL PLANNING & DEVELOPMENT SUBDIVISION REVIEW

FILE NUMBER N-3-2022

PROJECT NAME SIGANOS REALTY

BLOCK 41 LOT 22 & 24

COUNTY ROAD NAME / ROUTE # TILTON ROAD
FUNCTIONAL CLASSIFICATION – ARTERIAL
ROW STANDARD WIDTH – 100' ROW

Information Reviewed: Proposed Minor Subdivision Change of Lot Lines; Block 41, Lots 22 and 24, City of Northfield, Atlantic County, New Jersey, prepared by Thomas Darcy and Associates, PA, (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	06-13/2022	

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.

In addition to the required paper copies of final plat, the applicant shall submit the approved subdivision 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)

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, September 21, 2022

Project Information

FILENO: S-3-2022

Juris Type: Aprvl Juris

Project: Sunset Avenue Development

Municipality: Somers Point

Street: Shore Road and Pleasant Avenue

Type: Major Final

Tax Map Block (Lot): 1214 (9, 10, 11, 12 & 16)

Project Description: Proposed 13 lot major subdivision (See S-4-2022)

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: 5

Lots Proposed: 13

Applicant: Sunset Avenue Development, LLC

Plan Preparer: George Wray Thomas, PE, PP, RA

Add Date **Administrative / Conditions**

Administrative History

5/17/2022 Received

6/8/2022 Incomplete

8/4/2022 More Information Received (Rev #1)

8/11/2022 Incompleted of 6/8/22 Remains

9/16/2022 Staff Recommends Approval

9/16/2022 Complete

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

FILE NUMBER S-3-2022

PROJECT NAME SUNSET AVENUE DEVELOPEMENT

BLOCK 1214 LOT 9, 10, 11, 12 & 16

COUNTY ROAD NAME / ROUTE # - SHORE ROAD / COUNTY ROUTE # 585

FUNCTIONAL CLASSIFICATION - MINOR COLLECTOR

ROW STANDARD WIDTH - 60 FOOT ROW

Information Reviewed: Plan of Survey, 536 Sunset Avenue, 528, 532, 538, & 542 Shore Road (CR 585), Block 1214, Lots 9, 10, 11, 12 & 16, Somers Point, Atlantic County New Jersey; prepared by Prendergast & Associates, LLC, (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	5/10/2019	

Information Reviewed: Final Plan of Lots, Sunset Avenue, Shore Road (CR 585), Block 1214, Lots 9, 10, 11, 12 & 16, Somers Point, Atlantic County New Jersey; prepared by Prendergast & Associates, LLC, (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	3/28/2022	7/19/2022

Information Reviewed: Preliminary Subdivision Plan, Sunset Ave Development, LLC, Shore Road & Sunset Avenue, Lot 9, 10, 11, 12 & 16, Block 1214, Somers Point, New Jersey; prepared by George Wray Thomas, (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	9/16/22	

Comments
No Comments

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)

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, September 21, 2022

Project Information

FILENO: S-4-2022

Juris Type: Aprvl Juris

Project: Sunset Avenue Development

Street: Shore Road and Pleasant Avenue

Municipality: Somers Point

Tax Map Block (Lot): 1214 (9, 10, 11, 12 & 16).

Type: Site Plan

Project Description: Proposed 12 residential units and proposed parking lot (See S-3-2022)

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: Sunset Avenue Development, LLC

Plan Preparer: George Wray Thomas, PE, PP, RA

Add Date **Administrative / Conditions**

Administrative History

5/17/2022	Received
6/8/2022	Incomplete
8/4/2022	More Information Received (Rev #1)
8/10/2022	Incomplete of 6/8/2022 Remains
9/7/2022	More Information Received (Rev #2)
9/14/2022	Incomplete of 6/8/2022 Remains
9/16/2022	Staff Recommends Conditional Approval
9/16/2022	Complete
9/16/2022	More Information Received (Rev #3)

COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER S-4-2022

PROJECT NAME SUNSET AVENUE DEVELOPMENT

BLOCK 1214 LOT 9, 11, 12 & 16

COUNTY ROAD NAME / ROUTE # SHORE ROAD / COUNTY ROUTE # 585
FUNCTIONAL CLASSIFICATION – MINOR COLLECTOR
ROW STANDARD WIDTH – 60 FOOT ROW

Information Reviewed: Site Plan titled: Sunset Ave Development, LLC, Shore Road & Somerset Avenue, Somers Point, NJ, Lot 9, 10, 11, 12 & 16, Block 1214, Somers Point, New Jersey; prepared by George Wray Thomas, PE, PP, RA (8 sheets) dated as follows:

Sheet	Date	Revision Date
PB-1	5/4/2022	9/15/22
PB-2	5/4/2022	9/14/22
PB-3	5/4/2022	9/14/22
PB-4	5/4/2022	9/14/22
PB-4a		9/14/22
PB-5	5/4/2022	9/14/22
PB-5a		9/14/22
PB-5b		9/14/22
PB-6	5/4/2022	9/14/22
PB-7	5/4/2022	9/14/22
PB-8	5/4/2022	9/14/22

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)

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 Hold Harmless Agreement Concerning Permission to Use County Property 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)**