



Atlantic County Department Of Regional Planning Development Review Agenda

Wednesday, April 17, 2024

TYPE	FILE NUMBER	PROJECT NAME
Major Final	LW-2-2024	Randy J. Smith
Site Plan	AB-3-2023	Absecon Veterinary Hospital
	LW-3-2024	Randy J. Smith

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"/> Doug DiMeo |
| <input type="checkbox"/> Anthony Pagano | <input type="checkbox"/> Bob Lindaw | <input type="checkbox"/> Brian Walters | <input type="checkbox"/> Chris Mularz |

Old Business:

Page 1 of 1

New Business:

Atlantic County
Department Of Public Works
Review Project Information For Agenda
Wednesday, April 17, 2024

Project Information

FILENO: LW-2-2024

Juris Type:

Project: Randy J. Smith

Municipality: Linwood

Street: 1937 & 1925 Shore Road

Type: Major Final

Tax Map Block (Lot): 27 (11, 15, 16)

Project Description: Fours lots are created for development of single family homes.

Corridor Program:

Pinelands No:

County Road: 585

Frontage: 148.50'

CL1: 49.5'

County Road:

Frontage:

CL2:

Single and Townhouse: 4

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: 4

Applicant: Randy J. Smith

Plan Preparer: Paul Koelling & Associates, LLC

Add Date Administrative / Conditions

Administrative History

2/27/2024 Received

3/13/2024 Incomplete

4/1/2024 More Information Received (Rev. #1)

4/10/2024 Complete

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

FILE NUMBER: LW-2-2024_Rev#1
PROJECT NAME: Randy J. Smith Major Subdivision
BLOCK: 27 LOT: 11, 15, 16
COUNTY ROAD NAME / ROUTE NO.: Shore Road (CR 585)
FUNCTIONAL CLASSIFICATION: Minor Collector
ROW STANDARD WIDTH: 60'

Information Reviewed: *Major Subdivision Plan Lots 11, 15, 16 in Block 27, located at 1937 & 1925 Shore Road (CR 585) Linwood, Atlantic County, NJ. Plan prepared by Paul M. Koelling, PLS of Paul Koelling and Associates, LLC; one (1) sheet dated as follows:*

Sheet	Title	Date	Revision
1	Cover Sheet	12/23/2023	3/23/2024

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 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, April 17, 2024

Project Information

FILENO: AB-3-2023

Juris Type:

Project: Absecon Veterinary Hospital

Municipality: Absecon

Street: 195 South New Road

Type: Site Plan

Tax Map Block (Lot): 211 (1.01)

Project Description: Addition of parking lot in an existing Veterinary hospital

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: 10,500

Lots Existing:

Lots Proposed:

Applicant: RSDV New Ohio, LLC

Plan Preparer: Thomas C. Roesch, PE

Add Date Administrative / Conditions

Administrative History

11/30/2023 Received

12/13/2023 Incomplete

3/28/2024 More Information Received (Rev. #1)

4/10/2024 Complete Review

**ATLANTIC COUNTY DEPARTMENT OF
REGIONAL PLANNING & DEVELOPMENT
SITE PLAN REVIEW**

FILE NUMBER: AB-3-2023_REV#1
PROJECT NAME: Absecon Veterinary Hospital
BLOCK: 211 LOT: 1.01
COUNTY ROAD NAME / ROUTE NO.: Ohio Avenue (CR 630)
FUNCTIONAL CLASSIFICATION: Minor Collector
ROW STANDARD WIDTH: 60'

Information Reviewed: *Absecon Veterinary Hospital Site Plan*, Block 211, Lot 1.01, 195 S. New Road, Absecon, Atlantic County, NJ. Plan prepared by Thomas Roesch, PE of Duffy, Dolcy, McManus and Roesch; five sheets dated as follows:

Sheet	Title	Date	Revision
1	Cover Sheet	11/10/2023	
2	Topographic Boundary Survey	11/10/2023	
3	Site Plan	11/10/2023	3/27/2024
4	Grading Plan and Engineering Details	11/10/2023	3/27/2024
5	Soil Erosion and Sediment Control Plan	11/10/2023	

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 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)**

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Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, April 17, 2024

Project Information

FILENO: LW-3-2024

Juris Type:

Project: Randy J. Smith

Municipality: Linwood

Street: 1937 & 1925 Shore Road

Type: Site Plan

Tax Map Block (Lot): 27 (11, 15, 16)

Project Description: Four lots are created for development of single family homes.

Corridor Program:

Pinelands No:

County Road: Shore Road

Frontage: 148.50'

CL1: 49.50'

County Road:

Frontage:

CL2:

Single and Townhouse: 4

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: 4

Applicant: Randy J. Smith

Plan Preparer: Paul Koelling & Associates, LLC

Add Date **Administrative / Conditions**

Administrative History

2/27/2024 Received

3/13/2024 Incomplete

3/25/2024 More Information Received (Rev. #1)

4/10/2024 Complete Review

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

FILE NUMBER: LW-3-2024_Rev#1
PROJECT NAME: Randy J. Smith
BLOCK: 27 LOT: 11, 15, 16
COUNTY ROAD NAME / ROUTE NO.: Shore Road (CR 585)
FUNCTIONAL CLASSIFICATION: Minor Collector
ROW STANDARD WIDTH: 60'

Information Reviewed: *Smith Subdivision Burwick and Shore Lots 11, 15, 16 in Block 27, located at 1937 & 1925 Shore Road (CR 585) Linwood, Atlantic County, NJ. Plan prepared by Andrew Bechtold of Thomas/Bechtold Architecture and Engineering; six (6) sheets dated as follows:*

Sheet	Title	Date	Revision
PB-1	Geometry and Signage Plan	2/12/2024	3/22/2024
PB-2	Grading Plan	2/12/2024	3/22/2024
PB-3	Drainage Plan	2/12/2024	3/22/2024
PB-4	Utilities Plan	2/12/2024	3/22/2024
PB-5	Site Details	2/12/2024	3/22/2024
PB-5A	County Details	2/12/2024	3/22/2024
PB-6	Soil Erosion & Sediment Control Plan	2/12/2024	3/22/2024

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.*

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