



Atlantic County

Department of Regional Planning

Development Review Agenda

Wednesday, March 4, 2026

TYPE	FILE NUMBER	PROJECT NAME
Minor Sub Division	HM-10-2025	Ronald & Elizabeth Penza
Site Plan	ET-12-2025	HHI Associates, LLC
	V-2-2026	Bradley Cusick

Members and Staff:

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3/2/2026

- | | | | |
|--|---|---|--|
| <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"/> Frances M. Brown | <input type="checkbox"/> Doug DiMeo |
| <input type="checkbox"/> Stuart A. Platt | <input type="checkbox"/> Bob Lindaw | | <input type="checkbox"/> Anthony Esochaghi |

Old Business:

New Business:



Atlantic County
Department of Regional Planning
Review Project Information For Agenda

Wednesday, March 4, 2026

Project Information

FILENO: HM-10-2025

Juris Type:

Project: Ronald & Elizabeth Penza

Municipality: Hammonton Township

Street: 460B & 466 S. Chew Road

Type: Minor Sub Division

Tax Map Block (Lot): 1301 (19, 20)

Project Description: Minor subdivision of existing two lots by realigning the lots into 2 conforming lots.

Corridor Program:

Pinelands No: 1990-0516.003

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: Ronald & Elizabeth Penza

Plan Preparer: Michael R. Vargo, PLS

Add Date Administrative / Conditions

Administrative History

11/19/2025 Received

11/26/2025 Incomplete

2/9/2026 More Information Received, including a CD (Rev. #1).

2/25/2026 Complete Review

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

FILE NUMBER: **HM-10-2025_Rev 1**
 PROJECT NAME: **Ronald and Elizabeth Penza**
 BLOCK: **1301** LOT: **19, 20**
 COUNTY ROAD NAME / ROUTE NO.: **South Chew Road (CR 559)**
 FUNCTIONAL CLASSIFICATION: **Collector**
 ROW STANDARD WIDTH: **72'**

Information Reviewed: **Minor Subdivision for Tax Lots 19 & 20, Block 1301. Plans prepared by Michael R. Vargo, PLS of Vargo Associates Surveying and Mapping; one (1) sheet dated as follows:**

SHEET	TITLE	DATE	REVISION DATE
1	Minor Subdivision Plan	8/5/2020	12/9/2025

Comments:

None.

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. **(408)**

Advisory:

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 Regional Planning

Review Project Information For Agenda

Wednesday, March 4, 2026

Project Information

FILENO: ET-12-2025

Juris Type:

Project: HHI Associates, LLC

Municipality: Egg Harbor Township

Street: 3074 Ocean Heights Avenue

Type: Site Plan

Tax Map Block (Lot): 6201 (60)

Project Description: Construction of two warehouses and management office.

Corridor Program:

Pinelands No: 1984-1285.002

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft:

Warehouse sq ft: 9,600

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft: 1,104

Lots Existing:

Lots Proposed:

Applicant: HHI Associates, LLC

Plan Preparer: Kevin J. Dixon, PE, PP

Add Date Administrative / Conditions

Administrative History

- 5/29/2025 Received
- 6/11/2025 Incomplete
- 12/16/2025 More Information Received, including cost estimate and flash drive of the plan (Rev. #1)
- 1/21/2026 Incomplete to Remain
- 1/23/2026 More Information Received, including cost estimate and flash drive of the plan ((Rev. #2)
- 1/27/2026 Complete Review

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

FILE NUMBER: ET-12-2025_Rev 2
 PROJECT NAME: HHI Associates, LLC
 BLOCK: 6201 LOT: 60
 COUNTY ROAD NAME / ROUTE No.: Ocean Heights Avenue (CR 559)
 FUNCTIONAL CLASSIFICATION: Collector
 ROW STANDARD WIDTH: 72'

Information Reviewed: *Site Plan Application for HHI, LLC Warehouses: Block 6201, Lots 60 for the proposed construction of a (2) warehouses and associated parking and site improvements located at 3074 Ocean Heights Avenue, Egg Harbor Township, NJ. Plans prepared by Kevin Dixon, PE of Dixon Associates Engineering, LLC; ten (10) sheets dated as follows:*

SHEET	TITLE	DATE	REVISION DATE
1	Cover and Information Sheet	7/7/2022	12/12/2025
2	Existing Conditions and Demo Plan	7/7/2022	12/12/2025
3	Site Plan	7/7/2022	12/22/2025
4	Grading, Drainage and Utility Plan	7/7/2022	12/12/2025
5	Lighting Plan	7/7/2022	12/12/2025
6	Landscape Plan	7/7/2022	12/12/2025
7	SESC Plan	7/7/2022	12/12/2025
8	SESC Notes	7/7/2022	12/12/2025
9	Detail Sheet	7/7/2022	12/12/2025
10	Road Profile and Cross Sections	7/7/2022	12/12/2025

Comments: January 21, 2026 Staff Review
 None.

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)**

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. **(408)**

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 Regional Planning

Review Project Information For Agenda

Wednesday, March 4, 2026

Project Information

FILENO: V-2-2026

Juris Type:

Project: Bradley Cusick

Municipality: Ventnor City

Street: 215 N. Dorset Avenue

Type: Site Plan

Tax Map Block (Lot): 203 (8)

Project Description: Construction of a new duplex house that requires reconstruction of two residential driveways along Dorset Avenue (CR 629).

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: Bradley Cusick

Plan Preparer: Jason Sciuлло, PE

Add Date Administrative / Conditions

Administrative History

2/20/2026 Received

2/25/2026 Incomplete

2/27/2026 More Information Received, including driveway waiver request (Rev.#1)

3/2/2026 Complete Review

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

FILE NUMBER: **V-2-2026_Rev 1**
 PROJECT NAME: **Bradley Cusick**
 BLOCK: **203** LOT: **8**
 COUNTY ROAD NAME / ROUTE NO.: **Dorset Avenue (CR 629)**
 FUNCTIONAL CLASSIFICATION: **Collector**
 ROW STANDARD WIDTH: **72**

Information Reviewed: *Site and Grading Plan for 215 N Dorset Avenue: Block 203, Lot 8 for the proposed construction of a new duplex house with (2) residential driveways located at 215 N. Dorset Avenue Ventnor, NJ. Plans prepared by Jason Sciuolo PE of Sciuolo Engineering Services, LLC; one (1) sheet, dated:*

SHEET	TITLE	DATE	REVISION DATE
1	Site and Grading Plan	2/20/2026	2/26/2025

Comments:

None.

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)**

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