

Atlantic County
Department of Regional Planning
Development Review Agenda

Wednesday, June 19, 2024

TYPE	FILE NUMBER	PROJECT NAME
Site Plan	G-1-2024	Pomona Storage

Members and Staff:

Tim Carew

Dennis McDonough

George Kyle

Amjad Rehman

Charles Pritchard

Charles Broomall

Brian Walters

Doug DiMeo

Bob Lindaw

Anthony Esochaghi

Old Business:

New Business:

Atlantic County
Department of Regional Planning
Review Project Information For Agenda

Wednesday, June 19, 2024

Project Information

FILENO: G-1-2024

Juris Type:

Project: Pomona Storage

Municipality: Galloway Township

Street: 15 S. Pomona Road

Type: Site Plan

Tax Map Block (Lot): 669 (4)

Project Description: Development of outdoor commercial storage facility

Corridor Program:

Pinelands No: 1987-0790-007

County Road: 575

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft: 746,727

Warehouse sq ft:

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Country Settings Development Group **Plan Preparer:** Cormac Morrissey, PE

Add Date Administrative / Conditions

Administrative History

4/2/2024 Received

4/10/2024 Incomplete

6/4/2024 More Information Received (Rev. #1)

6/12/2024 Complete Review

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

FILE NUMBER: **G-1-2024**
 PROJECT NAME: **Pomona Storage**
 BLOCK: **669** LOT: **4**
 COUNTY ROAD NAME / ROUTE No.: **Pomona Road (CR 575)**
 FUNCTIONAL CLASSIFICATION: **Arterial**
 ROW STANDARD WIDTH: **100'**

Information Reviewed: *Pomona Storage Site Plan, Block 669, Lot 4, 15 S Pomona Road, Galloway Township, Atlantic County, New Jersey; plans prepared by Dixon Associates Engineering, LLC; six (6) sheets dates as follows:*

Sheet	Title	Date	Revision Date
1	Cover and Information Sheet	8/8/2023	6/4/2024
2	Existing Conditions	8/8/2023	6/4/2024
3	Site and Lighting Plan	8/8/2023	6/4/2024
4	Grading and Drainage Plan	8/8/2023	6/4/2024
5	Soil Erosion and Sediment Control Plan	8/8/2023	6/4/2024
6	Soil Logs, Basin Cross Sections, and County Details	8/8/2023	6/4/2024

Comments:

No Comment

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 and parcel map shall be provided. The County's Right of Way easement form can be found on the County website.

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)**

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)**