

Atlantic County Department Of Regional Planning Development Review Agenda

Wednesday, March 1, 2023

TYPE	FILE NUMBER	PROJECT NAME
Major Final	HL-1-2022	Bear's Head Road Partners, LLC Major Subdivision
Site Plan	ET-17-2022	Delilah Road Storage Facility

Members and Staff:

Page 1 of 1

Tim Carew	Dennis McDonough	George Kyle	Amjad Rehman
Charles Pritchard	Charles Broomall	Chris Heacock	Doug DiMeo
Anthony Pagano	Bob Lindaw	Brian Walters	Chris Mularz

Old Business:

New Business:

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, February 15, 2023

Project Information

FILENO: HL-1-2022

Juris Type: Aprvl Juris

Project: Bear's Head Road Partners, LLC Major Subdivision

Municipality: Hamilton Twp

Street: Millville Avenue

Type: Major Final

Tax Map Block (Lot): 6203 (1.02) 672 (1, 2 & 2.02) 731 (2)

Project Description: Proposed 54 residential lot and 3 open space lot major subdivision

Corridor Program:

Pinelands No: 1981-0755.011

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: 57

Applicant: Bear's Head Road Partners, LLC

Plan Preparer: SNS Engineers

Add Date **Administrative / Conditions**

Administrative History

2/14/2022 Received
6/30/2022 More Information Received (Rev #1)
7/20/2022 Incomplete
11/18/2022 More Information Received (Rev #2)
12/15/2022 Incomplete of 7/20/2022 Remains
1/25/2023 More Information Received (Rev #3)
2/9/2023 Staff Recommends Conditional Approval
2/9/2023 Complete

COMBINED STAFF SUBDIVISION REVIEW

FILE NUMBER HL-1-2022

PROJECT NAME BEAR'S HEAD ROAD PARTNERS, LLC

BLOCK 6203/672/731 LOT 1.02/1, 2, 2.02/2

COUNTY ROAD NAME / ROUTE # - BEARS HEAD ROAD / #552
FORTY WIRE ROAD / # 668

FUNCTIONAL CLASSIFICATION COLLECTOR
MINOR COLLECTOR

ROW STANDARD WIDTH 72 FOOT ROW
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 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 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 County Drainage Maintenance Covenant, which can be found on the County website, shall be provided. (308.3.C)

In addition to the required final plat submission 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)

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, March 1, 2023

Project Information

FILENO: ET-17-2022

Juris Type: Aprvl Juris

Project: Delilah Road Storage Facility

Municipality: Egg Harbor Township

Street: 6415 Delilah Road

Type: Site Plan

Tax Map Block (Lot): 301 (2)

Project Description: Proposed 156,100 SF storage facility

Corridor Program:

Pinelands No: 1998-0501.0002

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft:

Warehouse sq ft: 156,100

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: ARX OPP ZONE 1, LLC

Plan Preparer: Thomas Roesch, PP

Add Date Administrative / Conditions

Administrative History

10/27/2022 Received

11/23/2022 Incomplete

2/1/2023 More Information Received (Rev #1)

2/9/2023 Incomplete of 11/23/2022 Remains

2/15/2023 Waiver Requested for the edge of driveway shall be located a minimum of 25 feet from property line

2/15/2023 Staff Recommends Conditional Approval

2/15/2023 Complete

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

FILE NUMBER ET-17-22 -- REV #1

PROJECT NAME DELILAH ROAD SELF STORAGE

BLOCK 301 LOT 2

COUNTY ROAD NAME / ROUTE # TILTON ROAD

Information Reviewed: Site Plan for Delilah Road Self Storage, prepared by Duffy Dolcy McManus & Roesch,(14 Sheets) dated as follows:

Sheet	Date	Revision Date
1	08/15/2022	2/1/2023
2	08/15/2022	2/1/2023
3	08/15/2022	2/1/2023
4	08/15/2022	2/1/2023
5	08/15/2022	2/1/2023
6	08/15/2022	2/1/2023
7	08/15/2022	2/1/2023
8	08/15/2022	2/1/2023
9	08/15/2022	2/1/2023
10	08/15/2022	2/1/2023
11	08/15/2022	2/1/2023
12	08/15/2022	2/1/2023
13	08/15/2022	2/1/2023
14	08/15/2022	2/1/2023

Comments

7. Waiver Requested. The edge of a driveway for uses other than a single-family residential dwelling shall be located a minimum of twenty-five (25) feet from a property line. (See **Figure 21**) (704.1.E.i)

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)**

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)**