



# Atlantic County

## Department Of Regional Planning

### Development Review Agenda

Wednesday, May 3, 2023

<b>TYPE</b>	<b>FILE NUMBER</b>	<b>PROJECT NAME</b>
<b>Major Final</b>	ET-12-2022	Patcong Farms
<b>Minor Sub Division</b>	G-6-2022	Wendy's Restaurant
<b>Site Plan</b>	G-7-2022	Wendy's Restaurant

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**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, May 3, 2023

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**Project Information**

**FILENO:** ET-12-2022

**Juris Type:**

**Project:** Patcong Farms

**Municipality:** Egg Harbor Township

**Street:** Steelmanville Road, Blackman Road and Central Ave

**Type:** Major Final

**Tax Map Block (Lot):** 6312, 5614, 6322 (1,61, 1)

**Project Description:** Proposed major 100 lot subdivision

**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:** 3

**Lots Proposed:** 100

**Applicant:** DR Horton, Inc. - NJ

**Plan Preparer:** Leanne Hoffman, PE, PP, CME

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**Add Date    Administrative / Conditions**

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**Administrative History**

8/31/2022    Received  
9/14/2022    Incomplete  
12/15/2022    More Information Received (Rev #1)  
1/12/2023    Incomplete of 9/14/2022 Remains  
3/14/2023    More Information Received (Rev #2)  
3/29/2023    Incomplete  
3/29/2023    Incomplete Remains  
4/21/2023    More Information Received (Rev #3)  
4/26/2023    Complete  
4/26/2023    Staff Recommend Conditional Approval

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

FILE NUMBER **ET-12-2022 – REV#3**

PROJECT NAME **PATCONG FARMS**

BLOCK **6312/5614/6322** LOT **1/61/1**

COUNTY ROAD NAME / ROUTE # - **FIRE ROAD/ROUTE #651**

FUNCTIONAL CLASSIFICATION – **COLLECTOR**

ROW STANDARD WIDTH – **72 FEET**

Information Reviewed: Preliminary & Final Major Subdivision Plan for Patcong Farms, Block 6312, Lot 1, Block 6322, Lot 1; Tax Map Sheet 63, Block 5614, Lot 61, Tax Map Sheet 56, Township of Egg Harbor, Atlantic County, New Jersey; prepared by: Hammer Land Engineering (45 Sheets) dated as follows:

Sheet	Date	Revision Date
1	7/1/2022	4/6/2023
2	7/1/2022	4/6/2023
3	7/1/2022	4/6/2023
4	7/1/2022	4/6/2023
5	7/1/2022	4/6/2023
6	7/1/2022	4/6/2023
7	7/1/2022	4/6/2023
8	7/1/2022	4/6/2023
9	7/1/2022	4/6/2023
10	7/1/2022	4/6/2023
11	7/1/2022	4/6/2023
12	7/1/2022	4/6/2023
13	7/1/2022	4/6/2023
14	7/1/2022	4/6/2023
15	7/1/2022	4/6/2023
16	7/1/2022	4/6/2023
17	7/1/2022	4/6/2023
18	7/1/2022	4/6/2023
19	7/1/2022	4/6/2023
20	7/1/2022	4/6/2023

21	7/1/2022	4/6/2023
22	7/1/2022	4/6/2023
23	7/1/2022	4/6/2023

24	7/1/2022	4/6/2023
25	7/1/2022	4/6/2023
26	7/1/2022	4/6/2023
27	7/1/2022	4/6/2023
28	7/1/2022	4/6/2023
29	7/1/2022	4/6/2023
30	7/1/2022	4/6/2023
31	7/1/2022	4/6/2023
32	7/1/2022	4/6/2023
33	7/1/2022	4/6/2023
34	7/1/2022	4/6/2023
35	7/1/2022	4/6/2023
36	7/1/2022	4/6/2023
37	7/1/2022	4/6/2023
38	7/1/2022	4/6/2023
39	7/1/2022	4/6/2023
40	7/1/2022	4/6/2023
41	7/1/2022	4/6/2023
42	7/1/2022	4/6/2023
43	7/1/2022	4/6/2023
44	7/1/2022	4/6/2023
45	7/1/2022	4/6/2023

Information Reviewed: County Road Improvement Plans for Patcong Farms, Block 6312, Lot 1, Block 6322, Lot 1; Tax Map Sheet 63, Block 5614, Lot 61, Tax Map Sheet 56, Township of Egg Harbor, Atlantic County, New Jersey; prepared by: Hammer Land Engineering (12 Sheets) dated as follows:

Sheet	Date	Revision Date
1	11/29/2022	4/6/2023
2	11/29/2022	4/6/2023
3	11/29/2022	4/6/2023
4	11/29/2022	4/6/2023
5	11/29/2022	4/6/2023
6	11/29/2022	4/6/2023
7	11/29/2022	4/6/2023

8	11/29/2022	4/6/2023
9	11/29/2022	4/6/2023
10	11/29/2022	4/6/2023
11	11/29/2022	4/6/2023
12	11/29/2022	4/6/2023

**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 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 for the existing and proposed Steelmanville Road 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 Easement and Drainage Maintenance Covenant, which can be found on the County website, shall be provided. A metes and bounds description and a parcel map of the drainage easement must be attached to the Drainage Easement and/or Covenant form. Preparation of the Drainage Easement and/or Covenant Area Parcel maps shall conform to the provisions of the New Jersey Recordation Law (N.J.S.A. 46:26B, Map Filing). **(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)**

**Atlantic County**  
**Department Of Public Works**  
**Review Project Information For Agenda**

Wednesday, May 3, 2023

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**Project Information**

**FILENO:** G-6-2022

**Juris Type:** Aprvl Juris

**Project:** Wendy's Restaurant

**Municipality:** Galloway

**Street:** Pomona Road and White Horse Pike

**Type:** Minor Sub Division

**Tax Map Block (Lot):** 558 (14)

**Project Description:** Proposed 2 lot subdivision (site plan G-7-2022)

**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:** 1

**Lots Proposed:** 2

**Applicant:** Red Hubs RE, LLC

**Plan Preparer:** Langan Engineering

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**Add Date    Administrative / Conditions**

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**Administrative History**

12/6/2022    Received

12/14/2022    Incomplete

4/10/2023    More Information Received (Rev. #1)

4/26/2023    Complete

4/26/2023    Staff Recommend Conditional Approval

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

FILE NUMBER **G-6-2022 – (REV #1)**

PROJECT NAME **POMONA TOWNE CENTER, LLC**

BLOCK **558**      LOT **14**

COUNTY ROAD NAME / ROUTE # **POMONA ROAD / COUNTY ROUTE # 575**  
FUNCTIONAL CLASSIFICATION - **ARTERIAL**  
ROW STANDARD WIDTH - **100 FEET**

Information Reviewed: Minor Subdivision Plan, Block 558, Lot 14, Galloway Twp., Atlantic County, New Jersey; prepared by: Arthur Ponzio Co. (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	6/13/2022	3/28/2023

Conditions. Prior to the issuance of a final approval by the DRC, the applicant shall have submitted the following to the County.

Access and stormwater cross easements between proposed Lot A and B 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)**

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, May 3, 2023

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**Project Information**

**FILENO:** G-7-2022

**Juris Type:** Aprvl Juris

**Project:** Wendy's Restaurant

**Municipality:** Galloway

**Street:** Pomona Road and White Horse Pike

**Type:** Site Plan

**Tax Map Block (Lot):** 558 (14)

**Project Description:** Proposed 2,524 SF Wendy's Restaurant (subdivision G-6-2022)

**Corridor Program:**

**Pinelands No:** 1986-0517.004

**County Road:**

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:**

**Commercial sq ft:** 2524

**Warehouse sq ft:**

**Condo and Apartment:**

**Industrial sq ft:**

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:**

**Lots Existing:**

**Lots Proposed:**

**Applicant:** Red Hubs RE, LLC

**Plan Preparer:** Langan Engineering

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**Add Date    Administrative / Conditions**

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**Administrative History**

12/6/2022    Received

12/14/2022    Incomplete

4/10/2023    More Information Received (Rev. #1)

4/26/2023    Complete

4/26/2023    Staff Recommend Conditional Approval

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

FILE NUMBER **G-7-2022 – (REV #1)**

PROJECT NAME **WENDY'S RESTAURANT**

BLOCK **558**      LOT **14**

COUNTY ROAD NAME / ROUTE # **POMONA ROAD – COUNTY ROUTE #575**  
FUNCTIONAL CLASSIFICATION - **ARTERIAL**  
ROW STANDARD WIDTH – **100 FEET**

Information Reviewed: Preliminary and Final Subdivision and Site Plan for Wendy's Restaurant, Situated in: Township of Galloway, Atlantic County, New Jersey; prepared by Langan Engineering and Environmental Services, Inc (21 Sheets) dated as follows:

Sheet	Date	Revision Date
1	9/13/2022	3/30/2023
2	9/13/2022	4/6/2023
3	10/21/2021	7/19/2022
4	9/13/2022	3/27/2023
5	9/13/2022	3/30/2023
6	9/13/2022	3/30/2023
7	9/13/2022	
8	9/13/2022	3/27/2023
9	9/13/2022	
10	9/13/2022	
11	9/13/2022	3/27/2023
12	9/13/2022	3/27/2023
13	9/13/2022	3/6/2023
1	9/13/2022	3/27/2023
15	9/13/2022	3/27/2023
16	9/13/2022	3/6/2023
17	9/13/2022	3/27/2023
18	9/13/2022	3/6/2023
19	9/13/2022	3/6/2023
20	9/13/2022	3/6/2023
21	9/13/2022	3/6/2023

Conditions. Prior to the issuance of a final approval by the DRC, the applicant shall have submitted the following to the County.

Access and stormwater cross easements between proposed Lot A and B shall be provided.

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)**

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)**

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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)**