

Atlantic County
Department Of Regional Planning
Development Review Agenda

Wednesday, December 21, 2022

TYPE	FILE NUMBER	PROJECT NAME
Site Plan	G-5-2022	Starbucks- Galloway
	HL-2-2022	St. Paul Coptic Church of Atlantic County
Minor Sub Division	ET-16-2022	Minor Subdivision for Nicola Delorio and Gerald Galinus

Members and Staff:

Page 1 of 1

<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:

New Business:

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, December 21, 2022

Project Information

FILENO: G-5-2022

Juris Type: Aprvl Juris

Project: Starbucks- Galloway

Municipality: Galloway

Street: 320 Jimmie Leeds Road

Type: Site Plan

Tax Map Block (Lot): 982 (21)

Project Description: Proposed 3,260 SF Starbucks

Corridor Program:

Pinelands No: No

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft: 3260

Warehouse sq ft:

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Galloway Leeds Developers, LLC

Plan Preparer: Matthew Sharo, PE, PP

Add Date Administrative / Conditions

Administrative History

10/3/2022 Received

10/12/2022 Incomplete

11/23/2022 More Information Received (Rev #1)

12/16/2022 Staff Recommends Conditional Approval

12/16/2022 Complete

COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER **G-5-2022**

PROJECT NAME **STARBUCKS**

BLOCK **982** LOT **21**

COUNTY ROAD NAME / ROUTE # **JIMMIE LEEDS ROAD / ROUTE #561**

FUNCTIONAL CLASSIFICATION - **ARTERIAL**

ROW STANDARD WIDTH – **90 FOOT ROW**

Information Reviewed: Preliminary and Final Site Plan for Galloway Leeds Developers, LLC, Proposed Starbucks, Block 982, Lot 21, Tax Map Sheet #24 – Latest Rev. dated January 2007, 320 East Jimmie Leeds Road, (CR 561), Township of Galloway, Atlantic County, New Jersey; prepared by: Dynamic Engineering (8 sheets) dated as follows:

Sheet	Date	Revision Date
1	08/30/2022	11/09/2022
2	08/30/2022	11/09/2022
3	08/30/2022	11/09/2022
4	08/30/2022	12/16/2022
5	08/30/2022	11/09/2022
6	08/30/2022	11/09/2022
7	08/30/2022	11/09/2022
8	08/30/2022	11/09/2022

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 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 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)**

The applicant/developer shall be responsible to coordinate the relocation of the utilities with the respective utility companies

Atlantic County
Department Of Public Works
Review Project Information For Agenda

Wednesday, December 21, 2022

Project Information

FILENO: HL-2-2022

Juris Type: Aprvl Juris

Project: St. Paul Coptic Church of Atlantic County

Municipality: Hamilton Township

Street: 2400 & 2460 Wrangleboro Road

Type: Site Plan

Tax Map Block (Lot): 1341, 1340 (6, 1)

Project Description: propsoed 43,030 SF church

Corridor Program:

Pinelands No: 1983-5278.002

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: 43,030

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: St. Paul Coptic Church

Plan Preparer: SNS Engineers

Add Date Administrative / Conditions

Administrative History

11/2/2022 Received

11/22/2022 Incomplete

12/9/2022 More Information Received (Rev #1)

12/16/2022 Staff Recommends Conditional Approval

12/16/2022 Complete

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

FILE NUMBER **HL-2-2022**

PROJECT NAME **ST PAUL COPTIC CHURCH OF ATLANTIC COUNTY**

BLOCK **1341/1340** LOT **6/1**

COUNTY ROAD NAME / ROUTE # **WRANGLEBORO ROAD / COUNTY ROUTE # 575**

FUNCTIONAL CLASSIFICATION - **ARTERIAL**

ROW STANDARD WIDTH – **100 FEET**

Information Reviewed: Major Site Plan for St. Coptic Church of Atlantic County, 2400 & 2460 Wrangleboro Road, Block 1340, Lot 1 & Block 1341, Lot 6, Hamilton Township, Atlantic County, New Jersey, Zone RD-5, Tax Map Sheet 50; prepared by Schaeffer, Nassar Scheidegg, Consulting Engineers, LLC (14 Sheets) dated as follows:

Sheet	Date	Revision Date
1	3/2/2015	10/31/2022
2	10/24/2017	10/26/2017
3	10/24/2017	12/8/2022
4	10/24/2017	10/31/2022
5	10/24/2017	10/31/2022
6	10/24/2017	10/31/2022
7	10/24/2017	10/31/2022
8	10/24/2017	10/31/2022
9	10/24/2017	
10	10/24/2017	1/11/2018
11	10/24/2017	12/15/2022
12	10/24/2017	12/10/2018
13	10/24/2017	12/10/2018
14	10/24/2017	12/10/2018

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)**

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, December 21, 2022

Project Information

FILENO: ET-16-2022

Juris Type: Aprvl Juris

Project: Minor Subdivision for Nicola Delorio and Gerald Galinus

Municipality: Egg Harbor Township

Street: 5090 Spruce Avenue

Type: Minor Sub Division

Tax Map Block (Lot): 3701 (22 & 23)

Project Description: Proposed 4 lot minor subdivision

Corridor Program:

Pinelands No: 2006-0105.002

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: 4

Applicant: Nicola A. Delorio & Gerald Galinus

Plan Preparer: SNS Engineers

Add Date Administrative / Conditions

Administrative History

11/1/2022 Received

11/18/2022 Incomplete

12/9/2022 More Information Received (Rev #1)

12/14/2022 Staff Recommends Conditional Approval

12/14/2022 Complete

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

FILE NUMBER **ET-16-2022**

PROJECT NAME **NICOLA DELORIO & GERALD GALINUS**

BLOCK **3701** LOT **22 & 23**

COUNTY ROAD NAME / ROUTE # - **SPRUCE AVENUE – COUNTY ROUTE # 684**
FUNCTIONAL CLASSIFICATION – **COLLECTOR**
ROW STANDARD WIDTH – **72 ‘ ROW**

Information Reviewed: Minor Subdivision Plan For: Nicola A Delorio & Gerald Galinus, 5090 Spruce Avenue, Block 3701, Lots 22 & 23, Egg Harbor Township, Atlantic County, New Jersey, Zone: RG-2, Tax Map Sheet 37, prepared by Schaeffer Nassar Scheidegg, (3 Sheets) dated as follows:

Sheet	Date	Revision Date
1	11/18/21	12/6/22
2	11/18/21	12/6/22
3	11/18/21	12/6/22

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)**