



# Atlantic County

## Department Of Regional Planning

### Development Review Agenda

Wednesday, July 01, 2020

TYPE	FILE NUMBER	PROJECT NAME
Site Plan	G-3-2020	Village Super Market, Inc.

Page 1 of 1

**Members and Staff:**

<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"/> Mark Shourds
<input type="checkbox"/> Anthony Pagano	<input type="checkbox"/> John Peterson	<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, July 01, 2020

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#### Project Information

**FILENO:** G-3-2020

**Juris Type:** Aprvl Juris

**Project:** Village Super Market, Inc.

**Municipality:** Galloway

**Street:** 501 E. Jimmie Leeds Road

**Type:** Site Plan

**Tax Map Block (Lot):** 1165 (7)

**Project Description:** Proposed 86,076 SF supermarket and two (2) retail pad sites @ 6,000 SF each

**Corridor Program:**

**Pinelands No:**

**County Road:**

**Frontage:**

**CL1:**

**County Road:**

**Frontage:**

**CL2:**

**Single and Townhouse:**

**Commercial sq ft:** 100,000

**Warehouse sq ft:**

**Condo and Apartment:**

**Industrial sq ft:**

**Institutional sq ft:**

**Hotel / Motel Units:**

**Office sq ft:**

**Lots Existing:**

**Lots Proposed:**

**Applicant:** Damien Del Duca, Esq.

**Plan Preparer:** Jason T. Sciullo, PE, PP, CFM

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**Add Date**    **Administrative / Conditions**

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#### Administrative History

3/9/2020	Received
4/8/2020	Incomplete
5/18/2020	More Information Received (Rev #1)
6/10/2020	Incomplete of 4/8/2020 Remains
6/19/2020	More Information Received (Rev #2)
6/24/2020	Staff Recommends Conditional Approval
6/24/2020	Complete

## COMBINED STAFF SITE PLAN REVIEW

FILE NUMBER G-3-2020

PROJECT NAME GALLOWAY RETAIL CENTER (Rev #2)

BLOCK 1165 LOT 7

COUNTY ROUTE/ROW JIMMIE LEEDS ROAD (COUNTY ROUTE 561)  
COLLECTOR 72' ROW

Plans Reviewed:

Site Plan: Galloway Retail Center, 501 East Jimmie Leeds Road, Block 1165, Lot 7, Galloway Township, Atlantic County, New Jersey; prepared by Sciallo Engineering Services, LLC; (15 Sheets) dated as follows:

Sheet	Date	Revision Date
1	2/26/2020	5/14/2020
2	2/26/2020	5/14/2020
3	2/26/2020	5/14/2020
4	2/26/2020	5/14/2020
5	2/26/2020	5/14/2020
6	2/26/2020	5/14/2020
7	2/26/2020	5/14/2020
8	2/26/2020	5/14/2020
9	2/26/2020	5/14/2020
10	2/26/2020	5/14/2020
11	2/26/2020	5/14/2020
12	2/26/2020	5/14/2020
13	2/26/2020	5/14/2020
14	2/26/2020	5/14/2020
15	2/26/2020	5/14/2020

Atlantic County Roadway Improvement Plans: Galloway Retail Center, 501 East Jimmie Leeds Road, Block 1165, Lot 7, Galloway Township, Atlantic County, New Jersey; prepared by Sciallo Engineering Services, LLC; (11 Sheets) dated as follows:

Sheet	Date	Revision Date
1	3/6/2020	6/19/2020
2	3/6/2020	6/19/2020
3	3/6/2020	6/19/2020
4	3/6/2020	6/19/2020

5	3/6/2020	6/19/2020
6	3/6/2020	6/19/2020
7	3/6/2020	6/19/2020
8	3/6/2020	6/19/2020
9	3/6/2020	6/19/2020
10	3/6/2020	6/19/2020
11	3/6/2020	6/19/2020

Signing and Striping Plan: Prepared by Traffic Planning and Design, Inc; (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	03/02/2020	

Traffic Signal Plan: Prepared by Traffic Planning and Design, Inc; (1 Sheet) dated as follows:

Sheet	Date	Revision Date
1	03/02/2020	

### Comments

No Comments

### Conditions

A Developer's Agreement shall be entered into with Atlantic County identifying that the applicant will be responsible for the preparation of a full Legal Traffic Signal Plan which is to be reviewed and approved by the County Engineering Department. Additional standard components of the Traffic Signal Plan will be required such as an Underground Electrical Plan, an Above Ground Electrical Plan, Lighting Plan, Signal Timing Plan, etc. along with Design certifications and documentation and construction certifications and as-built plans.

A Right of Way Easement found in Appendix B shall be submitted along with Parcel maps prepared by and signed by a NJ Professional Land Surveyor. **(308.1.E)**

A clear sight covenant, found in Appendix B, shall be submitted along with Parcel maps prepared by and signed by a NJ Professional Land Surveyor. **(308.2.E.i)**

A drainage maintenance covenant shall be provided to the County with a stormwater maintenance schedule provided in Appendix B.

A certified Engineer's Cost Estimate shall be submitted in accordance with Section 309 of the Atlantic County Land Development Standards. Cost Estimate shall also include cost of all overhead utility relocations and estimates from utilities on utility company letterhead. **(309.1)**

The applicant shall provide a performance guarantee in the amount of the approved engineer's cost estimate. The legal form of the performance guarantee shall be in compliance with Appendix D. (309.2)

#### Advisory

Applicants shall submit a complete set of as-built construction plans and written report to Regional Planning for the release of the performance guarantee after all improvements covered under the performance guarantee have been completed. (309.2.A(i,ii))

The applicant shall obtain a County Road Opening Permit from the Division of Engineering for all improvements within the County Right of Way including driveways and utilities. Utility and restoration work as well as Bonding will be addressed in accordance with the Road Opening Ordinance Sections Six (6) and Eleven (11).(304.14)