



Atlantic County

Department Of Regional Planning

Development Review Agenda

Wednesday, May 17, 2023

TYPE	FILE NUMBER	PROJECT NAME
Site Plan	ET-15-2022	Extra Space Storage

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 17, 2023

Project Information

FILENO: ET-15-2022

Juris Type: Aprvl Juris

Project: Extra Space Storage

Municipality: Egg Harbor Township

Street: 6698 Washington Avenue and 5 Woodrow Avenue

Type: Site Plan

Tax Map Block (Lot): 1116 (2 & 7)

Project Description: Proposed 230,404 SF self-storage expansion

Corridor Program:

Pinelands No: 1985-0499.003

County Road:

Frontage:

CL1:

County Road:

Frontage:

CL2:

Single and Townhouse:

Commercial sq ft: 230,404

Warehouse sq ft:

Condo and Apartment:

Industrial sq ft:

Institutional sq ft:

Hotel / Motel Units:

Office sq ft:

Lots Existing:

Lots Proposed:

Applicant: Extra Space Storage

Plan Preparer: Tung-To Lam, PE

Add Date Administrative / Conditions

Administrative History

10/11/2022 Received

10/26/2022 Incomplete

1/24/2023 More Information Received (Rev #1)

2/9/2023 Incomplete of 10/26/2022 Remains

4/27/2023 More Information Received (Rev #2)

5/10/2023 Complete

5/10/2023 Waiver for minimum 25 foot separation from driveway to property line.

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

FILE NUMBER **ET-15-2022**

PROJECT NAME **EXTRA SPACE STORAGE EXPANSION – REV #2**

BLOCK **1116** LOTS **2 & 7**

COUNTY ROAD NAME / ROUTE # **WASHINGTON AVENUE / COUNTY ROUTE # 608**
FUNCTIONAL CLASSIFICATION – **ARTERIAL**
ROW STANDARD WIDTH – **90 FOOT ROW**

Information Reviewed: Preliminary and Final Major Site Plan for Extra Space Storage, Proposed Self-Storage Expansion; 5 Woodrow Avenue & 6698 Washington Avenue, Map 11, Block 1116, Lots 2 & 7, Township of Egg Harbor, Atlantic County, New Jersey; prepared by Bohler Engineering, (22 Sheets) dated and follows:

Sheet	Date	Revision Date
C-101	2/9/2022	4/6/2023
C-102	2/9/2022	4/6/2023
C-103	2/9/2022	4/6/2023
C-201	2/9/2022	4/6/2023
C-301	2/9/2022	4/6/2023
C-302	2/9/2022	4/6/2023
C-401	2/9/2022	4/6/2023
C-402	2/9/2022	4/6/2023
C-501	2/9/2022	4/6/2023
C-601	2/9/2022	4/6/2023
C-602	2/9/2022	4/6/2023
C-603	2/9/2022	4/6/2023
C-701	2/9/2022	4/6/2023
C-702	2/9/2022	4/6/2023
C-703	2/9/2022	4/6/2023
C-801	2/9/2022	4/6/2023
C-901	2/9/2022	4/6/2023
C-902	2/9/2022	4/6/2023
C-903	2/9/2022	4/6/2023
C-904	2/9/2022	4/6/2023
C-905	2/9/2023	4/6/2023
1	1/17/2023	

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)**