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April 29, 2020

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Barnegat Township Planning Board
900 West Bay Avenue
Barnegat, NJ 08005

**Re: Application No. PB20-06
Minor Subdivision with variances – Review #1
Block 92.10, Lots 22 & 23
112 Windjammer Drive & 114 Windjammer Drive
Applicant: Walters Development Co., LLC
500 Barnegat Boulevard North, Building 100
Barnegat, NJ 08005
Barnegat Township, Ocean County, NJ
Our File: VBGP0092.24 (60001)**

Dear Planning Board Members:

Our office has received for review an application for Minor Subdivision approval for the above-referenced property. The application was accompanied by the following information:

- A print of a Minor Subdivision plan (1 sheet) entitled "Minor Subdivision Plan of Walters Homes, Lot 22 and Lot 23 in Block 92.10, Township of Barnegat", prepared by Jeffrey R. Gellenthin, PLS with K2 Consulting Engineers of Haddonfield, New Jersey dated December 9, 2019;
- A completed Land Use and Development Application with a filing date of March 20, 2020;
- A completed Completeness Check List for Minor Subdivision Application prepared by Edward M. Walters, Jr. dated March 18, 2020;
- A completed Affidavit of Non-Collusion by Edward M Walters, Jr., dated March 18, 2020;
- A completed Applicant/Developer Escrow Agreement dated March 18, 2020;
- A completed List of Professionals & Consultants;
- A copy of a February 14, 2020 Tax Release from the Barnegat Township Tax Collector's office which certifies that the taxes on lots 22 & 23, block 92.10 are current;
- A copy of a completed Contribution Disclosure Statement from Edward M. Walters, Jr. dated March 18, 2020;
- A copy of a completed Contribution Disclosure Statement from Steven W. Ward, Esq. dated February 19, 2020;
- A copy of a completed Contribution Disclosure Statement from John Kornick, PE, dated February 19, 2020;
- Certificate of Filing, issued by Pinelands Commission, application # 1990-0788.144, dated 2/5/20;



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We have reviewed the information submitted in support of this application and offer the following comments:

A. GENERAL COMMENTS

The property in question is a rectangular tract and fronts on Windjammer Drive in the Ocean Acres development. It is located in the Residential High (RH) Zone, has a total area of 22,934 sf or 0.526 acres and is presently vacant and wooded.

The Applicant proposes to consolidate the two (2) existing lots and resubdivide them into two (2) new lots. New lot 22 will front on Windjammer Drive with an area of 9,000 SF, while new lot 23 will also front on Windjammer Drive with an area of 10,124 SF.

The future dwellings on each lot will be serviced by connections to the municipal sanitary sewer and water systems. Per proposed bulk schedules on plat, it appears no variances are requested for future proposed principal and accessory structures. In addition, the roof drains from each proposed dwelling will be connected to dry wells.

B. VARIANCES AND/OR WAIVERS REQUESTED

1. The Applicant has not requested the following variances:
 - a. The lot depth of proposed Lot 23 is 117.67' whereas 120 feet is required.
 - b. Proposed lot area of new Lot 22 of 9,000 sf whereas 10,000 sf is required
2. The applicant has not requested any waivers as part of this Minor Subdivision application.

C. WAIVERS AND/OR EXCEPTIONS FROM THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS)

This application is subject to the requirements of the Residential Site Improvement Standards (RSIS) adopted as N.J.A.C. 5:21-1, et seq.

1. The Applicant has not requested any *de minimis* exceptions from the RSIS.
2. The Applicant has not requested any waivers from the RSIS.

D. SUBMISSION REQUIREMENTS

The Applicant has addressed all of the submission requirements for this Minor Subdivision application.

E. PLAT DETAILS & DESIGN COMMENTS

1. In the RH Zone, a lot depth of 120 ft is required. Therefore, the Applicant requires a variance for new lot 23 to permit a lot depth of 117.67 ft whereas a minimum lot depth of 120 ft is required.



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2. In the RH Zone, a lot area of 10,000 sf is required. Therefore, the Applicant requires a variance for new lot 22 to permit a lot area of 9,000 sf whereas a minimum lot area of 10,000 sf is required.
3. The Applicant should provide testimony to the Board to demonstrate why the requested variances should be granted.
4. Applicant has indicated, per note 12, intention to file subdivision by plat.
5. The proposed block and lot numbers and street addresses must be approved in writing by the Tax Assessor. We note application, page 4, item 7, notes proposed lot as 23.01, not the 23 as per plan.
6. It is noted the owner/applicant address in the application differs from the plat, revise accordingly.
7. According to our records, Windjammer Drive in front of the property being subdivided is presently an unimproved paper street. Therefore, the Applicant is advised that they will not be able to obtain a certificate of occupancy for the proposed dwellings until the required road and infrastructure improvements have been constructed and accepted by the Township in accordance with the provisions of the Ocean Acres Development and Reimbursement Agreement between the Township of Barnegat and Mark Madison, LLC.
8. The curve data schedule must include the central angle.
9. The North Arrow meridian should reference actual filed plan information.
10. A monument/corner marker is required along the proposed subdivision line at the Windjammer Drive right-of-way line and a surveyor's certification regarding setting of same should be provided.
11. Outbound closure calculation should be indicated on the plan and lot closure calculations should be provided to this office.
12. Add the timeframe (190 days) for filing of the plat or deed with the Ocean County Clerk's office to the signature approval certification.
13. Provide the filing information for the plan referenced within General Note #3.
14. Verify site location of the Tax Map inset and include properties opposite Windjammer Drive on same.

F. ASSESSMENTS

1. The Applicant is subject to a tax map assessment in the amount of \$600.00 as set forth in Section 55-135B(1) of the Ordinance.

G. OUTSIDE AGENCY APPROVALS



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This application is subject to the following outside agency approvals. Upon receipt, copies of all outside agency approvals shall be forwarded to the Planning Board and our office.

1. The Pinelands Commission – **Certificate of Filing Issued on February 5, 2020 (Application #1990-0788.144).**
2. Ocean County Planning Board.

Based on our review of the submitted information, we find that the Applicant has addressed all of the submission requirements set forth in the Ordinance. Therefore, we recommend that this application be deemed **complete** for consideration by the Planning Board subject to the Applicant complying with all applicable notification requirements as set forth in the Barnegat Township Land Use Ordinance and the Municipal Land Use Law.

If you have any questions or require any additional information regarding this application, please feel free to call.

Very truly yours,

CME Associates

Kurt J. Otto, PE, PP, CFM
Planning Board Engineer

KJO/db

cc: Martin Lisella, Administrator
Barnegat Township Zoning Official
Michael J. McKenna, Esq. – Planning Board Attorney
Walters Development Co., LLC – Applicant
Steven W. Ward, Esq. – Applicant's Attorney
Jeffrey R. Gellenthin, PLS – Applicant's Surveyor