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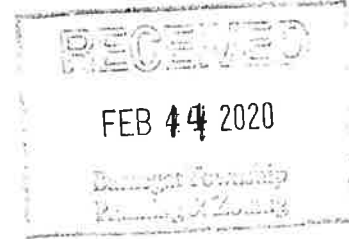
t 609 927 1177

f 609 926 9721

February 13, 2020

**Via UPS Ground**

Stacey Cole, Planning/Zoning Board Administrator  
Barnegat Township Planning Board  
900 W. Bay Ave.  
Barnegat, NJ 08005



RE: Applicant: WP Barnegat, LLC  
Proposed Shopping Center Development  
907 W. Bay Ave. a/k/a Block 115, Lot 1.01  
Barnegat, New Jersey  
Our File No.: 10672-23C

Dear Ms. Cole:

Our firm represents WP Barnegat, LLC (the "Applicant") with respect to this application for amended preliminary and final major site plan approval as to Phase II of the above project.

In response to the completeness review letter of CME Associates dated February 3, 2020, enclosed herein please find one (1) copy of the following:

1. Contribution Disclosure Statement;
2. An executed Applicant/Developer Escrow Agreement;
3. Complete List of Professionals and Consultants;
4. Affidavit of Non-Collusion; and
5. Complete checklist for final major site plan approval.



Please do not hesitate to contact me should you have any questions or require any additional information.

Stacey Cole, Planning/Zoning Board Administrator  
Barnegat Township Planning Board  
February 13, 2020  
Page 2

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Thank, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY:



MICHAEL J. LARIO, JR.

MJL:ch

Enclosures

- c. Mr. Carl Wright (Via E-mail: [carl@wrightld.com](mailto:carl@wrightld.com)) w/encls.
- Bill Rountree, P.E. (Via E-mail: [bill@wrightld.com](mailto:bill@wrightld.com)) w/encls.
- Brian Atkins, P.E. (Via email: [BATkins@SR3Engineers.com](mailto:BATkins@SR3Engineers.com)) w/encls.

S:\W\Wright, Carl\Mat 23- Barnegat Shopping Center\Subfile C- Final Site Plan-Phases II & III\Cole, Stacey 2-13-20 KAD ltr.docx

CERTIFICATION

I, WP Barnegat, LLC the Applicant/Developer understand that a sum to be determined by the Administrative Officer, will be deposited in an Escrow Account, in accordance with the Ordinances of the Township of Barnegat. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and/or other expenses associated with the review of submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I the Applicant/Developer, as signed below, acknowledge familiarity with the procedure set forth in the Barnegat Township Land use Code (Chapter 55) for submittals and required action and agree to be bound by it.

WP Barnegat, LLC

2/12/2020  
DATE

By: Carl Wright  
SIGNATURE OF OWNER OR APPLICANT

Carl Wright, Member

SOCIAL SECURITY OR FEDERAL TAX ID NUMBER: 83-2024053

\*IF APPLICANT IS AN INDIVIDUAL DATE OF BIRTH IS REQUIRED \_\_\_\_\_

**BARNEGAT TOWNSHIP  
CONTRIBUTION DISCLOSURE STATEMENT**

Pursuant to Ordinance 2005-04 dated February 22, 2005, Ethics Code of Article 10-19, requiring Contribution Disclosure Statements in Land Use Applications, the following contributions were made in Barnegat Township, Ocean County, NJ:

Item 1: No contributions were made within one (1) year of the filing of the referenced application:

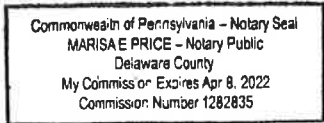
WP Barnegat, LLC

By: Carl Wright  
Signature

Carl Wright, Member  
Print Name and Title

2/12/2020  
Date

Sworn and subscribed before me this  
12 Day of February, 20 20  
Marisa Price  
Notary Public



Item 2: The following contributions were made within one (1) year of the filing date of the referenced application:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
Date

Sworn and subscribed before me this  
\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public

AFFIDAVIT OF NON-COLLUSION

~~STATE OF NEW JERSEY~~  
*Pennsylvania*

~~COUNTY OF OCEAN~~  
*Delaware*



SS

WP Barnegat, LLC

\_\_\_\_\_ being duly  
Name of Applicant (s)

sworn, according to law, upon \_\_\_\_\_ our \_\_\_\_\_ oath  
my/our

depose and say:

1. I am/We are the applicant (s) in connection with a proposed site plan/subdivision/variance of property know as

Block 115 Lot (s) 1.01

Block \_\_\_\_\_ Lot (s) \_\_\_\_\_

Block \_\_\_\_\_ Lot (s) \_\_\_\_\_

Block \_\_\_\_\_ Lot (s) \_\_\_\_\_

as shown on the Tax Map of the Township of Barnegat.

2. There has been no collusion between me/us and any member of the Barnegat Planning/Zoning Board or any officials of the Township of Barnegat with respect to said application.

Sworn to and subscribed before

me this 12<sup>th</sup> day of

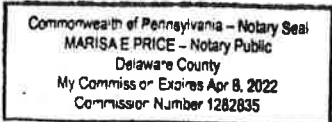
February, 2020

*Marisa Price*

WP Barnegat, LLC

By: *Carl Wright*

Carl Wright, Member



TOWNSHIP OF BARNEGAT  
OCEAN COUNTY, NEW JERSEY

COMPLETENESS CHECK LIST  
for  
FINAL MAJOR SITE PLAN  
APPLICATION

**Notice To Applicants:** This form must be completed and returned to the Administrative Officer when a Final Major Site Plan Application is filed with either the Planning Board or the Zoning Board of Adjustment. The applicant is required to address all items set forth on this Completeness Check List. Failure to address each item will result in the application being deemed incomplete. *(Please type or print clearly.)*

**Applicant:** WP Barnegat, LLC **Owner:** Barnegat Land Associates, L.P.  
20 S. Olive St., Suite 203 1200 West Bay Avenue  
Media, PA 19063 Barnegat, NJ 08005

**Name of Project:** Exit 67 Town Center- Phase 2

**Location of Project:**

**Block:** 115 **Lot(s):** 1.01

**Street Address:** 907 West Bay Avenue **Zoning District:** TC-CN

\_\_\_\_\_  
Signature of person who prepared Check List Date

Brian Atkins, SR3 Engineers  
Name and Title of person who prepared Check List (Please Type or Print)

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**For Planning/Zoning Board Use Only:**

**Docket No.** \_\_\_\_\_ **Date Received by Board:** \_\_\_\_\_

<u>FINAL MAJOR SITE PLAN APPLICATION</u>		Provided or Shown	Waiver Requested
<b>I. General Requirements</b>			
Submission of completed Application Form and Check List (22 copies).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Payment of application fees and escrow deposit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Certification that the Applicant is the owner of the land, or his properly-authorized Agent, or that the Owner has consented in writing to the filing of this application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Concerning Corporations or Partnerships, submission of a list of names and addresses of all stockholders or individual partners owning at least ten percent (10%) of its stock of any class as required by N.J.S.A. 40:55D-48.1, et. seq.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Submission of written certification from Tax Collector that all taxes and assessments are paid to date.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Submission of plats or plans (22 sets) signed and sealed by a N.J.P.L.S., N.J.P.E., N.J.P.P. or N.J.R.A. as required, and folded with Title Block revealed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Submission of two (2) signed and sealed copies of a survey of the property upon which the Site Plan is based.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provided w/ previous submission
If the property in question is located within the Pinelands Area, then a Certificate of Filing must be obtained from the Pinelands Commission and submitted to the Board prior to the application being deemed complete for consideration by the Board.	N/A <input type="checkbox"/>	<input type="checkbox"/>	
<b>II. Plat Details</b>			
Scale of not less than 1" = 50'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Key Map at scale of not less than 1" = 1,000.'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Title Block in accordance with the Rules governing Title Blocks for Professional Engineers (N.J.A.C. 13:40- 1 et seq.), including:			
Name of Development;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Name, signature, address, and license number of the Professional(s) who prepared the Plan;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Date of original preparation and of each subsequent revision thereof, and a list of the specific revisions entered on each sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Scale (written and graphic).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Name, address and telephone number of the Owner(s) of Record.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Name, address and telephone number of Developer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
North Arrow with reference meridian.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<u>FINAL MAJOR SITE PLAN APPLICATION</u>	Provided or Shown	Waiver Requested
Approval block with signature lines for the Chairman, Secretary and the Board Engineer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The plans submitted for Final Approval must have been revised to address all of the conditions of Preliminary Approval as set forth in the Preliminary Approval Resolution and the prior engineering review letters.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the property for which Major Site Plan approval is sought consists of two (2) or more lots, then a Deed of Consolidation must be submitted to the Board. In addition, the proposed lot number and property address for the consolidated lot must be approved in writing by the Tax Assessor.	N/A <input type="checkbox"/>	<input type="checkbox"/>
As a condition of any Final Approval granted by the Board, the applicant must post performance guarantees and inspection fees in amounts to be determined by the Township Engineer to guarantee the installation of the required on-site and off-site improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
As a condition of of any Final Approval granted by the Board, the applicant must post performance guarantees and inspection fees in amounts to be determined by the Water & Sewer Utility Engineer to guarantee the installation of the required on-site and off-site water and sewer system improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
As a condition of any Final Approval granted by the Board, the applicant must post sufficient funds with the Township to cover the costs of the following assessments as required by Township ordinances:		
Affordable Housing Development Fee,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drainage Assessment;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Off-site Traffic Assessment,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Recreation Assessment;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tax Map Assessment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
As a condition of any Final Approval granted by the Board, the applicant shall submit evidence of a comprehensive general liability insurance policy in an amount not less than three hundred thousand dollars (\$300,000.) per occurrence, identifying and saving harmless the Township of Barnegat and its agencies, employees and agents from any liability for any acts of the subdivider or his agents, contractors, or employees in the implementing of the approved subdivision. The insurance policy shall provide for ten (10) days' prior notice to the Township prior to cancellation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



<u>FINAL MAJOR SITE PLAN APPLICATION</u>	<u>Provided or Shown</u>	<u>Waiver Requested</u>	
As a condition of any Final Approval granted by the Board, the following documentation must be submitted:			
Municipal Water and Sewer Utility approval;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In Process
Ocean County Planning Board approval,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ocean County Utilities Authority approval;	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Ocean County Soil Conservation District;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ocean County Board of Health approval, if required;	<input type="checkbox"/>	<input type="checkbox"/>	N/A
New Jersey Department of Environmental Protection;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Wetlands;	<input type="checkbox"/>	<input type="checkbox"/>	
Waterfront Development;	<input type="checkbox"/>	<input type="checkbox"/>	
CAFRA;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sanitary Sewer System Extensions;	<input type="checkbox"/>	<input type="checkbox"/>	
Potable Water System Extensions;	<input type="checkbox"/>	<input type="checkbox"/>	
Stream Encroachment	<input type="checkbox"/>	<input type="checkbox"/>	
New Jersey Department of Transportation, if required;	<input type="checkbox"/>	<input type="checkbox"/>	N/A
The Pinelands Commission, if located within the Pinelands Area;	<input type="checkbox"/>	<input type="checkbox"/>	N/A
All other outside agency approvals as may be required.	<input type="checkbox"/>	<input type="checkbox"/>	N/A

List of Professionals & Consultants

Applicants Name: WP Barnegat, LLC

Address: 20 S. Olive Street, Suite 203  
Media, PA 19063

Email: bill@wrightld.com

Telephone Number: 610-566-0270 Fax Number: 609-926-9721

1. Attorney: Keith A. Davis, Esq., Nehmad Perillo Davis & Goldstein, PC

Address: 4030 Ocean Heights Avenue, Egg Harbor Twp., NJ 08234

Email: snehad@npdlaw.com

Telephone Number: 609-927-1177 Fax Number: 609-926-9721

2. Engineer: SR3 Engineers

Address: 204 Harding Highway, Bellmawr, NJ 08031

Email: batkins@sr3engineers.com

Telephone Number: 856-933-3323 Fax Number: \_\_\_\_\_

3. Planning Consultant: Same as Engineer

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

4. Traffic Engineer Shropshire Associates, LLC

Address: 277 White Horse Pike, Suite 203, Atco, NJ 08004

Email: nmosley@sallc.org

Telephone Number: 609-714-0400 x 104 Fax Number: \_\_\_\_\_