



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

March 9, 2020

Barnegat Township Planning Board
900 West Bay Avenue
Barnegat, NJ 08050

**Re: Application No. PB 18-14
Amended Preliminary & Final Major Site Plan – Phase 2
Completeness and Engineering Review #1
Exit 67 Town Center
Block 115 Lot 1.01
907 West Bay Avenue
Barnegat Township, Ocean County, New Jersey
Applicant: WP Barnegat, LLC
Our File: VBGP0115.02 (60001)**

Dear Planning Board Members:

Our office has received for review the following information which was submitted in support of the above referenced application for Amended Preliminary & Final Major Site Plan (Phase 2) approval:

- An executed Applicant/Developer Escrow Agreement, signed by Carl Wright, dated 2/12/20;
- Contribution Disclosure Statement from Carl Wright, dated 2/12/20;
- Affidavit of Non-Collusion, by Carl Wright of WP Barnegat, LLC, dated 2/12/20;
- Completeness Checklist for Final Major Site Plan Application,
- Completed List of Professionals and Consultants;
- Contribution Disclosure Statement from Steven Beattie, dated 2/26/20;
- Contribution Disclosure Statement from Samuel Renauro, dated 2/21/20;
- Contribution Disclosure Statement from David Shropshire, dated 2/24/20;
- Contribution Disclosure Statement from Keith Davis, Esq., dated 2/24/20;

Previously, our office received the following information for review:

- Plans Entitled “Proposed Exit 67 Town Center; Phase 2 Final Site Plan; Prepared for WP Barnegat, LLC situated in Barnegat Township, Ocean County, New Jersey” (Seven (7) sheets) prepared by Samuel Renauro III, PE of SR3 Engineers, dated December 16, 2019;



Barneгат Township Planning Board
Re: WP Barneгат, LLC (PB 18-14)
Amended Prelim & Final Major Site Plan – Phase 2
Exit 67 Town Center – Completeness and Eng Review #1

March 9, 2020
Our File No. VBGP0115.02
Page 2

- A drawing (1 sheet) showing color elevations of the proposed multitenant commercial building, prepared by Robert Joseph Hehr, architect of Larson Design Group dated October 4, 2019;
- A copy of a December 30, 2019 cover letter from Keith A Davis, Esq. with Nehmad Perillo Davis & Goldstein, PC of Egg Harbor Township, New Jersey to the Barneгат Township Planning Board, representing an application package.
- A copy of a complete Land Use and Development Application with a filing date of January 6, 2020.
- A copy of Barneгат Township Planning Board Resolution P-2019-30.
- A copy of Barneгат Township Planning Board Resolution P-2019-15.
- A copy of a Tax Release from the Tax/Utility Collector, Crystal M. Brinson, CTC, dated January 29, 2020 which states that the taxes on lot 1.01, block 115 are current.
- A copy of listing of Property Owners within 200' of Block 115, Lot 1.01, by Gail B. Zalfa, Assistant Assessor, dated October 16, 2019.
- A copy of W-9, Taxpayer ID Number and Certification, for WP Barneгат, LLC, signed by Carl Wright, dated September 26, 2018

Based on our review of the information submitted in support of this application, we offer the following comments:

A. GENERAL COMMENTS

The property in question is an irregularly shaped tract which fronts on the southeast corner of the intersection of West Bay Avenue and Sandpiper Road. It is located in the Town Center Neighborhood Commercial Overlay Zone (TC-NC) and has an area of approximately 5.597 acres. The property is presently vacant and mostly wooded.

On December 20, 2011, the Planning Board memorialized Resolution P-2001-25 which granted, Barneгат Land Associates, LP Preliminary Major Site Plan approval to permit the construction of a shopping center with two 1-story buildings having a total floor area of 36,350 sf along with onsite parking for 197 vehicles. We note that this approval was never perfected.

On June 25, 2019, the Planning Board memorialized Resolution P-2019-15 which granted approval to construct a shopping center containing a 9,100 sf Dollar General building, a 6,816 sf AutoZone building, an 8,000 sf retail building and a 4,000 sf Bank with two (2) drive thru lanes. The Applicant proposed to construct the project in three (3) phases with Phase 1 consisting of the Dollar General and the AutoZone (with access drive from Sandpiper Road to West Bay Avenue),



Barneгат Township Planning Board
Re: WP Barneгат, LLC (PB 18-14)
Amended Prelim & Final Major Site Plan – Phase 2
Exit 67 Town Center – Completeness and Eng Review #1

March 9, 2020
Our File No. VBGP0115.02
Page 3

Phase 2 consisting of the retail building and Phase 3 consisting of the bank. This approval granted the Applicant Preliminary Major Site Plan approval for all three (3) phases.

On November 26, 2019, the Planning Board memorialized Resolution P-2019-22 which granted Final Major Site Plan for Phase 1 and Minor Subdivision approval to separate the AutoZone and Dollar General buildings, parking and aisles into its own separate lot.

The Applicant is now seeking approval for Amended Preliminary and Final Major Site Plan approval for Phase 2. Phase 2 is proposed to include a single 8,000 SF retail building, separated into one (1) 4,000 SF retail pad, and two (2) 2,000 SF retail pads, 39 parking spaces including two (2) ADA spaces, parking aisles and loading zone/refuse area.

The proposed building will be serviced by extensions of the existing municipal sanitary sewer and water systems.

It does not appear that any new variances or waivers from the previous Preliminary Major Site Plan Approval are required. A location map is provided below:





Barneгат Township Planning Board
Re: WP Barneгат, LLC (PB 18-14)
Amended Prelim & Final Major Site Plan – Phase 2
Exit 67 Town Center – Completeness and Eng Review #1

March 9, 2020
Our File No. VBGP0115.02
Page 4

B. VARIANCES AND/OR WAIVERS FROM LOCAL ORDINANCES

1. The Applicant was granted the following Variances in the Preliminary Site Plan Approval.
 - a. A front yard setback of 91 ft from West Bay Avenue to the AutoZone building whereas a minimum setback of 20 ft and a maximum setback of 30 ft is permitted.
 - b. A front yard setback of 91 ft from West Bay Avenue to the retail building whereas a minimum setback of 20 ft and a maximum setback of 30 ft is permitted.
 - c. A front yard setback of 91 ft from West Bay Avenue to the Bank whereas a minimum setback of 20 ft and a maximum setback of 30 ft is permitted.
 - d. A front yard setback 300 ft from West Bay Avenue to the Dollar General building whereas a minimum setback of 20 ft and a maximum setback of 30 ft is permitted.
 - e. A front yard setback of 142 ft from Sandpiper Road to the Dollar General building whereas a minimum setback of 20 ft and a maximum setback of 30 ft is permitted.
 - f. A front yard setback of 205 ft from Sandpiper Road to the retail building whereas a minimum setback of 20 ft and a maximum setback of 30 ft setback is permitted.
 - g. A front yard setback 411 ft from Sandpiper Road to the Bank whereas a minimum setback of 20 ft and a maximum setback of 30 ft is permitted.

C. SUBMISSION REQUIREMENTS

The Applicant has addressed all of the submission requirements for this Final Site Plan application.

D. DESIGN COMMENTS

1. The applicant shall provide general testimony regarding previous approvals granted, and present application. Provide testimony as to whether any new waivers and/or variances are proposed.
2. The applicant shall provide testimony as to proposed improvements in Phase 2, and consistency with previously approved grading/utility/drainage/landscape and lighting plans.
3. The site plans note the retail building is to be split into three (3) pad units, with one (1) 4,000 SF pad, and two (2) 2,000 SF pads. However, the submitted architectural plan notes the development as one (1) 4,000 SF pad, one (1) 1,600 SF pad, and one (1) 2,300 SF pad, revise accordingly.



Barnegat Township Planning Board
Re: WP Barnegat, LLC (PB 18-14)
Amended Prelim & Final Major Site Plan – Phase 2
Exit 67 Town Center – Completeness and Eng Review #1

March 9, 2020
Our File No. VBGP0115.02
Page 5

4. All proposed rear façade doors shall be shown on site plan to ensure there are no conflicts with the proposed dumpster enclosure. In addition, it appears the easterly door requires a rear concrete pad and sidewalk. In addition, revise lighting plan for any wall mounted lighting proposed in the rear.
5. All Plans and title blocks shall be revised to read “Amended Preliminary and Final Major Site Plan, Phase 2”.
6. Provide status of the previously approved Minor Subdivision.
7. On sheet 1, add notes within the Site Map, noting “Phase 1”, and “Phase 2”. In addition, provide the proposed lot numbers of the Minor Subdivision, if not yet filed.
8. Clarify the noted proposed dimensioned setback of 90 feet for the retail building, as previous variances were for 91 feet, and bulk table on Sheet 3 notes 91 ft.
9. All landscaping issues are deferred to the Planning Board Landscape Architect for review and comment.
10. All water and sewer issues are deferred to the Barnegat Township Water & Sewer Utility Engineer for review and comment.
11. The applicant shall testify as to the status of any pending outside agency approvals, including those of previous phases.
12. The applicant shall testify as to proposed signage for the retail building, as we note the Site Plans do not include details as to number, area, type of lighting, etc... All lighting shall meet applicable Township codes.
13. Provide phase lines on sheet 4, Grading and Utility Plan, and note what utilities are part of Phase 2.
14. Internal traffic control signage and striping is not noted on plans or detail sheets, revise sheets accordingly.
15. We reserve the right to future comments pending receipt of revised plans.

E. DRAINAGE & GRADING COMMENTS

1. Applicant shall provide testimony as to construction of phase 2, and the necessary clearing required in subsequent phases to achieve grading and stabilization requirements. The grading and utility plan shall include a “Limit of Disturbance for Phase 2” line.



Barneгат Township Planning Board
Re: WP Barneгат, LLC (PB 18-14)
Amended Prelim & Final Major Site Plan – Phase 2
Exit 67 Town Center – Completeness and Eng Review #1

March 9, 2020
Our File No. VBGP0115.02
Page 6

2. As required by Section 55-330.6B(5), the Stormwater Maintenance Plan and any future revisions to the plan must be recorded upon the deed of record. Prior to recording, the form of the deed must be reviewed and approved by the Planning Board Attorney and our office. **Outstanding**
3. Handicapped parking and a ramp are noted to be constructed, additional grades on the proposed sidewalk shall be included to ensure sidewalk is ADA compliant.
4. Testimony shall be provided as to adequate separation of proposed dry well to building foundation.

F. ASSESSMENTS

1. The Applicant is subject to an affordable housing assessment as set forth in Section 55-351B(2) of the Ordinance.
2. The Applicant is subject to a tax map assessment in the amount of \$800.00 for this commercial site plan.
3. Various off-site water system improvements are planned or have been constructed by Walters Development. In accordance with the developer's agreement that has been executed between the Township of Barneгат and Walters Development, all developers within the water system service area must reimburse Walters Development for their share of the costs of the water system improvements which are being constructed and paid for by Walters Development. Therefore, the Applicant will be required to pay his share of the water system costs in the amounts and at the times set forth in the developer's agreement.

G. OUTSIDE AGENCY APPROVALS

This application is subject to the following outside agency approvals:

1. Ocean County Planning Board.
2. Ocean County Soil Conservation District.
3. New Jersey Department of Environmental Protection:
 - a) CAFRA Permit.
 - b) Stormwater Discharge General Permit Authorization (5G3 – Construction Activity Stormwater).
4. Barneгат Township Water & Sewer Utility.
5. All other outside agency approvals as required.



Barnegat Township Planning Board
Re: WP Barnegat, LLC (PB 18-14)
Amended Prelim & Final Major Site Plan – Phase 2
Exit 67 Town Center – Completeness and Eng Review #1

March 9, 2020
Our File No. VBGP0115.02
Page 7

The Applicant should address the Board regarding the status of the required outside agency approvals for this project. In addition, copies of all outside agency approvals should be forwarded to the Planning Board and our office upon receipt.

Based on our review of the submitted information, 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.

Should you have any questions regarding this application, please feel free to call.

Very truly yours,

CME ASSOCIATES

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

KO/DB/lr

cc: Martin Lisella, Administrator
Barnegat Township Zoning Official
Michael J. McKenna, Esq. – Planning Board Attorney
Scott D. Taylor, LLA, PP, LEED AP – Planning Board Landscape Architect
WP Barnegat, LLC – Applicant
Keith Davis, Esq. – Applicant's Attorney
Samuel Renauro III, PE – Applicant's Engineer
Shropshire Associates, LLC – Applicant's Traffic Engineer