



Community Planning
 Landscape Architecture
 Municipal Consulting
 Streetscape Design
 Economic Development
 Parks and Recreation

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March 30, 2020

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

Re: **WP Barnegat – Phase II
 Amended Preliminary & Final Major Site Plan
 Block 115, Lot 1.01
 Barnegat Township, NJ
 Docket #PB 18-14, TDG File: 2001-118.123P.01**

Dear Board Members:

Our office has reviewed the following in support of the referenced application:

- **Land Use & Development Application**, submitted by Carl Wright on behalf of WP Barnegat, LLC, dated December 23, 2019.
- **Preliminary Major Site Plan**, prepared by SR3 Engineers, LLC, consisting of 7 sheets, dated December 16, 2019.
- **Architecture Plans**, prepared by Larson Design Group, consisting of 1 sheet, dated October 4, 2019.
- **Resolution of Approval P-2019-15**, memorialized on June 25, 2019.
- **Resolution of Approval P-2019-30**, memorialized on November 26, 2019.

At this time, we offer the following comments:

A. General Comments/Site Design

1. The subject property is a 5.59-acre parcel located on the south side of West Bay Avenue at the intersection of Sandpiper Road, in the Town Center Neighborhood Commercial (TC-CN) Zone District. The site is bordered by the Heritage Bay development to the south, by the municipal water tower site and Ocean Ave. residences to the east, by a shopping center and the Township Municipal Building to the north, and Sandpiper Road and the Garden State Parkway to the west.
2. The applicant has received the following approvals:
 - Preliminary Major Site Plan approval for all 3 phases.
 - Final Major Site Plan approval on Phase I.

The applicant now seeks Amended Preliminary and Final Major Site Plan approval for Phase II, the multi-tenant retail building. The building will be increased from approximately 6,600 to 7,900-8,000 SF.

3. The applicant should clarify the exact building size as the submitted materials reference both 7,900 SF and 8,000 SF.
4. Complete signage details should be provided specifying the materials, colors and methods of illumination for all signs.

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5. The lighting information and model numbers for the proposed fixtures should be corrected to confirm that all lights will be 3000° Kelvin, consistent with the preliminary approval.

B. Building Design

1. The Applicant should provide detailed testimony and exhibits presenting the proposed architectural forms, materials, heights and colors for the buildings; as well as how this proposal is consistent with the requirements of the Architecture design standards set forth in §55-92.
2. In that this building will be viewed from all four sides, we suggest that additional detailing be provided to the rear of the building. At a minimum, we suggest that at least two spandrel glass windows and awnings be provided toward the ends of the rear façade.
3. The awning colors and materials should be specified. The applicant should confirm that the awnings will be opaque and will not be backlit.
4. Testimony should be provided regarding the building HVAC locations, and confirm that if roof-mounted, they will be screened by the proposed parapet or additional screening if necessary.

C. Buffers & Planting

1. All Phase I plantings should be screened or greyed out on the Phase II plans. In the alternative; a heavy Phase II line could be put on the plan to demarcate the limit of Phase II plantings.

If you have any questions or require additional information regarding this application, please do not hesitate to contact our office.

Respectfully submitted,
Taylor Design Group, Inc.


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Vice President

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