

RESOLUTION NO. 2020-139

A RESOLUTION OF THE TOWNSHIP OF BARNEGAT, COUNTY OF OCEAN AND STATE OF NEW JERSEY GRANTING PRELIMINARY AND FINAL SANITARY SEWAGE FACILITIES APPROVAL TO 1111 WEST BAY & NAUTILUS ASSOCIATES, LLC FOR PROPERTY KNOWN AS COMPASS POINT COTTAGE, PHASE 1

WHEREAS, the Township Committee of the Township of Barnegat, State of New Jersey has received an application for Preliminary and Final Sanitary Sewage Facilities Approval to developer, 1111 West Bay Avenue & Nautilus Associates, LLC, (the "Applicant") for property known as Compass Point Cottage, Phase 1, otherwise known as Block 92, Lots 15, 16, 18, 18.01, 20, 21, 23, 23.03, 23.04, Block 92.103, Lots 1-4, Block 92.104, Lots 1-16, Block 92.105, Lots 1-23, Block 92.106, Lot 1-24, Block 92.107, Lots 7-8, Block 92.108, Lot 15-24, Block 92.109, Lots 14 & 15, and Block 92.113, Lots 42-45; and

WHEREAS, the application has been reviewed by the Township Engineer and it was found that the Preliminary and Final Sanitary Sewage Facilities Approval can be granted subject to the recommendations and conditions set forth in the January 22, 2020 correspondence from the Township Engineer, which is attached hereto and made a part hereof; and

WHEREAS, the accepts the recommendations of its professional staff.

NOW THEREFORE BE IT RESOLVED this 3rd day of March 2020 by the Mayor and Township Committee of the Township of Barnegat, County of Ocean, and State of New Jersey as follows:

1. The Township hereby grants Preliminary and Final Sanitary Sewage Facilities Approval to 1111 West Bay & Nautilus Associates, LLC for development known as Compass Point Cottage, Phase 1 subject to all the conditions and recommendations set forth in the January 22, 2020 review letter prepared by the Township Engineer which is attached hereto.

2. A certified copy of this Resolution shall be forwarded by the Township Clerk to the following:

- (a) Martin Lisella, Township Administrator
- (b) Stacey Cole, Planning Board Secretary
- (c) Roger Budd, Water and Sewer Utilities Supervisor
- (d) 1111 West Bay & Nautilus Associates, LLC
- (e) Christopher J. Dasti, Township Attorney
- (f) Kurt J. Otto, PE, PP, CME, Township Engineer

CERTIFICATION

I certify that the forgoing Resolution was duly adopted by the Township of Barnegat at a meeting held on March 3, 2020, a quorum being present and voting in the majority.

Prepared by: Michele Rivers, Township Clerk

**THE LAW OFFICES OF
CHRISTOPHER J. DASTI**

LAW OFFICES OF
CHRISTOPHER J. DASTI
COUNSELLOR AT LAW
900 NEWARK AVENUE
P.O. BOX 779
FORKED RIVER, N.J. 08731



January 21, 2020
Corrected January 22, 2020

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 (1981-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVÖR 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

Mayor & Township Committee
Township of Barnegat
900 West Bay Avenue
Barnegat, NJ 08005

Re: Docket No. PB 17-05
Application for Preliminary & Final Sanitary
Sewage Facilities Approval - Review #1
Compass Point Cottage, Phase 1
Block 92, Lots 15, 16, 18, 18.01, 20, 21, 23, 23.03, & 23.04;
Block 92.103, Lots 1-4; Block 92.104, Lots 1-16;
Block 92.105, Lots 1-23; Block 92.106, Lots 1-24;
Block 92.107, Lots 7-8; Block 92.108, Lots 15-24;
Block 92.109, Lots 14 & 15; Block 92.113, Lots 42-45.
West Bay Avenue
Barnegat Township, Ocean County, New Jersey
Applicant: 1111 West Bay & Nautilus Associates, LLC
Our File: VBGU0092.06 (60001)

Dear Mayor & Township Committee:

Our office has received for review an application for Preliminary & Final Water System Facilities approval for the above referenced property. The application was accompanied by the following information:

- A partial set of Preliminary & Final Major Subdivision drawings (15 sheets) prepared by John W. Kornick, PE, PP with K2 Consulting Engineers, Inc. of Haddonfield, New Jersey and bearing a latest revision date of October 29, 2019. The submitted plans consist of sheets 1, 2, 24-31, 51-53, 57 & 66.
- Sanitary Sewer Specifications for Compass Point Cottages, Phase 1 prepared by John W. Kornick, PE dated October 7, 2019.
- A Sanitary Sewer Engineer's Report for Compass Point Cottages, Phase 1 prepared by John W. Kornick, PE dated October 7, 2019.
- A completed Application for Review of Preliminary Plans for Sanitary Sewer System Facilities dated November 6, 2019.
- A completed Application for Review of Final Plans for Sanitary Sewer System Facilities dated November 6, 2019.
- A Sanitary Sewer Cost Estimate Prepared by John W. Kornick, PE, PP dated November 5, 2019.

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

S:\Barnegat\Water & Sewer Reviews\92.06 West Bay and Nautilus Associates\20-01-21 - P & F Sewer Review (Corrected 20-01-22).doc

CONSULTING AND MUNICIPAL ENGINEERS

849 W. BAY AVENUE, SUITE 7 • BARNEGAT, NEW JERSEY 08005 • (732) 410-2650 • FAX: (609) 698-1680



Mayor & Township Committee
Township of Barnegat

Re: Compass Point Cottages, Phase 1
Application for Preliminary & Final Sanitary
Sewage System Facilities Approval – Review #1

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A. GENERAL COMMENTS

The property in question is an irregularly shaped tract which is located on the southerly side of West Bay Avenue approximately 180 ft west of the intersection with Nautilus Drive. It has an area of approximately 140.88 acres. The Shoreline Sand and gravel tract previously contained a sand and gravel contracting and mining operation which has been abandoned for some time while the Compass Point tract is currently vacant and wooded. The majority of the site is located in the Residential Low/Adult Community (RL/AC) Zone while a portion of the site fronting on West Bay Avenue is located in the Neighborhood Commercial (CN) Zone.

The Applicant received General Development Plan approval from the Planning Board to construct 777 detached age-restricted manufactured homes and a 13,500 sf clubhouse by Resolution P-2019-12 which was memorialized on May 28, 2019. In addition, the Applicant has applied to the Planning Board for Preliminary & Final Major Site Plan approval to construct Phase 1 of the project which consists of 212 age restricted manufactured homes and the clubhouse. We note that the application for site plan approval of Phase 1 has not yet been heard by the Planning Board.

The Applicant has applied to the Township Committee for Preliminary & Final Sanitary Sewer System Facilities approval to permit the installation of the sanitary sewer mains and laterals necessary to service this project. The work will consist of the installation of approximately 8,245 LF of 8" SDR-35 PVC sanitary sewer main, 46 manholes, and 213 lateral connections. The new sanitary sewer main will be connected to the existing sanitary sewer system at the intersection of Pelican Avenue and Nautilus Drive.

B. REVIEW FEES

Based on our review of this application we have calculated that the following Preliminary and Final Water Review Fees are required:

Preliminary Sewer Review Fee:

101 plus units – Base Fee	\$ 3,400.00
Plus \$10.00 per unit over 100 (113 units)	\$ 1,130.00
Total	\$ 4,530.00

Final Sewer Review Fee:

2% of the estimated cost of construction (2% of \$386,162.50)	\$ 7,723.25
Total	\$ 7,723.25



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Please insure that the Applicant has paid the Preliminary Sewer Review Fee of \$4,530.00 and the Final Sewer Review Fee of \$7,723.25.

C. DESIGN COMMENTS

1. General Comments:

- a. Based on our review of the submitted information, we have determined that the proposed project is located within the existing sanitary sewer system service area in Barnegat Township.
- b. The Applicant proposes to connect the sanitary sewer system to an existing sanitary sewer manhole at the intersection of Pelican Avenue and Nautilus Drive. This proposal is acceptable subject to compliance with all applicable rules and regulations.
- c. The plans should be revised to include a drawing showing the overall sanitary sewer system for the entire project.
- d. According to our records, the existing sanitary sewer in Nautilus Drive flows by gravity from Pelican Avenue to the south to the intersection with Harpoon Drive. It then flows to the east along Harpoon Drive to the intersection with Mutineer Drive and finally it flows to the south along Mutineer Drive where it discharges into the Mutineer Drive Pump Station. In addition, the flow from the Mutineer Drive Pump station ultimately discharges to the Fourth Street Pump Station. The Applicant must submit a detailed analysis of the downstream system to demonstrate that the existing gravity sewers and the pump stations have adequate capacity to accommodate the proposed development.
- e. The Applicant must submit calculations to demonstrate that the proposed sanitary sewer system has been designed to carry at least twice the estimated average daily flow when flowing half full.
- f. The profiles on sheets 51, 52 & 53 show that a minimum separation of 18 ft is proposed between the water main and various drainage system crossings. The profiles should be revised to show that the required separation is 18 inches not 18 feet.
- g. The proposed streets must be labeled on the plans.
- h. The plans must include profiles of the sewer mains in all of the dead end streets.
- i. Provide a note on the plans stating that the on-site sewer system will be privately owned and operated.



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2. Sheet 26:

- a. The invert elevations shown for San. MH. 44 do not match the invert elevations shown on the Road 'B' profile on sheet 51. Please adjust accordingly.
- b. Our office calculated the slope of the sanitary main from San. MH 45 to San. MH 44 to be 0.40%. Please review calculations and adjust accordingly.
- c. Our office calculated the slope of the sanitary main from San. MH 41 to San. MH 44 to be 0.29%. This is less than the required minimum according to N.J.A.C. 7:14A-23. Redesign pipe.
- d. Our office calculated the slope of the sanitary main from San. MH 41 to San. MH 40 to be 0.49%. Please review calculations and adjust accordingly.
- e. The drainage pipe from Inlet 2-18 to Inlet 2-22 is called out as a "SAN" line. This discrepancy must be resolved.
- f. Concrete encasement is required around the sanitary line at the water main crossing just north of San. MH #40.
- g. Concrete encasement may be required around the sanitary line at the water main crossing just north of San. MH #36. Please investigate.
- h. The Inv. In E. callouts for San. MH's 36 & 33 should be changed to Inv. In W.

3. Sheet 27:

- a. In the Road C intersection with Sanitary Manhole #17, move the water valves off the sanitary line and onto the water line. Ensure none of the valves are proposed on any storm or sanitary lines.
- b. Concrete encasement is required around the sanitary line to the east of San. MH #17 at the storm crossing.
- c. The Inv. In E callouts for San. MH's 29, 25, 23, and 22 should be changed to Inv. In W.
- d. Our office calculated the slope of the sanitary main from San. MH #18 to San. MH #19 to be 1.96%. Please review calculations and adjust accordingly.

4. Sheet 29:

- a. In the Road C intersection with Sanitary Manhole #15, move the water valves off the sanitary line and onto the water line. Ensure none of the valves are proposed on any storm or sanitary lines.



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- b. In the Road C intersection near Sanitary Manhole #13, extend the water main to connect with the water main, not the sewer main.
- c. In the Road C intersection with Sanitary Manhole #12, move the water valves off the sanitary line and onto the water line. Ensure none of the valves are proposed on any storm or sanitary lines.
- d. The drainage pipe from Inlet 5-8 to Inlet 5-9 is called out as a "SAN" line. This discrepancy must be resolved.
- e. Our office calculated the slope of the sanitary main spanning San. MH's 14 and 15 to be 0.96%. Please review calculations and adjust accordingly.
- f. Our office calculated the slope of the sanitary main from San. MH #11 to San. MH #12 to be 1.96%. Please review calculations and adjust accordingly.

5. Sheet 30:

- a. Concrete encasement is required around the sanitary line at the storm sewer crossing just east of San. Manhole #6.
- b. At the Road C & Pelican Avenue intersection, a sanitary pipe stub and cap should be provided exiting San. MH #2 to the south.

6. Sheet 51:

- a. Road 'A' Profile:
 - i. There appears to exist a conflict between the storm (Road A Station 4+72, Off 15' L) and sanitary (Road A Station 4+82, Off 15' L) and water main. Please address and ensure minimum 18" clearance.
- b. Pelican Ave Extension Profile:
- c. Road 'B' Profile:
 - i. The invert elevations in San. MH. 44 do not match the utility plans. Please adjust accordingly. In addition, the profile shows one in elevation and three out elevations whereas sheet 26 shows three in elevations and one out elevation.
 - ii. Our office calculated the slope of the sanitary main from San. MH 45 to San. MH 44 to be 0.40%. Please review calculations and adjust accordingly.
 - iii. Our office calculated the slope of the sanitary main from San. MH 41 to San. MH 44 to be 0.29%. This is less than the required minimum according to N.J.A.C. 7:14A-23. Redesign pipe.



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- iv. Our office calculated the slope of the sanitary main from San. MH 41 to San. MH 40 to be 0.49%. Please review calculations and adjust accordingly.
- v. The Inv. In E callouts for San. MH's 36, 33, 29 and 25, should be changed to Inv. In W.
- vi. The profile shows one in elevation and two out elevations for San. MH #23 whereas sheet 27 shows two in elevations and one out elevations.
- vii. A sump elevation is listed on the profile for San. MH #23 which should be deleted.
- viii. San. MH #45 shows two out elevations whereas sheet 25 shows one in elevation and one out elevation.
- ix. It appears that the water main, sanitary, and storm near Station 1+00 are in conflict. Please address.
- x. The sanitary main conflicts with the water main near San. MH #44. Please address.
- xi. The sanitary main and storm pipe conflict with the water main near Sanitary Manhole #36. Please address.

7. Sheet 53:

- a. Road 'C' Center Line and East Gutter Line Profile (Station 1+00 to 12+00)
 - i. There appears to be a utility conflict near San. MH #17. Please address and ensure minimum 18" clearance.
 - ii. Based on the inverts of San MH's 22 and 15, the water main would have to diverted below the sanitary main. Please revise accordingly.
- b. Road 'C' Water Main and East Gutter Line Profile (Station 12+00 to 23+00)
 - i. Include pipe stub at San. MH #2. See sheet 30 comments.
 - ii. Based on the inverts of San MH's 9 and 6, the water main would have to diverted below the sanitary main. Please revise accordingly.

D. OUTSIDE AGENCY APPROVALS

This application is subject to the following outside agency approvals:

- 1. Ocean County Soil Conservation District.



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2. Ocean County Utilities Authority.
3. NJ Pinelands Commission
4. New Jersey Department of Environmental Protection - Sanitary Sewer Extension Permit.
5. All other outside agency approvals as required.

Upon receipt, the Applicant must submit copies of all outside agency approvals to the Township and our office.

Based on the above, it is our recommendation that the Applicant be granted Preliminary & Final Sanitary Sewerage Facilities approval for this project subject to the Applicant complying with the various requirements set forth above.

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, CME
Water & Sewer Utility Engineer

KO/zmj

cc: Martin J. Lisella, Administrator
Stacey Cole, Planning Board Secretary
Roger Budd, Water & Sewer Utility Supervisor
Christopher J. Dasti, Esq., Water & Sewer Utility Attorney
1111 West Bay and Nautilus Associates, LLC – Applicant
Dino Spadaccini, Esq. – Applicant's Attorney
K2 Consulting Engineers, Inc. – Applicant's Engineer