

**RESOLUTION NO. 2020- 140**

**A RESOLUTION OF THE TOWNSHIP OF BARNEGAT, COUNTY OF OCEAN AND STATE OF NEW JERSEY GRANTING PRELIMINARY AND FINAL WATER SYSTEMS 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 Water Systems 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 Water Systems Facilities Approval can be granted subject to the recommendations and conditions set forth in the January 21, 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 Water Systems 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 21, 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.

Michele Rivers, Township Clerk

Prepared by:

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

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January 21, 2020

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

**Re: Docket No. PB 17-05**  
**Application for Preliminary & Final Water**  
**System Facilities Approval - Review #1**  
**Compass Point Cottages, 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 & 65.
- Water System Specifications for Compass Point Cottages, Phase 1 prepared by John W. Kornick, PE dated October 7, 2019.
- A Water System 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 Water System Facilities dated November 6, 2019.
- A completed Application for Review of Final Plans for Water System Facilities dated November 6, 2019.
- A Water 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:



Mayor & Township Committee  
Township of Barnegat  
Re: Compass Point Cottages, Phase 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 1140.88 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 Water System Facilities approval to permit the installation of the water mains necessary to service Phase 1 of the project. The work will consist of the installation of approximately 4,440 LF of 6" C-900 PVC water main, 4,660 LF of 8" C-900 PVC water main, 7 fire hydrants, 18 blow offs, and 212 service connections. The proposed water system will be connected to the existing water mains in West Bay Avenue at the northwest corner of the site and in Nautilus Drive at the intersection with Pelican Avenue.

#### 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 Water Review Fee:***

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

##### ***Final Water Review Fee:***

2% of the estimated cost of construction (2% of \$488,920.00)	\$ 9,778.40
<b>Total</b>	<b>\$ 9,778.40</b>



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Please insure that the Applicant has paid the Preliminary Water Review Fee of \$4,530.00 and the Final Water Review Fee of \$9,778.40.

### **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 water system service area in Barnegat Township.
- b. The Applicant proposes to install a looped system which will be connected to the existing water mains in West Bay Avenue and Pelican Avenue. 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 water system for the entire project.
- d. The Applicant shall submit a detailed water system analysis for the entire project. The analysis must demonstrate that the water supply system will be adequate to handle the necessary flow, based on complete development of the tract. The water system analysis must be prepared in accordance with the requirements set forth in Section IV.A of the Barnegat Water Supply System Rules and Regulations.
- e. The Applicant must submit calculations to demonstrate that the design capacity of the water mains shall be such as to maintain a minimum pressure of 20 pounds per square inch (psi) at street level and at all points in the distribution system under all required flow conditions as stipulated in Section IV.B.4 of the Barnegat Water Supply System Rules and Regulations.
- f. The plans must be revised to show that all water mains will be 8" diameter as stipulated in Section IV.B.4 of the Barnegat Water Supply System Rules and Regulations.
- g. The plans must be revised to replace the blow offs with fire hydrants.
- h. Section IV.B.3 in the Barnegat Water Supply System Rules and Regulations states that the mains shall be generally located on the north and west sides of the streets whereas the plans show the water mains on the north and east sides of the street. Please revise accordingly.
- i. It is our recommendation that the dead end water mains be looped to eliminate issues with stagnant water and sediment accumulation.
- j. The proposed streets must be labeled on the plans.



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- k. Provide tracer tape for all PVC water mains.
- l. Provide a note on the plans stating that the on-site water system will be privately owned and operated.

**2. Sheets 24 to 31:**

- a. Water Note #6 requires that a backflow preventer must be installed inside the building on each water service. The Applicant should clarify why backflow preventers are required on the residential units.
- b. Water Note #7 states that a pressure reducing valve shall be installed immediately after the backflow preventer. The Applicant should clarify why pressure reducing valves are required.
- c. Water Note #8 states that all water mains dedicated to the Township of Barnegat shall be constructed with restrained joint pipe. The Applicant should clarify why restrained joint pipe is required.

**3. Sheet 25:**

- a. Provide a valve at the Township R.O.W. at Road 'A' to separate the ownership of the main.
- b. The hydrant north of water meter needs to be south of the meter. This hydrant will not be owned by the Township.
- c. Propose a water valve on Road 'A' about 20 feet north of the end cap.
- d. Relocate the proposed water valve at the Road A/Road B intersection so the valve is not on the storm pipe.

**4. Sheet 26:**

- a. Move the water valve away from the storm pipe in the intersection with Sanitary Manhole #36.
- b. No blow offs/hydrants shall be located in the roadway. Please revise accordingly.

**5. Sheet 27:**

- a. No blow offs/hydrants shall be located in the roadway. Please revise accordingly.
- b. Propose a minimum two valves at the Road 'B' and Road 'C' intersections.



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- c. In the Road B intersection with Sanitary Manhole #29, move the water valve away from the storm pipe.
- d. In the Road B intersection with Sanitary Manhole #29, the water main and storm crossing may conflict.
- e. In the Road B intersection with Sanitary Manhole #23, the water main and storm crossing have insufficient clearance. Please address.
- f. In the Road C intersection with Sanitary Manhole #19, move the water valve away from the storm pipe.
- g. 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 to sanitary lines.

**6. Sheet 29:**

- a. Propose a water valve east of the end cap.
- b. The proposed water main is shown under the curb. Revise plans to be three to five feet from the curb.
- c. 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.
- d. Install three water valves at the Road C intersection near Sanitary Manhole #13.
- e. In the Road C intersection near Sanitary Manhole #13, extend the water main to connect with the water main, not the sewer main.
- f. 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.
- g. In the Road C intersection with Sanitary Manhole #9, move water valve away from the storm crossing.

**7. Sheet 30:**

- a. Propose a third water valve at the intersection of Road 'B' and Road 'C'.





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- b. Propose a valve at the Township R.O.W. at Pelican Avenue to separate the ownership of the main.
- c. Extend the water main at the Pelican Avenue/Nautilus Drive intersection to meet with the existing water main.
- d. Propose an 8" water tap at the intersection of Pelican Avenue and Nautilus Drive.
- e. Section IV.D.1 of the Barnegat Water Supply System Rules and Regulations states that the distance between any residential dwelling and a hydrant shall not exceed 400 feet. The intersection of Road 'C' and Pelican Ave is beyond 400 feet from the nearest hydrant. Even though there are no dwellings proposed at this location and the design is currently compliant, we recommend installing a hydrant near said location for future development.
- f. In the Road C intersection with Sanitary Manhole #6, move the water valve away from the storm pipe.

**8. Sheet 51:**

**a. Road 'A' Profile:**

- i. Show water main capped at approximately Road A Station 8+03.
- ii. 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:**

- i. The water main should start at approximately Station 1+10.
- ii. Water main bend is not necessary near Inlet 6-1 and Inlet 6-2. Water main is not crossing storm pipe.

**c. Road 'B' Profile:**

- i. It appears water main, sanitary, and storm near Station 1+00 are in conflict. Please address.
- ii. The sanitary main conflicts with the water main near Sanitary Manhole #44. Please address.





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- iii. The sanitary main and storm pipe conflict with the water main near Sanitary Manhole #36. Please address.

**9. Sheet 52:**

- a. Road 'C' Water Main and West Gutter Line Profile (Station 12+00 to 23+00):
  - i. The water main should start at approximately Station 3+25 to match utility plans.
- b. Road 'C' Water Main and West Gutter Line Profile (Station 12+00 to 23+00)
  - i. It appears water main and storm conflict along the pipe spanning Storm Manhole 5A and Inlet 5-17. Please address and ensure minimum 18" clearance.
  - ii. Show where the water main is to be capped approximately at Station 22+00.

**10. Sheet 53:**

- a. Road 'C' Water Main and East Gutter Line Profile (Station 1+00 to 12+00)
  - i. The water main should start at approximately Station 3+25 to match utility plans.
- b. Road 'C' Water Main and East Gutter Line Profile (Station 12+00 to 23+00)
  - i. Show where the water main is to be capped approximately at Station 22+00.

**D. OUTSIDE AGENCY APPROVALS**

This application is subject to the following outside agency approvals:

1. NJ Pinelands Commission.
2. Ocean County Soil Conservation District.
3. New Jersey Department of Environmental Protection - Water System Extension Permit.
4. 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.



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Based on the above, it is our recommendation that the Applicant be granted Preliminary & Final Water System 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