

**RESOLUTION NO. 2020- 141**

**A RESOLUTION OF THE TOWNSHIP OF BARNEGAT, COUNTY OF OCEAN AND STATE OF NEW JERSEY GRANTING PRELIMINARY AND FINAL WATER SYSTEM FACILITIES APPROVAL TO PARAMOUNT ESCAPES OCEAN BREEZE, SECTIONS 6-8**

**WHEREAS**, the Township Committee of the Township of Barnegat, State of New Jersey is in receipt of an application for Preliminary and Final Water System Facilities Approval from the Applicant, Paramount Homes at Wall, LLC (the "Applicant"); and

**WHEREAS**, the Applicant has applied for Preliminary and Final Water System Facilities Approval from development known as Paramount Escapes Ocean Breeze, Sections 6-8 which are known as Block 90.22 and 90.54 and Lots 2, 2.07, 2.08, and 46 on the Tax Map of the Township of Barnegat; and

**WHEREAS**, the Township Engineer has reviewed the application and has authored correspondence to the Township Committee dated February 13, 2020, a copy of which is attached hereto and made a part hereof recommending that the Applicant be granted Preliminary and Final Water System Facilities Approval subject to the requirements set forth in the review letter; and

**WHEREAS**, the Township 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 System Facilities Approval to Paramount Homes at Wall, LLC for the development known as Paramount Escapes Ocean Breeze, Sections 6-8 subject to all the review comments and recommendations set forth

LAW OFFICES OF  
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COUNSELLOR AT LAW  
900 NEWARK AVENUE  
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in the February 13, 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) Paramount Homes at Wall, LLC
- (b) Stacey Cole, Planning Board Secretary
- (c) Roger Budd, Water and Sewer Utilities Supervisor
- (d) Martin Lisella, Township Administrator
- (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

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



JOHN H. ALLGAIER, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
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JOHN J. HESS, PE, PP, CME

February 13, 2020

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

**Re: Docket No. PB 03-19**  
**Application for Preliminary & Final Water**  
**System Facilities Approval - Review #1**  
**Paramount Escapes Ocean Breeze, Sections 6 - 8**  
**Lots 2, 2.07, 2.08, 46 – Blocks 90.22 and 90.54**  
**Barnegat Township, Ocean County, New Jersey**  
**Applicant: Paramount Homes at Wall, LLC**  
**Our File: VBGU0090.01 (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 (10 sheets) prepared by William A. Stevens, PE, PP with Professional Design Services, L.L.C. of 1245 Airport Road, Suite 1, Lakewood, New Jersey and bearing a date of August 30, 2019. The submitted plans consist of sheets 1, 2, 12-14, 21-24, 27.
- Engineer's Report and Construction Specifications for Water Extension for Paramount Escapes Ocean Breeze, Section 6, 7, and 8 prepared by William A. Stevens, PE, PP dated November 19, 2019.
- A completed Application for Review of Preliminary Plans for Water System Facilities dated November 12, 2019.
- A completed Application for Review of Final Plans for Water System Facilities dated January 23, 2020.

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

#### **A. GENERAL COMMENTS**

The property in question is part of the Paramount Escapes Ocean Breeze project which consists of ten (10) sections containing 683 PAC units. Section 1 contains 119 PAC units and is situated in Stafford Township while Sections 2-10 are situated in Barnegat Township and contain 564 PAC units. The Paramount Escapes Ocean Breeze project is situated in the Residential Low/Adult Community (RL/AC) Zone and portions of the project are currently under construction. The property that is the subject of this application is presently vacant and wooded.



Mayor & Township Committee  
Township of Barnegat

Re: Paramount Escapes Ocean Breeze, Section 6, 7, and 8  
Application for Preliminary & Final Water  
System Facilities Approval – Review #1

February 13, 2020  
Our File No. VBGU0090.01  
Page 2

The Applicant received Final Major Subdivision approval from the Planning Board by Resolution P-2019-32 which was memorialized on December 17, 2019. This approval permits the Applicant to subdivide the property in question into 129 single-family residential lots consisting of 47 residential lots in Section 6, 49 residential lots in Section 7 and 33 residential lots in Section 8.

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 this project. The work will consist of the installation of approximately 3,000 LF of 8" C-900 PVC water main, 1,000 LF of 12" C-900 PVC water main, 5 fire hydrants and 129 service connections. The proposed water system will be connected to the existing water mains on Dusty Miller Drive, Paramount Escapes Drive, Garden Path and Honey Suckle 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 Water Review Fee:***

101 plus units – Base Fee	\$ 3,400.00
Plus \$10.00 per unit over 100 (29 units)	\$ 290.00
<b>Total</b>	<b>\$ 3,690.00</b>

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

2% of the estimated cost of construction (2% of \$240,515.00)	\$ 4,810.30
<b>Total</b>	<b>\$ 4,810.30</b>

Please insure that the Applicant has paid the Preliminary Water Review Fee of \$3,690.00 and the Final Water Review Fee of \$4,810.30.

#### **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 Dusty Miller Drive, Paramount Escapes Drive, Garden Path,



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Re: Paramount Escapes Ocean Breeze, Section 6, 7, and 8  
Application for Preliminary & Final Water  
System Facilities Approval – Review #1

February 13, 2020  
Our File No. VBGU0090.01  
Page 3

and Honey Suckle Drive. This proposal is acceptable subject to compliance with all applicable rules and regulations.

- c. Some valve and hydrants are shown as existing, but really proposed and vice versa. Some examples of this are on Paramount Escapes Drive, Station 11+20, and Gooseberry Drive, Station 2+70. Review and revise accordingly.
- d. Some of the existing storm inlets are not shown on the plans. An example of this is on Twilight Drive Station, Station 3+00. Review and revise accordingly.

**2. Sheets 1:**

- a. The Area Map must be updated to show the Lots in all of the Sections.

**3. Sheets 2:**

- a. Revise Block 90.35 at Morning Court to show that there are seven lots, not six.
- b. Provide label for Morning Court on the plan.
- c. Provide label for each block.

**4. Sheets 12:**

- a. Swap the cleanout/curb stop symbols for the dwellings at Block 90.35, Lots 12-15.
- b. There are two "cap and restrain" callouts on Paramount Escapes Drive. Provide explanation on their purpose if the system is looped.
- c. Provide label for Paramount Escapes Drive.
- d. Clarify why two water services are required for the Block 90.36, Lot 15.
- e. Provide label for each block.
- f. Ensure that all streets are labeled.

**5. Sheet 13:**

- a. Extend the water service from the dwelling of Block 90.35 Lot 35 to the water line.
- b. Provide label for each block.
- c. Ensure that all streets are labeled.
- d. Show the proposed water main connection to the Sea Crest pines Development.



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Township of Barnegat

Re: Paramount Escapes Ocean Breeze, Section 6, 7, and 8  
Application for Preliminary & Final Water  
System Facilities Approval – Review #1

February 13, 2020  
Our File No. VBGU0090.01  
Page 4

**6. Sheet 14:**

- a. There is missing existing water main information at and near the intersection of Twilight Drive and Firefly Lane.
- b. Provide label for each block.
- c. Ensure that all streets are labeled.

**7. Sheet 21:**

- a. Provide water information on the profile.

**8. Sheet 22:**

- a. Provide water information on the profile.

**9. Sheet 23:**

- a. Provide water information on the profile.

**10. Sheet 24:**

- a. General
  - i. Provide the minimum clearance of each water main loop from the crossing storm and sanitary pipes
- b. Eventide Drive
  - i. Provide all information before Station 0+50, including San. MH 96.

**11. Sheet 27:**

- a. Revise "MAHOLE STEPS" to "MANHOLE STEPS"
- b. Fire Hydrant shall match the Barnegat standard details. This includes:
  - i. 2'x2'x6" Concrete pad
  - ii. ¾" crushed stone 6" thick under concrete pad.
- c. Provide details for looping water main and vertical bend restraint.



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Re: Paramount Escapes Ocean Breeze, Section 6, 7, and 8  
Application for Preliminary & Final Water  
System Facilities Approval – Review #1

February 13, 2020  
Our File No. VBGU0090.01  
Page 5

- d. Typical water service connection detail:
  - i. Horizontal distance from curb box to curb to face of curb is 2', not 1'.
  - ii. Revise Note 2 for the minimum service to be 1" diameter.
- e. Show the concrete cradle to encase the sanitary sewer main. There shall be no void from the concrete cradle and the sanitary main.

**12. Engineer's Report and Construction Specifications for Water Extension:**

- a. The report references a copy of a USGS quadrangle Map (Figure 1). Please provide in report.
- b. The report states the hydraulic analysis is in the original design report for the entire project. Our office has no record of this. Please submit report along with any approvals and related documents. 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. Submission shall include 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.
- c. PVC pipe is not included in the Construction Specification, Section 1.2 Materials. The plans call for the water main to be C-900 PVC pipe. Please include in Specifications.
- d. The gate valve shall be Mueller Type A-2370-20 or approved equal. Revise accordingly.
- e. There are multiple typographical errors in the fire hydrant specifications regarding the dimensions of the fire hydrants. Revise accordingly.

**D. OUTSIDE AGENCY APPROVALS**

This application is subject to the following outside agency approvals:

- 1. NJ Pinelands Commission.
- 2. Ocean County Soil Conservation District.



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Township of Barnegat

Re: Paramount Escapes Ocean Breeze, Section 6, 7, and 8  
Application for Preliminary & Final Water  
System Facilities Approval – Review #1

February 13, 2020  
Our File No. VBGU0090.01  
Page 6

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.

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  
Paramount Home at Wall, LLC – Applicant  
Professional Design Services, LLC – Applicant's Engineer