

TOWNSHIP OF BARNEGAT
900 WEST BAY AVENUE
BARNEGAT, NEW JERSEY 08005-1298
(609) 698-0080 EXT. 155



LAND USE & DEVELOPMENT APPLICATION

Planning Board: x Zoning Board of Adjustment: _____

TO BE COMPLETED BY TOWNSHIP STAFF ONLY

Date Filed: _____ Docket No.: _____

Application Fees: _____ Escrow Deposit: _____

Schedule For : _____ Review for Completeness: _____ Hearing: _____

IMPORTANT NOTICE

A non-corporate applicant may represent his/her own matter. Corporate applicants must be represented by an attorney-at-law admitted to practice in the State of New Jersey. No case on behalf of any applicant may be presented by an engineer or any other person not admitted to law practice in the State of New Jersey.

Applicants are cautioned that the burden of proof of showing justification for the requested development is upon the applicant under the Laws of the State of New Jersey. Applicants are further cautioned that particularly with applications involving requests for variances and conditional use permits, that there are specific legal requirements imposed by the Law of the State of New Jersey and applicants are, therefore, cautioned to consider seeking adequate legal advise.

TO BE COMPLETED BY APPLICANT

1. APPLICANT

Name Lighthouse at Barnegat, LLC

Address 2141 Route 88 East, Suite 1, Brick, NJ 08724

Telephone Number: Home: _____ Local: _____

Work: 732-295-7380 Fax: 732 295 7383

Applicant is a Corporation X Partnership _____ Individual _____

Other (Please Specify) _____

2. SUBJECT PROPERTY: (Attach additional sheets if necessary.)

Location: Lighthouse Drive
 Tax Map Page 51 Block 92.111 Lot (s) 24.09
 Page _____ Block _____ Lot (s) _____
 Total Area 9.9 Acres Zoning District CN

Lot Size	Width	Frontage	Depth	Square Feet
Required	<u>100</u>	<u>N/A</u>	<u>100</u>	<u>15,000</u>
Existing	<u>1,550</u>		<u>400</u>	<u>601,128</u>
Proposed				

Principal Building

Setbacks	Front	Rear	One Side	Both Sides/Total
Required	<u>50</u>	<u>25</u>	<u>10</u>	<u>25</u>
Existing	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>
Proposed	<u>52</u>	<u>33.2</u>	<u>12</u>	<u>66.5</u>

Principal Building Height	% Building (lot) Coverage
Permitted <u>35' / 2 1/4 stories</u>	<u>50</u> %
Existing _____	_____ %
Proposed <u>35' / 2 stories</u>	<u>21.9</u> %

Accessory Building

Setbacks	Front	Rear	One Side	Both Sides/Total
Required	<u>5 ft</u>	<u>5 ft</u>		
Existing				
Proposed	<u>n/a</u>	<u>n/a</u>		

Accessory Building Height	% Building (lot) Coverage
Permitted _____	_____ %
Existing _____	_____ %
Proposed _____	_____ %

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and address of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed (Attach pages as necessary to fully comply.)

The sole member of Lighthouse at Barnegat, LLC is Homes Now, Inc. No board of trustee members, are direct members. Homes Now is a non-profit organization, therefore, there are no owners. The LLC may then be entitled to certain fee waivers or fee reductions as an affordable housing non-profit

Name	Address	Interest
_____	_____	_____
_____	_____	_____
_____	_____	_____

4. OWNERSHIP:

If Owner(s) is other than the applicant, provide the following information on the Owner(s). SEE ALSO ITEM #18:

Owner's Name Lighthouse at Barnegat, LLC

Address 2141 Route 88 East, Suite 1, Brick NJ 08724

Telephone Number Home: 732-295-7380 Work: _____ Local: _____

Relationship of the applicant to the property in question:

Owner: X Lessee _____ Purchaser Under Contract _____ Other _____

5. PROPERTY INFORMATION:

Deed restrictions, covenants, easements, rights of way, association by-laws or other dedication existing or proposed on the property:

Yes (Attach copies) X No _____ Proposed _____

NOTE: All deed restrictions covenants, easements, rights of way, association by-laws or other dedications existing and proposed must be submitted for review.

Site plan, and/or conditional use applicants:

Proposal for: New structure X Expanded area _____ Alteration _____
Expansion of structure _____ Change of use _____ Sign _____

Other (please specify)

Has this property been the subject of any prior application(s) to the Planning Board or Zoning Board of Adjustment? Yes X No _____

If so, please attach a copy of the resolution(s). Resolution P2017-34

Type of Application/Relief sought Amended Final Major Site Plans

Date(s) _____ Disposition _____

Is the subject property located on:

A County road: Yes X No _____ : A State road: Yes _____ No X
within 200 feet of a municipal boundary: Yes X No _____

Present use of the premises: Vacant

6. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

- Minor Subdivision Approval
- Subdivision Approval (Preliminary) [Phases (if applicable) _____]
- Subdivision Approval (Final) [Phases (if applicable) _____]
- Amendment or Revision to an Approved Subdivision Plan

Number of lots to be created _____

Number of proposed dwelling units (if applicable) _____

Area and dimensions of each proposed lot _____

SITE PLAN:

- Minor Site Plan Approval
- Preliminary Site Plan Approval [Phases (if applicable) _____]
- Final Site Plan Approval [Phases (if applicable) _____]
- Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet) 425,800

Total number of proposed dwelling units (if applicable) n/a

Conditional Use Approval (N.J.S.40:55D-70b)

APPEALS, VARIANCES & OTHER:

- Appeal decision of an Administrative Officer [N.J.S.40:55D-70a]
- Map or Ordinance Interpretation/Special Question (N.J.S.40:55D-70b)
- Variance Relief (hardship) (N.J.S.40:55D-70c (1)]
- Variance Relief (substantial benefit) [N.J.S.40:55D-70c (2)]
- Variance Relief (use) [N.J.S.40:55D-70d]
- Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S.40:55D-34]
- Direct issuance of a permit for a lot lacking street frontage [N.J.S.40:55D-35]

7. Section(s) of Ordinance from which a variance is requested.

No variances are required

8. WAIVERS Requested of Development Standards and/or Submission Requirements: (attach additional pages as needed)

List of waivers is shown on site plans

ATTACH A COPY OF THE PROPOSED NOTICE to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the state and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable. ALL APPLICATIONS (except Informals) REQUIRE NOTICE.

The publication and the service on the affected owners must be accomplished as least 10 days prior to the date scheduled by the Administrative Officer for the hearing. THE APPLICANT IS NOT TO GIVE PUBLIC NOTICE UNTIL SUCH TIME AS THE APPLICATION IS DEEMED COMPLETE BY THE ADMINISTRATIVE OFFICER AND THE BOARD ENGINEER.

An affidavit of service on all property owners and a proof of publication must be filed before the hearing date. These items must be submitted in advance for an application to be placed on the agenda and the hearing to proceed.

10. EXPLAIN IN DETAIL THE EXACT NATURE OF THE APPLICATION and the changes to be made at the premises, including the proposed use of the premises: [attach pages as needed] _____
It is proposed to amend the current site plan approval. Four (4) buildings are proposed where two (2) were approved.

11. Is a PUBLIC WATER line available? Yes

12. Is public SANITARY SEWER available? Yes

13. Are an OFF-TRACT IMPROVEMENTS required or proposed? No

14. Is the SUBDIVISION to be filed BY DEED OR PLAT? N/A

15. Attach CERTIFICATE FROM THE TAX COLLECTOR that all taxes due on the subject property have been paid.

16. Attach executed DEVELOPER'S ESCROW AGREEMENT.

17. Attach LIST OF PROFESSIONALS & CONSULTANTS (if applicable).

***NOTE:** When a property is located west of the Garden State Parkway and is under the jurisdiction of The Pinelands Commission, the local board has no jurisdiction to hear this application until the applicant has no jurisdiction to hear this application until the applicant has obtained a Certificate of Filing from The Pinelands Commission.

16. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing). The documentation must be received the Board Secretary at least five [5] weeks prior to the meeting at which the application is to be considered, per Sec. 55A-46 of the Barnegat Land Use Code.

Quantity	Description of Item
	Amended Final Major Site Plan
	Stormwater Management Report

17. CERTIFICATION

I certify that the foregoing statements and the materials submitted are true, and waive all applicable time limits until the first public hearing of this application. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. [If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner]

The applicant (or agent) hereby further certifies and allows that agents of the Township and affiliated agencies to enter onto the property which is the subject of this application.

July 1, 2020
DATE

July 1, 2020
DATE

Christina Hojman
SIGNATURE OF APPLICANT

Christina Hojman
SIGNATURE OF OWNER

18. AUTHORIZATION BY OWNER: (If anyone other than above owner is making this application, the following authorization must be executed.)

To the approving Board of the Township of Barnegat:
Lighthouse at Barnegat LLC is hereby
 (name of designee)
 authorized to make the within application.

July 1, 2020
DATE

Christina Hojman
SIGNATURE OF OWNER

TOWNSHIP OF BARNEGAT
OCEAN COUNTY, NEW JERSEY

COMPLETENESS CHECK LIST
for
FINAL MAJOR SITE PLAN
APPLICATION

Notice to Applicants: This form must be completed and returned to the Administrative Officer when a Final Major Site Plan Application is filed with either the Planning Board or the Zoning Board of Adjustment. The applicant is required to address all items set forth on this Completeness Check List. Failure to address each item will result in the application being deemed incomplete. *(Please type or print clearly.)*

Applicant: Lighthouse at Barnegat LLC **Owner:** Lighthouse at Barnegat, LLC
2141 Route 88 East, Suite 1 2141 Route 88 East, Suite 1
Brick, NJ 08724 Brick, NJ 08724

Name of Project: _____

Location of Project: Lighthouse Drive

Block: 92.111 **Lot(s)** 24.09

Street Address: Lighthouse Drive **Zoning District:** CN



Signature of person who prepared Check List

William A. Stevens, P.E., P.P. – Vice President

Name and Title of person who prepared Check List (Please Type or Print)

For Planning/Zoning Board Use Only:

Docket No. _____

Date Received by Board: _____



<u>FINAL MAJOR SITE PLAN APPLICATION</u>	Provided or Shown	Waiver Requested
<u>I. General Requirements</u>		
Submission of completed Application Form and Check List (22 copies).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Payment of application fees and escrow deposit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification that the Applicant is the owner of the land, or his properly-authorized Agent, or that the Owner has consented in writing to the filing of this application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Concerning Corporations or Partnerships, submission of a list of names and addresses of all stockholders or individual partners owning at least ten percent (10%) of its stock of any class as required by N.J.S.A. 40:50D-48.1, et. seq.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submission of written certification from Tax Collector that all taxes and assessments are paid to date.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submission of plats or plans (22 sets) signed and sealed by N.J.P.L.S., N.J.P.E., N.J.P.P. or N.J.R.A. as required, and folded with Title Block revealed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submission of two (2) signed and sealed copies of a survey of the property upon which the Site Plan is based.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the property in question is located within the Pinelands Area, then a Certificate of Filing must be obtained from the Pinelands Commission and submitted to the Board prior to the application being deemed complete for consideration by the Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>II. Plat Details</u>		
Scale of not less than 1" = 50'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Key Map at scale of not less than 1" = 1,000.'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Title Block in accordance with the Rules governing Title Blocks for Professional Engineers (N.J.A.C. 13:40 - 1 et. seq.), including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name of Development;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name, signature, address, and license number of the Professional(s) who prepared the Plan;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of original preparation and of each subsequent revision thereof, and a list of the specific revisions entered on each sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scale (written and graphic).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name, address and telephone number of the Owner(s) of Record.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name, address and telephone number of Developer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
North Arrow with reference meridian.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>FINAL MAJOR SITE PLAN APPLICATION</u>	Provided or Shown	Waiver Requested
Approval block with signature lines for the Chairman, Secretary and the Board Engineer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The plans submitted for Final Approval must have been revised to address all of the conditions of Preliminary Approval as set forth in the Preliminary Approval Resolution and the prior engineering review letters.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the property for which Major Site Plan approval is sought consists of two (2) or more lots, then a Deed of Consolidation must be submitted to the Board. In addition, the proposed lot number and property address for the consolidated lot must be approved in writing by the Tax Assessor.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
As a condition of any Final Approval granted by the Board, the applicant must post performance guarantees and inspection fees in amounts to be determined by the Township Engineer to guarantee the installation of the required on-site and off-site improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
As a condition of any Final Approval granted by the Board, the applicant must post performance guarantees and inspection fees in amounts to be determined by the Water & Sewer Utility Engineer to guarantee the installation of the required on-site and off-site water and sewer system improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
As a condition of any Final Approval granted by the Board, the applicant must post sufficient funds with the Township to cover the costs of the following assessments as required by Township ordinances;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Affordable Housing Development Fee,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drainage Assessment;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Off-site Traffic Assessment;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Recreation Assessment;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tax Map Assessment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
As a condition of any Final Approval granted by the Board, the applicant shall submit evidence of a comprehensive general liability insurance policy in an amount not less than three hundred thousand dollars (\$300,000.)per occurrence, identifying and saving harmless the Township of Barnegat and its agencies, employees and agents from any liability for any acts of the subdivider or his agents, contractors, or employees in the implementing of the approved subdivision. The insurance policy shall provide for ten (10) days' prior notice to the Township prior to cancellation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINAL MAJOR SITE PLAN APPLICATION

	Provided or Shown	Waiver Requested
As a condition of any Final Approval granted by the Board, the following documentation must be submitted:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipal Water and Sewer Utility approval;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ocean County Planning Board approval,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ocean County Utilities Authority approval	<input type="checkbox"/>	<input type="checkbox"/>
Ocean County Soil Conservation District;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ocean County Board of Health approval, if required;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Jersey Department of Environmental Protection;	<input type="checkbox"/>	<input type="checkbox"/>
Wetlands;	<input type="checkbox"/>	<input type="checkbox"/>
Waterfront Development;	<input type="checkbox"/>	<input type="checkbox"/>
CAFRA;	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer System Extensions;	<input type="checkbox"/>	<input type="checkbox"/>
Portable Water System Extensions;	<input type="checkbox"/>	<input type="checkbox"/>
Stream Encroachment	<input type="checkbox"/>	<input type="checkbox"/>
New Jersey Department of Transportation, if required;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Pinelands Commission, if located within the Pinelands Area;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All other outside agency approvals as may be required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

TOWNSHIP OF BARNEGAT
OCEAN COUNTY, NEW JERSEY

COMPLETENESS CHECK LIST
for
PRELIMINARY MAJOR SITE PLAN
APPLICATION

Notice of Applicants: This form must be completed and returned to the Administrative Officer when a Preliminary Major Site Plan Application is filled with either the Planning Board or the Zoning Board of Adjustment. The applicant is required to address all items set forth on this Completeness Check List. Failure to address each item will result in the application being deemed incomplete.
(Please type or print clearly.)

Applicant: Lighthouse at Barnegat LLC
2141 Route 88 East, Suite 1
Brick, NJ 08724


Owner: Lighthouse at Barnegat LLC
2141 Route 88 East, Suite 1
Brick, NJ 08724

Name of Project: _____

Location of Project: Lighthouse Drive

Block: 92.111 **Lot(s):** 24.09

Street Address: Lighthouse Drive **Zoning District** CN



Signature of person who prepared Check List

William A. Stevens, P.E., P.P. – Vice President
Name and Title of person who prepared Check List (Please Type or Print)

For Planning/Zoning Board Use Only:

Docket No. PB17-07 **Date Received by Board:** _____



<u>PRELIMINARY MAJOR SITE PLAN APPLICATION</u>	Provided or Shown	Waiver Requested
<u>I. General Requirements</u>		
Submission of completed Application Form and Check List (22 copies).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Payment of application fees and escrow deposit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification that the Applicant is the owner of the land, or his properly-authorized Agent, or that the Owner has consented in writing to the filing of this Application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Concerning Corporations or Partnerships, submission of a list of names and addresses of all stockholders or individual partners owning at least ten percent (10%) of its stock of any class as required by N.J.S.A. 40:55D-48.1, et. seq.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submission of written certification from Tax Collector that all taxes and assessments are paid to date.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submission of site plan drawings (22 sets) signed and sealed by a N.J.P.L.S., N.J.P.E., N.J.P.P., N.J.R.A. or N.J.C.L.A. as required, and folded with Title Block revealed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submission of preliminary architectural plans and elevations (20 sets) signed and sealed by a N.J.R.A. and folded with Title Block revealed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submission of two (2) signed and sealed copies of a survey of the property upon which the Major Site Plan is based.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submission of Environmental Impact Statement, Composite Environmental Constraints map and test borings, percolation rates, water levels and ground water samples as set forth in Sections 55A-77D and 55B-77D of the Land Use Ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submission of Traffic Impact Analysis.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If freshwater wetlands are present, or are suspected to be present, on or near the subject property,	N/A <input type="checkbox"/>	<input type="checkbox"/>
A letter of interpretation from the N.J.D.E.P. indicating the absence of freshwater wetlands, or indicating the presence and verifying the delineation of the boundaries of freshwater wetlands, classifying the resource value of the wetlands, and establishing the required transition areas, or,	<input type="checkbox"/> N/A	<input type="checkbox"/>
A letter of exemption from the N.J.D.E.P. certifying that the proposed activity is exempt from the Freshwater Wetlands Protection Act, and regulations promulgated thereunder, or,	<input type="checkbox"/> N/A	<input type="checkbox"/>
A copy of any application made to the N.J.D.E.P. for any permit concerning a proposed regulated activity in or around freshwater wetlands.	<input type="checkbox"/> N/A	<input type="checkbox"/>
If the property in question is located within the Pinelands Area, then a Certificate of Filing must be obtained from the Pinelands Commission and submitted to the Board prior to the application being deemed complete for consideration by the Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>PRELIMINARY MAJOR SITE PLAN APPLICATION</u>	Provided or Shown	Waiver Requested
<u>II. Plat Details</u>		
Scale of not less than 1" = 50'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Key Map at scale of not less than 1" = 1,000.'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Title Block in accordance with the Rules governing Title Blocks for Professional Engineers (N.J.A.C. 13:40 - 1 et seq.), including:		
Name of Development;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name, signature, address, and license number of the Professional(s) who prepared the plan;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of original preparation and of each subsequent revision thereof, and a list of the specific revisions entered on each sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scale (written and graphic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name, address and telephone number of the Owner(s) of Record.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name, address and telephone number of Developer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
North Arrow with reference meridian.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Approval block with signature lines for the chairman, Secretary and the Board Engineer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A schedule shall be placed on the map indicating the acreage of the tract, the zone and the minimum required and proposed lot areas, setbacks, yards and dimensions, and required and proposed number of parking spaces based on the proposed use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Names of all owners of and property lines of parcels within two hundred (200) feet of the site, including properties across the street, as shown by the most recent records of the Township, shall be included on the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The plan shall be based on a current, certified boundary survey. The date of the survey and the name of the person making same shall be shown on the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing one (1) foot interval contours based on United States Coast and Geodetic Survey datum (MSL-0_ shall be shown extending a minimum of one hundred (100) feet beyond the boundary of the tract in question and shall be certified by a New Jersey Licensed Land Surveyor as to accuracy, except where the slopes exceed five percent (5%), a two (2) foot interval may be used. The source of the elevation datum shall be noted on the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All existing streets, watercourses, floodplains, floodways and flood areas within the proposed site and within two hundred (200) feet of the boundaries thereof shall be shown on the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Both the width of the paving and the width of the right-of-way of each street, existing public easements and township borders within two hundred (200) feet of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>PRELIMINARY MAJOR SITE PLAN APPLICATION</u>	<u>Provided or Shown</u>	<u>Waiver Requested</u>
The distances measured along the right-of-way line of existing streets abutting the property, to the nearest intersections with other public streets, shall be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All existing structures shall be shown along with an indication of those which are to be destroyed or removed and the front, rear and side yard dimensions of those to remain. Structures to be removed shall be indicated by dashed lines; structures to remain shall be indicated by solid lines.	N/A	<input type="checkbox"/>
The boundaries, nature and extent of wooded areas and the location of any other significant physical features including swamps, bogs and ponds within the proposed major site plan and within two hundred (200) feet thereof shall be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All proposed public easements or rights-of-way, the purposes thereof and proposed streets within the proposed site shall be shown on the plan. The proposed streets shall show the right-of-way and proposed pavement width.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The detailed layout of the proposed development showing all exist and/or proposed lots, streets, utilities, curbs, sidewalks, traffic and streets, utilities, curbs, sidewalks, traffic and street signs, driveways, parking and loading areas, lighting, trash enclosures, grading and drainage improvements, including plans, profiles, cross-sections and construction details drawn in accordance with the detailed provisions set forth in the Barnegat Township Land Use Ordinance, shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The limits of all areas of proposed cuts and fills, exclusive of excavations for basements, shall be clearly designated on the plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The vehicular circulation pattern on site and the means of ingress and egress of the development, showing, in particular, the size and location of driveways and curb cuts, walkways, the proposed traffic channels, acceleration and deceleration lanes, if any, and any other means of controlling vehicular and pedestrian traffic, shall be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The existing system of drainage of the site and of any larger tract of which it is a part, together with information on how it is proposed to dispose of surface drainage, shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The acreage of the drainage area or areas of each natural or man-made watercourse traversing the site, including the area within the area upstream from the site, shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The plans shall include a grading and drainage plan which shall show the locations of all existing and proposed drainage swales and channels, retention-recharge basins, the scheme of surface drainage and other items pertinent to drainage to demonstrate compliance with the detailed requirements of the Township's drainage ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRELIMINARY MAJOR SITE PLAN APPLICATION	Provided or Shown	Waiver Requested
The plans shall show the proposed grading contours at one (1) foot intervals, except that if slopes exceed five percent (5%), a two (2) foot interval may be used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The plans shall show the approximate area contributing to each inlet, and all proposed drainage shall be shown with pipe type and sizes, invert elevations, grades and direction of flow. The direction of flow of all surface water and water courses shall be shown on the plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The plans shall include an off-site drainage map which provides details regarding the limits of the drainage which receives or discharges runoff from or onto the site. The off-site drainage map shall include the existing ground contours, other basins which may impact or be impacted by the site, the invert elevations of all existing pipes, pipe types, sizes, direction of flow and other appropriate physical data for open or nonpipe conduits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The plans shall be accompanied by a set of drainage calculations which have been prepared in accordance with the detailed requirements set forth in the Township ordinances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A copy of any existing or proposed covenants or deed restrictions applying to the site, or certification that none exists, shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Detailed plans for Soil Erosion and Sediment Control shall be submitted in conformance with the requirements of the Ocean County Soil Conservation District.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The method of sewage and solid waste disposal shall be described, with percolation tests and soil borings to a depth of four (4) feet below the septic facility where septic tanks and leaching fields are proposed.	<input type="checkbox"/> N/A	<input type="checkbox"/>
Detailed utility layouts showing feasible connections to any existing or proposed utility systems shall be provided. The proposed locations of all fire hydrants shall be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The locations and type of the nearest and/or proposed fire hydrants and sprinkler connections shall be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location and type of garbage and refuse disposal facilities shall be shown on the plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location of driveways within one hundred (100) feet of the site boundaries shall be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location and use of all existing structures within one hundred (100) feet of the tract boundaries shall be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location, direction and illumination, height, intensity and hours of operation of the existing or proposed outdoor lighting, to be expressed in average horizontal footcandles, shall be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>PRELIMINARY MAJOR SITE PLAN APPLICATION</u>	<u>Provided or Shown</u>	<u>Waiver Requested</u>
The location, size, type and height of directional, regulatory or advisory signs or pavement markings shall be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The proposed location and area, in acres or square feet, of all required or proposed open space areas shall be shown on the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the site is to be developed in sections, then the plan shall include a Sectionalization and staging plan showing each such section. The staging of the various sections shall be such that if development were to be discontinued after the completion of any section, the developed portion would be provided with adequate street access, traffic circulation, pedestrian safety, drainage and utility systems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location, size and type of existing natural features including trees and shrubs, both those to be removed as well as those to be preserved, shall be shown on the plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A Landscape Plan shall be provided showing the proposed location of all proposed plantings, buffer areas and screening strips, a legend listing the botanical and common names of each proposed plant type, the sizes at the time of planting, a planting schedule, method of irrigation, and the total quantity of each plant type.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A detailed written description of the proposed use and operation of the building(s), the proposed number of shifts to be worked, the maximum number of employees on each shift, and the hours of operation open to public use shall be submitted to the Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
No Site Plan involving any street(s) which do not conform to the right-of-way widths specified in the Master Plan or on the Official Map shall be approved unless the additional half width right-of-way necessary to make the street(s) conforming shall be granted to the municipality, or other agency having jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Plans involving a corner lot shall provide a sight triangle easement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sight triangles shall be provided and shown on the plan as required by the Township ordinances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All required deed descriptions, including utility easements, restrictive covenants, roadway dedications and sight triangle easements, shall be submitted for approval prior to filing with the County Recording Officer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRELIMINARY MAJOR SITE PLAN APPLICATION	Provided or Shown	Waiver Requested
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The following section applies to residential site plan applications only.

III. Residential Site Improvement Standards		
An Engineering Report must be submitted which sets forth the classification of all residential streets within the proposed subdivision. In addition, the Engineering Report must demonstrate that the project has been designed in accordance with the detailed requirements set forth in Subchapter 4 of the Residential Site Improvement Standards, the appropriate curb and sidewalk requirements have been met, and an adequate number of on-street and off-street parking spaces have been provided.	<input type="checkbox"/>	<input type="checkbox"/>
A Stormwater Management Report must be submitted which demonstrates that the stormwater management system for the proposed development has been designed in accordance with the detailed requirements set forth in Subchapter 7 of the Residential Site Improvement Standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A public water supply system must be provided to serve the proposed development. The water supply system must be designed in conformance with the detailed requirements set forth in Subchapter 5 of the Residential Site Improvement Standards. In the alternative, the applicant may propose the use of on-site wells if approved in writing by the municipality or utility authority having jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sanitary sewer service must be provided to serve the proposed development. The sanitary sewer service must be designed in conformance with the detailed requirements set forth in Subchapter 6 of the Residential Site Improvement Standards. In the alternative, the applicant may propose the use of on-site septic systems if approved in writing by the municipality or utility authority having jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If any <i>de minimis</i> exceptions from the requirements of the Residential Site Improvement Standards are requested, an application must be filed in writing with the municipal approving authority and shall include the following:	<input type="checkbox"/> N/A	<input type="checkbox"/>
1. A statement of the requirements of the standards from which an exception is sought;	<input type="checkbox"/>	<input type="checkbox"/>
2. A statement of the manner by which strict compliance with said provisions would result in practical difficulties; and	<input type="checkbox"/>	<input type="checkbox"/>
3. A statement of the nature and extent of such practical difficulties.	<input type="checkbox"/>	<input type="checkbox"/>

<u>PRELIMINARY MAJOR SITE PLAN APPLICATION</u>	<u>Provided or Shown</u>	<u>Waiver Requested</u>
If any waivers are requested, the waiver request must be submitted in writing to the New Jersey Department of Community Affairs, with a copy to the administrative officer of the Township, and shall include the following information:	<input type="checkbox"/>	<input type="checkbox"/>
1. A copy of the development application as submitted to the municipal approving authority; and	<input type="checkbox"/>	<input type="checkbox"/>
2. A brief memorandum to the Commissioner of the Department of Community Affairs containing sufficient information upon which to base a determination, including:	<input type="checkbox"/>	<input type="checkbox"/>
• A short description of the project in narrative form;	<input type="checkbox"/>	<input type="checkbox"/>
• A citation to the particular site improvement standard from which waiver is requested;	<input type="checkbox"/>	<input type="checkbox"/>
• A clear description of the condition(s) giving rise to the request;	<input type="checkbox"/>	<input type="checkbox"/>
• A clear description of the anticipated result if the standard were to be followed.	<input type="checkbox"/>	<input type="checkbox"/>
• The name, address, and telephone number of a contact person for the developer; and	<input type="checkbox"/>	<input type="checkbox"/>
• The name, address, and telephone number of a contact person for the municipal approving authority.	<input type="checkbox"/>	<input type="checkbox"/>
The applicant's engineer must provide to the Board a written certification which states that, with the exception of any waivers or <i>de minimis</i> exceptions requested, the project has been designed in full compliance with the requirements of the Residential Site Improvement Standards.	<input type="checkbox"/>	<input type="checkbox"/>



**BARNEGAT TOWNSHIP
CONTRIBUTION DISCLOSURE STATEMENT**

Pursuant to Ordinance 2005-04 dated February 22, 2005, 'Ethics Code of', Article 10-19, requiring Contribution Disclosure Statements in Land Use Applications, the following contributions were made in Barnegat Township, Ocean County, NJ: (Complete Item 1 or Item 2)

Item 1: No contributions were made within one (1) year of the filing of the referenced application:

John Rea
Signature
John Rea, McDonough, Rea & Associates
Print Name/Title
7-12-17
Date

**SUSAN KENNEL
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2096694
MY COMMISSION EXPIRES JAN. 28, 2022**

Sworn and subscribed before me this
12th day of July, 2017
[Signature]
Notary Public

Item 2: The following contributions were made within one (1) year of the filing date of the referenced application:

NONE

John Rea
Signature
JOHN REA PRES.
Print Name/Title
7-12-17
Date

Sworn and subscribed before me this
12th day of July, 2017
[Signature]
Notary Public

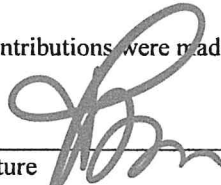
**SUSAN KENNEL
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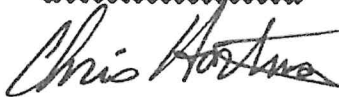
Signature

Print Name & Title
THOMAS BRENNAN PRESIDENT

Date **08.20.2020**



Sworn and subscribed before me this
20th day of August, 2020.



Chris Hartman
Notary Public

Item 2: The following contributions were made within one (1) year of the filing date of the referenced application:

Signature

Print Name/Title

Date

Sworn and subscribed before me this
____ day of _____, 2020.

Notary Public

LIST OF PROFESSIONALS & CONSULTANTS

APPLICANT'S NAME: Lighthouse at Barnegat, LLCAddress 2141 Route 88 East, Suite 1, Brick NJ 08724Telephone Number 732-295-7380 Fax Number _____

1. Attorney Edwin W. Schmierer, Esq
Address 101 Poor Farm Road, Princeton NJ 08540
Telephone Number 609-436-1200 Fax Number 609-683-7978
2. Engineer Professional Design Services, LLC / William A. Stevens, PE, PP
Address 1245 Airport Rd., Suite 1, Lakewood, NJ 08701
Telephone Number 732-363-0060 Fax Number 732-363-0073
3. Planning Consultant Professional Design Services, LLC / Ian M. Borden, PP,AICP
Address 1245 Airport Rd., Suite 1, Lakewood, NJ 08701
Telephone Number 732-363-0060 Fax Number 732-363-0073
4. Architect _____
Address _____
5. List any other Expert(s) who will submit a report or who will testify for the Applicant:
(Attach additional sheets as may be necessary)
Name McDonough Rea Associates
Field of Expertise Traffic Engineering
Address 1431 Lakewood Rd., Suite C, Manasquan, NJ 08736
Telephone Number 732-528-7076 Fax Number 732-528-6673

PB17-07

MASON, GRIFFIN & PIERSON

A PROFESSIONAL CORPORATION
COUNSELLORS AT LAW



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Directors

Edwin W. Schmierer
Valerie L. Howe •
Shawn M. Neufeld †
Kevin A. Van Hise †
Sharon A. Dragan †

Kester R. Pierson (retired)

Ralph S. Mason (1913-1988)
Gordon D. Griffin (1919-2016)
Craig H. Davis (1947-1997)

Also Admitted in:
† PA • FL • VA ▼ NY

Of Counsel

Kristina P. Hadinger
Trishka W. Cecil †
Ian T. Hammett
Lucille E. Davy
Elizabeth Zuckerman

Associates

Lisa M. Maddox †
Nicole M. Sciotto †
Keri Reid McNally ▼
Anthony R. Todaro
Jeanne-Marie Scollo ▼

July 20, 2020

Stacey M. Cole
Barnegat Township Planning Board
900 West Bay Avenue
Barnegat, NJ 08005

Re: Homes Now, Inc. Land Development Application

Dear Ms. Cole:

I am writing to introduce myself as the attorney who will be representing Homes Now, Inc. in connection with a pending application to the Barnegat Township Planning Board.

I enclose herewith the original Barnegat Township Contribution Disclosure Statement which has been executed and notarized.

Very truly yours,

Edwin W. Schmierer
Direct Dial: (609) 436-1200
Direct E-Mail: e.schmierer@mgplaw.com

EWS:haf
Encl.:

cc: Christine Hofmann, Homes Now, Inc., Exec. Dir. (via email-letter only)
Ian M. Borden, P.P., AICP, President
Professional Design Services LLC

**BARNEGAT TOWNSHIP
CONTRIBUTION DISCLOSURE STATEMENT**

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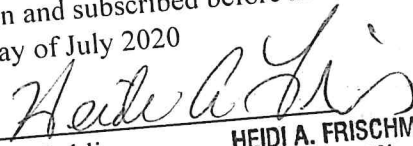
No contributions were made within one (1) year of the filing of the referenced application:



Signature
Edwin W. Schmierer, Esq.
Print Name/Title

July 1, 2020
Date

Sworn and subscribed before me this
1st day of July 2020



Notary Public
HEIDI A. FRISCHMAN
A Notary Public of New Jersey
My Commission Expires July 28, 2022

The following contributions were made within one (1) year of the filing date of the referenced application:

Signature

Print Name/Title

Date

Sworn and subscribed before me this
day of 2015

Notary Public