

September 16, 2025
Via FedEx Overnight Delivery

Township of Barnegat
900 West Bay Avenue
Barnegat, New Jersey 08005

Attn: Stacey Cole
Planning Board Secretary

**RE: SP Barnegat LLC
Proposed Aldi Food Market
10 Barnegat Boulevard
Block 114, Lot 14.05
Township of Barnegat
Ocean County, New Jersey
DEC # 2175-24-03743
Twp #: PB25-06**

Dear Ms. Cole,

On behalf of the applicant, SP Barnegat LLC, enclosed please find the following plans and documents constituting the resubmission to the Township Planning Board for continued review of the Preliminary & Final Site Plan application for the above referenced project in anticipation of the September 30, 2025 Planning Board Hearing:

- Three (3) copies of the Exterior Elevations and Operations Plans, prepared by APD Engineering Architecture;
- Three (3) copies of the Planning Board Resolution of Approval (P-2008-11);
- Three (3) copies of the Site Plan, prepared by Flannery, Webb & Hansen, P.A., dated July 31, 2000, last revised December 4, 2006;
- Three (3) signed and sealed copies of the Stormwater Management, Groundwater Recharge and Water Quality Analysis, prepared by our office, dated June 2025, last revised September 2025;
- Three (3) signed and sealed copies of the Stormwater Management Measures Maintenance Plan & Field Manuals, prepared by our office, dated June 2025; last revised September 2025;
- Three (3) copies of the Drainage Area and Inlet Area Maps, prepared by our office, dated June 6, 2025, last revised September 5, 2025 (Rev 1);

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- Twenty-two (22) signed and sealed copies of the Preliminary and Final Major Site, prepared by our office, dated June 6, 2025, last revised September 10, 2025 (Rev 1); and
- One (1) CD containing digital copies of all plans, reports, and submission documents.

A copy of the above documents have been sent directly to the Planning Board Engineer (Jason A. Worth, PE, PP, CME) at T&M Associates and board Landscape Architect (Scott D. Taylor, LLA, AICP, PP, LEED AP) at Taylor Design Group for their review.

The enclosed information has been revised to satisfy the project review comments identified in the following documents:

- Completeness Review, prepared by Jason A. Worth, PE, PP, CME (T&M Associates), dated August 8, 2025;
- Review Letter, prepared by the Barnegat Township Engineering office, dated July 10, 2025; and
- Review Letter, prepared by Scott D. Taylor, LLA, AICP, PP, LEED AP (Taylor Design Group, Inc.), dated September 9, 2025.

In order to facilitate the review of the revised documents, we have provided the following itemized responses of the outstanding comments:

Completeness Review, prepared by Jason A. Worth, PE, PP, CME (T&M Associates), dated August 8, 2025:

B. General Comments

1. Informational

C. Variances and/or Waivers From Local Ordinances

1. Variances Requested:
 - a. Testimony will be provided for the requested variance.
 - b. Testimony will be provided for the requested variance.
2. Informational.
3. Design Waivers Requested:
 - a. Testimony will be provided regarding the location of parking waiver.
 - b. Testimony will be provided regarding the wall mounted signage.
 - c. The Grading Plan (Sheet 5) has been revised to provide a slope of 10% for lawns within 5 feet of the proposed building and 25% for areas more than 5 feet from the proposed building, therefore a design waiver should no longer required.

D. Submission Requirements

1. Informational

E. Site Plan and Design Comments

1. Testimony will be provided.
2. Testimony will be provided.
3. Testimony will be provided for the requested variance.
4. Testimony will be provided.
5. The Site Plan (Sheet 4) has been revised to provide wheel stops for parking stalls fronting the building.
6. The Site Plan (Sheet 4) has been revised to provide a sidewalk connection from Barnegat Blvd to the proposed building with striped crosswalks.
7. Testimony will be provided.
8. Testimony will be provided.
9. The Site Plan (Sheet 4) has been revised to provide striping along the north side of the building.
10. Our office is currently coordinating with the Township Fire Official and the necessary approval will be provided upon receipt.
11. The Site Plan (Sheet 4) has been revised to show the proposed cart corral location. Further Testimony will be provided.
12. Testimony will be provided.
13. Testimony will be provided.
14. Testimony will be provided for the requested design waiver.
15. Testimony will be provided.
16. NJDEP CAFRA Permit:
 - a. Testimony will be provided.
 - b. Testimony will be provided.
 - c. Testimony will be provided.
17. Utility Comments:
 - a. Testimony will be provided.
 - b. Testimony will be provided.
18. Acknowledged. The Planning Board Landscape Architect's review comments have been addressed below.

F. Traffic and Site Circulation

1. Testimony will be provided.
2. Access Points:
 - a. The Site Plan (Sheet 4) has been revised to provide a right turn only arrow as well as a no left turn sign.
 - b. The Site Plan (Sheet 4) has been revised to extend the centerline striping on the southern driveway entrance.
3. Testimony will be provided.
4. Testimony will be provided.

G. Grading & Drainage Comments

1. Testimony will be provided.
2. Enclosed is copy of the Resolution of Approval (P-2008-11) and corresponding Site Plan, prepared by Flannery, Webb & Hansen, P.A., dated July 31, 2000, last revised December 4, 2006, which portrays a two (2) story assisted care facility. Since this proposal was

approved and partially constructed, the current existing condition have been utilized in the proposed design.

3. The narrative of the Stormwater Management, Groundwater Recharge and Water Quality Analysis has been revised to include the Design Criteria for the proposed dams which portray compliance with NJAC 7:20. Further testimony will be provided.
4. The proposed drainage calculations have been revised to include the potential expansion areas as impervious coverage.
5. Time of Concentration (TC):
 - a. The existing TC calculations have been revised to provide the path as grass or woods to calculate shallow concentrated flow.
 - b. The time of concentration flow path for the existing DA Southeast on the Existing Drainage Area Map has been revised utilizing the hydrologically most distant point.
6. The Drainage Plan (Sheet 6) has been revised to provide forebays to each basin to meet the pretreatment requirements for exfiltration. The Soil Erosion and Sediment Control Notes and Details (Sheet 14) has been revised to provide details of same.
7. The exfiltration modeling within the Hydrograph Summary Reports have been revised strictly utilizing the basin bottom area only.
8. The Grading Plan (Sheet 5) has been revised to lower the basin bottom elevations for both Infiltration Basin A and B, eliminating the need to additional fill below Basin B. For Basin A, the Aboveground Infiltration Basin 'A' detail on the Soil Erosion and Sediment Control Notes and Details has been revised to include note #5 and a note indicating the required fill soil to consist of K5 sand or approved equal.
9. The Grading Plan (Sheet 5) design within the southern driveway has been revised to collect more of the site runoff.
10. The Grading Plan (Sheet 5) has been revised to show the grading due to the removal of the existing stockpile and the proposed treeline has been revised accordingly.
11. The Grading Plan (Sheet 5) has been revised to reflect the proposed treeline required for the proposed basin area.
12. The Grading Plan (Sheet 5) has been revised to provide 4:1 slopes around the perimeter of the site. Retaining walls have also been added to reduce the steep slopes towards the residential areas. Lastly, the grading design has been revised to reduce the overall undetained flow to POA 3 (Southeast) from existing conditions. Further testimony will be provided.
13. Testimony will be provided. The Drainage Plan (sheet 6) has been revised to provide a note stating, 'Existing inlets to be cleaned and system be televised and to complete any repairs or replacements as necessary'.
14. The existing 48" pipe at the rear of the site does not appear to be a recharge system as the pipe is not perforated. No existing or proposed connection is made to the adjacent drainage easement. Further testimony will be provided.
15. The Grading Plan (Sheet 5) has been revised to relocate the basin access entrance and provide depressed curbing.
16. The Site Plan (Sheet 4) has been revised to provide a guardrail between the parking areas and the stormwater basins. Four-foot chain link fences have been added around each of the basins.
17. The Operations and Maintenance Manual has been revised per the updates to the basin and has been provided with this resubmission.
18. The Grading Plan will be revised to provide handicap ramp details for each proposed ramp, as a condition of approval.

H. Assessments

1. Acknowledged.
2. Acknowledged.

I. Outside Agency Approvals

1. NJDEP CAFRA – *Pending*
2. Ocean County Planning Board – *Pending*
3. Ocean County Soil Conservation District – *Pending*
4. Barnegat Township Utilities – *Pending*
5. Barnegat Fire Official – *Pending*

Review Letter, prepared by the Barnegat Township Engineering Office, dated July 10, 2025:

1. Testimony will be provided.
2. Testimony will be provided.
3. Testimony will be provided.
4. Testimony will be provided.
5. Testimony will be provided.
6. Testimony will be provided.
7. Testimony will be provided.
8. Our office is currently coordinating with the Township Fire Official and their comments will be addressed upon receipt.
9. The Site Plan (Sheet 4) has been revised to provide a right turn only arrow as well as a no left turn sign.
10. The Grading Plan (Sheet 5) has been revised to provide 4:1 slopes around the perimeter of the site. Retaining walls have also been added to reduce the steep slopes towards the residential areas.
11. Testimony will be provided.
12. Testimony will be provided.
13. Testimony will be provided.
14. The Site Plan (Sheet 4) has been revised to provide a sidewalk connection from Barnegat Blvd to the proposed building with striped crosswalks.
15. Acknowledged.
16. Testimony will be provided.
17. The Landscape Plan (Sheet 8) has been revised to provide more trees along the residential property boundaries. Additionally, the Board Landscape Architect review has been addressed below.
18. Acknowledged. The Board Engineer review has been addressed above.

Review Letter, prepared by Scott D. Taylor, LLA, AICP, PP, LEED AP (Taylor Design Group, Inc.), dated September 9, 2025:

A. Site and Proposal

1. Informational.
2. Informational.

B. Variance Discussion

1. Informational.
2. Informational.

3. Testimony will be provided for the requested variances.

C. Design Waivers

1. Testimony will be provided for the requested design waivers.

D. General Comments

1. Testimony will be provided.
2. Testimony will be provided.
3. Testimony will be provided.
4. Testimony will be provided.
5. Testimony will be provided.
6. Testimony will be provided.
7. Testimony will be provided. The proposed striping within the parking lot is intended for pedestrian access throughout the parking lot and will not be used for cart corrals.
8. Testimony will be provided.
9. Testimony will be provided for the requested variances and design waivers.
10. Testimony will be provided.
11. Testimony will be provided.
12. The Site Plan (Sheet 4) has been revised to provide a sidewalk connection from Barnegat Blvd to the proposed building with striped crosswalks.
13. Testimony will be provided.
14. Testimony will be provided.
15. Testimony will be provided for the requested design waiver.
16. Testimony will be provided.
17. Testimony will be provided.
18. The Site Plan (Sheet 4) has been revised to provide a bike rack.
19. The Construction Details (Sheets 15 & 18) have been revised to provide detailed information on the colors of the proposed fences, bike racks, and light poles.
20. The Plan Set has been revised to show the adjacent zone as the R-15 Zone.

E. Building Design

1. The Exterior Elevations and Floor Plans have been provided with this submission.
2. Testimony will be provided.
3. Testimony will be provided.

F. Lighting

1. Testimony will be provided. Additionally, the lighting schedule on the Lighting Plan (Sheet 9) has been revised to include the color temperature.
2. The Construction Details (Sheets 15-18) have been revised to provide details for all lighting fixtures.
3. The Lighting Plan (Sheet 9) has been revised to comply with the Township ordinance, and the previously requested variance is no longer required.
4. The Lighting Plan (Sheet 9) has been revised to provide house shields to all lighting fixtures.
5. Testimony will be provided.
6. The Lighting Plan (Sheet 9) has been revised to set back all proposed area lights 3 feet from the curbs where vehicles overhang.

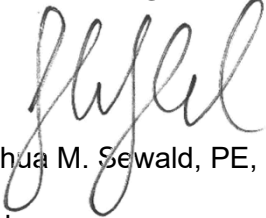
G. Landscape

1. A waiver is required for the Residential/Nuisance Buffer Planting requirement and the Foundation Planting requirement. Based on Landscape Plan revisions, a waiver is no longer needed for the Basin Planting requirement or Reforestation Requirement. The proposed basin landscaping is in accordance with NJ BMP's Chapter 7 landscape design requirements. Please see the compliance chart on Sheet 8 Landscape Plan for reforestation calculations and compliance information.
2. The Landscape Plan (Sheet 8) has been revised to include a 6-foot-high solid vinyl fence and additional landscaping to the maximum extent practicable along the southern portion of the site. Additionally, evergreen and deciduous plant material has been proposed on the higher elevations of the slope to better screen the site from adjacent residential.
3. The Landscape Plan (Sheet 8) has been revised to propose 20 parking lot trees; therefore, the design waiver is no longer required. Please see the Landscape Compliance Chart on Sheet 8 Landscape Plan for compliance information.
4. The Applicant is requesting a waiver for the required foundation plantings. Testimony will be provided.
5. The Applicant is requesting a waiver from locating and identifying all trees on site to be removed and to remain. Testimony will be provided. Additionally, The Landscape Plan (Sheet 8) has been revised to include the requested stakeout note.
6. The Landscape Plan (Sheet 8) has been revised to propose the appropriate amount of required reforestation trees. Please see Sheet 8 Landscape Plan for reforestation calculations and compliance information.
7. The Site Plan and Grading Plan (Sheets 4 & 5) have been revised to provide the tree protection fencing and clearing limits. Additionally, the Landscape Plan (Sheet 8) has been revised to include the requested stakeout note.
8. The Landscape Plan (Sheet 8) has been revised to increase seeded area on and around basins and basin side slopes. The proposed landscaping for basins is in accordance with NJ BMP's Chapter 7 landscape design requirements.
9. Green Pillar Pin Oak is an upright branching variety that will not conflict with parking areas, walkways, or street visibility. This variety was chosen to be used in areas where horizontal space is limited but shade trees are required.
10. The Landscape Plan (Sheet 8) has been revised to propose Green Mountain Sugar Maple trees.
11. The Landscape Plan (Sheet 8) has been revised to propose Bur Oak for its high rate of establishment and drought tolerance.
12. The Landscape Plan (Sheet 8) has been revised to provide alternative evergreen tree species to enhance the quality of the screen.
13. The Landscape Plan (Sheet 8) has been revised to provide planting bed lines.
14. The Landscape Plan (Sheet 8) has been revised to include the "Township of Barnegat Landscape Notes", as requested.
15. Acknowledged.
16. The Landscape Plan (Sheet 8) has been revised to include an irrigation note. Further testimony will be provided.
17. The Landscape Plan (Sheet 8) has been revised to include notes denoting locations along the frontage to be sodded.

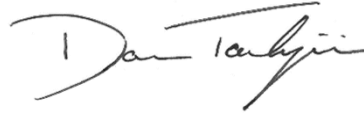
Should you have any questions, comments or require additional information, please do not hesitate to contact our office.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



Joshua M. Sewald, PE, PP



Daniel A. Tarabokija, PE

Enclosures

cc: Jason A. Worth, PE, PP, CME (via email & w/ enclosure)
Scott D. Taylor, LLA, AICP, PP, LEED AP (via email & w/ enclosure)
Robert C. Shea, Esq. (via email)
Chris Scarborough (via email)
Todd Scarborough (via email)
Megan Reese (via email)