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September 25, 2025

Barnegat Township Planning Board  
900 West Bay Avenue  
Barnegat, NJ 08005

**Re: Aldi  
Preliminary & Final Major Site Plan  
Block 114, Lot 14.05  
10 Barnegat Blvd.  
Barnegat Township, NJ  
Docket#: PB25-06  
Planning Letter #2  
TDG File: 2001-118.206P**

Dear Board Members:

Our office has received and reviewed the following submission items:

- **Land Development Application**, submitted by Robert C. Shea Esq., on behalf of SP Barnegat, LLC., dated June 24, 2025.
- ***Preliminary & Final Major Site Plan***, prepared by Dynamic Engineers, consisting of 20 sheets, dated June 6, 2025, last revised September 11, 2025.
- ***Existing Conditions Plan***, prepared by Cape Land Surveying, LLC., consisting of 1 sheet, dated February 21, 2025.
- ***Tree Location Plan***, prepared by Cape Land Surveying, LLC., consisting of 1 sheet, dated February 21, 2025.
- ***Existing Drainage Area Map***, prepared by Dynamic Engineering, consisting of 3 sheets, dated June 6, 2025, last revised September 5, 2025.
- ***Stormwater Management-Groundwater Recharge & Water Quality Analysis***, prepared by Dynamic Engineering, dated June 2025, last revised September 2025.
- ***Stormwater Management Measures-Maintenance Plan & Field Manuals***, prepared by Joshua M Sewald, PE, PP, dated June 2025, last revised September 2025.
- ***Amended Preliminary & Final Site Plan***, prepared by Flannery, Webb & Hansen, PA, consisting of 1 sheet, dated July 31, 2000, last revised November 9, 2007.
- ***Engineer Letter***, prepared by Dynamic Engineering, consisting of 8 sheets, dated September 16, 2025.
- ***Architecture Plans***, prepared by AFD Engineering Architecture, consisting of 2 sheets, dated September 12, 2025.
- ***Resolution P-2008-11***, Barnegat Township Planning Board, adopted on February 26, 2008.

### WBE•SBE

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At this time, we offer the following comments:

## **A. Site and Proposal**

1. The subject property is a 5.328-acre parcel located on the south side of West Bay Avenue near the intersection of Barnegat Boulevard, in the Town Center Neighborhood Commercial (TC-CN) Zone District. The site is bordered by a Walgreens Pharmacy to the north. To the east are single family residential homes which front on Rockrimmon Boulevard in the R-20 Residential Zoning District. To the south are single family residences which front on Emerald Terrace in the R-15 Residential Zoning District. To the west, across Barnegat Boulevard, are single family residences which front on Ocean Avenue and Barnegat Boulevard in the TC-CN Zoning District and the R-6 Zoning District.
2. The Applicant seeks Preliminary and Final Major Site Plan Approval with Bulk Variance Relief to construct a 19,631 SF Aldi grocery store with two potential expansion areas totaling 1,864 SF.

If both expansions are constructed the total building area is 21,495 SF.

The proposal also includes 95 parking spaces, lighting, landscaping, stormwater basins and associated improvements.

See aerial image of the site and surrounding area on the following map, courtesy Google Earth Pro 2025 ©.



## **B. Variance Discussion**

1. Retail uses are a permitted use in the TC-CN Zoning District.
2. The Applicant requires Bulk Variance Relief to permit the following:
  - a. 95 parking spaces where 144 spaces are required.
  - b. 1 loading space where 2 are required.
  - c. A Residential Buffer width <50' where a minimum width of 50' is required.
3. The Applicant should provide detailed testimony in support of all required bulk or "c" variances pursuant to N.J.S.A. 40:55D-70c, demonstrating that each variance can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance.

## C. Design Waivers

1. Numerous design waivers are required as noted in the sections below.

## D. General Comments

1. The Applicant should provide testimony regarding building use and operation, hours of operation for the public and for employees, number of employees, and all site improvements.
2. Testimony should be provided regarding the two potential building expansion areas.
3. Given the proximity to adjacent residential uses, in concert with the undersized buffers, we suggest that trash pickup and deliveries be limited to daytime hours only to minimize impacts to nearby residents, such as 7 AM to 7 PM.
4. Detailed testimony should be provided regarding the timing, route of travel, and frequency of deliveries and refuse pickups, and truck parking.
5. A small, unenclosed dumpster is shown at the rear of the building, but it does not appear to be sufficient for the use. Testimony should be provided regarding how all trash and recyclables will be handled from the site, including whether a compactor is proposed.
6. No trash enclosure is proposed as required by the ordinance and Commercial Design Standards. We suggest that a durable masonry enclosure be provided with exterior finishes to complement the façades. We believe that this requirement should also be applied to any exterior trash compactor that may be proposed.

We recommend that the trash enclosure gates be constructed of a metal frame for durability, with a vinyl-fence panel or similar, in colors to complement the building.

7. Testimony should be provided regarding shopping cart storage. There are 2 striped areas in the middle of the parking lot. Testimony should be provided regarding the purpose of these areas. The engineer's response letter indicates these areas are not proposed to be cart corrals.
8. Testimony should be provided regarding all existing and proposed easements and deed restrictions on site. A sidewalk easement is indicated along the northern property line. This should be addressed and the plans should clarify whether the easement is existing or proposed.
9. Testimony in support of the relief requested for parking and loading should be provided. We defer further comment to the Board Engineer.
10. Testimony should be provided regarding any outdoor storage/displays proposed. No outdoor storage or display areas are indicated on the site plans. All locations should be identified and applicable details should be provided.
11. Testimony should be provided regarding compliance with the Design Standards for Commercial Zones.
12. The freestanding sign detail should specify the materials and methods of illumination, in conformance with the commercial design standards and requirements of the Ordinance.
13. The locations and details should be provided for the proposed façade signage and should specify the materials, colors and methods of illumination for all signs.
14. Testimony should also be provided in support of the relief requested to permit 2 façade signs where 1 is permitted. We note this is a design waiver, not a variance as shown on the site plans.
15. Testimony should be provided regarding whether additional signage will be required to identify the proposed "Pickup Spaces". If proposed, details and locations should be provided.
16. Given the proximity to the surrounding residents, we suggest the *sign* lighting be turned off after closing.



17. The plans have been revised to include a bike rack. The rack should be shifted to adequately contain the bikes when loaded without blocking the sidewalk.

Additionally, the concrete pad where the bike rack is proposed appears to be 9' wide. The detail for the bike rack indicates that the rack is slightly wider than 9'. This should be addressed.

18. The colors of all metal fencing and site amenities should be coordinated with each other and with the building colors. This includes light poles and fixtures, bike racks, metal fencing, trash enclosure fencing, benches, tables, etc.

The plans indicate the bike rack to be black, some of the wall mounted lighting to be bronze, and the light pole fixtures to be aluminum/silver. The fence and light foundation detail indicate the color to match the other amenities however, none of the colors are coordinated. This should be corrected.

19. A detail should be provided for the proposed retaining wall. We suggest that the color be a warm muted earth tone to deemphasize the presence of the walls and the capstones epoxied in place for safety.

## **E. Building Design**

1. The Applicant should provide detailed testimony and exhibits regarding the proposed architectural forms, materials, heights and colors for the buildings; as well as how this proposal is consistent with the requirements of the Architecture design standards set forth in §55-92.

The building as submitted presents a rather modern aesthetic. Given the prominent location of this site on the Bay Avenue- Barnegat Boulevard corridor, we recommend that the Applicant create a building with more traditional architectural forms, siding and roofing and colors that will complement the architectural vernacular of Barnegat, consistent with the Township's design standards.

We also suggest that efforts be made to break up the expanse of the relatively blank rear façade, which faces the nearby residences, to reduce the visual mass of the building.

2. The Architecture Plans should be revised to indicate all proposed colors and materials.
3. Testimony should be provided regarding the building HVAC locations, noise, etc. for all buildings. They should be screened whether at ground level or roof mounted.

## **F. Lighting**

1. The Applicant proposes 4,000° and 5,000° Kelvin LED lights, which emit a cooler, more bluish light, similar to that used for car dealerships and athletic fields. We suggest that the LED lights be 3,000° Kelvin to reduce potential glare impacts.
2. We suggest that the Board and the Applicant discuss the hours that the lights will operate, and a potential reduction overnight to security levels and/or the utilization of timers and/or motion sensors to activate the lights only when necessary after hours.

## **G. Landscape**

1. The Applicant proposes a limited amount of landscape plantings for this highly visible site. As proposed, the Applicant requires waivers for:

- Residential/Nuisance Buffer Plantings,
- Foundation plantings,
- Reforestation.

We recommend that the planting design be modified to comply with the intent of the ordinance in these respects.

2. The ordinance requires a 50' landscape buffer to provide a complete visual screen in the form of a nuisance buffer between a commercial use and residential uses. We offer





concern regarding the lack of buffering at the rear of the site given the close proximity to the adjacent homes.

3. The applicant now shows a 6' high vinyl fence at the rear buffer, as previously suggested by our office. The fence is shown near the property line which is at the base of a 15' slope, and approximately 25' below the parking lot elevation. Shifting this fence to be near the rear retaining wall at the back side of the basin will provide the most effective buffering. This should be considered.

The fence should also be supplemented with evergreen and deciduous tree and shrub species to enhance the buffering and provide greater height.

4. Foundation plantings should be provided for the front façades at a minimum for all buildings per §55-162.I(8), or relief should be requested.
5. Trees are required to be planted throughout the site at a rate of one tree per 1,000 square feet of upland green space in accordance with §55-162.H.3. The plans should provide a schedule of the reforestation requirement, and a level of planting which complies with the ordinance. Plantings provided in conjunction with other ordinance requirements may not be credited toward this requirement. The calculation should be updated accordingly.

If the Applicant does not provide all required trees on site, an off-site municipal location may be considered, or a waiver should be requested.

6. The tree protection fencing should be extended along the southern side property line adjacent to all vegetation to remain.
7. Red Oak is particularly susceptible to Bacterial Leaf Scorch. An alternate species should be selected.
8. We suggest that all street trees and buffer plantings be bonded as permitted by State Law.

All future Plan revisions made by the Applicant's Architect and/or Engineer must identify the specific revisions, with an accurate Revision Date. Subsequent reviews, and any potential Plan Signoff issued by Taylor Design Group extends only to the Plans approved by the Board, and the specifically noted revisions, and **does not apply to any revisions that are not expressly identified.**

If you have any questions or require additional information regarding this application, please do not hesitate to contact our office.

Respectfully submitted,  
Taylor Design Group, Inc.

  
Scott D. Taylor, LLA, AICP, PP, LEED AP  
Vice President

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