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Community Planning
Landscape Architecture
Municipal Consulting
Streetscape Design
Economic Development
Parks and Recreation

September 9, 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
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 19 sheets, dated June 6, 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.

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.

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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 and whether they are proposed to be cart corrals. If so details should be provided including any signage proposed.
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. Sidewalk connections should be made between the building and the Barnegat Blvd. sidewalk.
13. The freestanding sign detail should specify the materials and methods of illumination, in conformance with the commercial design standards of the ordinance.
14. 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.
15. 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.
16. 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.
17. Given the proximity to the surrounding residents, we suggest the *sign* lighting be turned off after closing.
18. We suggest a bike rack be provided as required by the Commercial Design Standards.
19. 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.
20. The plans incorrectly identify the adjacent Residential Zone as R-6. This is the R-15 Zone. The plans should be revised.



E. Building Design

1. Architecture plans have not been submitted in conjunction with this application as required by ordinance. Floor plans and building elevations should be provided for all buildings and facades.
2. 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.

Given the prominent location of this site on the Bay Avenue corridor, we recommend that the Applicant create buildings with traditional architectural forms, siding and roofing materials and colors that will complement the architectural vernacular of Barnegat, consistent with the Township's design standards.

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 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.

Additionally, the lighting schedule should be revised to identify the color temperature.

2. Complete details should be provided for all proposed light fixtures.
3. We offer some concern regarding the proposed lighting levels and suggest that efforts be made to reduce lighting to comply with the ordinance and to minimize impacts to the surrounding residential uses.
4. House side shields should be provided on all perimeter fixtures to reduce potential glare impacts on the adjacent properties.
5. 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.
6. The light footing extends 3' above grade. We suggest that the top of footing be flush or within 6" of grade, and set back 3-4' from the curbs where vehicles overhang to avoid damage.

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,
- Parking Lot Shade Trees,
- Foundation plantings,
- Basin 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.



We suggest that the Applicant provide a 6' high solid vinyl fence in the southern/rear buffer areas. This fence will provide a year-round, visual screen and may help reduce sound impacts off-site. The fence should also be supplemented with evergreen and deciduous tree and shrub species to enhance the buffering and provide greater height.

3. Parking lot trees are required per §55-162.G at the rate of two trees for every ten parking spaces. 20 trees are required, only 12 are proposed.
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. The Applicant requires a waiver from locating and identifying all trees on the site to be removed and to remain, as required by §55-191.1 of the ordinance.

If the Board considers granting this relief, we suggest that the clearing limits be staked in the field, and approved by the Township Engineer prior to clearing. A note to this effect should be added to the Plans.

This will provide an opportunity to preserve any large specimens that may exist at the edge of the cleared areas, without the Applicant having to go to the time and expense of a full tree survey for the site.

6. 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. 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.
7. Tree protection fencing should be shown on the site and grading plans at the limit of grading/clearing adjacent to all vegetation to remain. A note should be added stating the fence location will be staked in the field and approved prior to any clearing.
8. Additional plantings should be provided in and around the basin per the ordinance requirements.
9. Pin Oak should not be used as a street tree, adjacent to walkways, or adjacent to parking areas due to its low hanging branch habit. An alternate species should be selected.
10. Sugar Maple trees are proposed. We recommend a heat/urban tolerant cultivar be specified such as 'Green Mountain' Sugar Maple, or an alternate tree species should be proposed.
11. White Oak can be particularly difficult to establish. An alternate species should be considered.
12. The upper branches of White Pine invariably shade out the lower branches, which die back and fall off, negating the intended buffering. An alternate should be selected.
13. Planting bed lines should be shown for all planting areas, and large expanses of mulch should be reduced or filled with a low maintenance groundcover.
14. The following landscaping notes should be added to the plans:
 - *Street trees and parking lot trees shall have no branches lower than 7' above grade.*
 - *Burlap and twine should be removed from the top of the root ball.*
 - *All dead or severely declining plants shall be replanted within the next growing season for 1 year from the time of planting.*
 - *All stakes and guys shall be removed after one growing season.*
 - *6" of topsoil shall be provided in all lawn and planting areas.*



15. We suggest that all street trees and buffer plantings be bonded as permitted by State Law.
16. Testimony should be provided regarding irrigation. We suggest that a system be considered to ensure the establishment and long-term health of the plantings.
17. The Applicant should consider sodding the site, particularly the frontage, to ensure immediate stabilization of the area and for improved aesthetics.

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.


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