



YOUR GOALS. OUR MISSION.

September 5, 2025

VIA EMAIL AND REGULAR MAIL  
Barnegat Township Planning Board  
900 West Bay Avenue  
Barnegat, New Jersey 08005

Re: Application No. PB24-11  
Preliminary & Final Major Site Plan and Minor Subdivision – Review #1  
Block/Lots: 146.02/9.02, 10.01 & 11, 147/1, 148/1, 149/1 & 2, 151/1  
547 North Main Street  
Applicant: M&T at 547 Main, LLC  
Barnegat Township, Ocean County, NJ  
T&M File No.: BNPB-R0250

Dear Planning Board Members:

Our office received for review an application for Preliminary & Final Major Site Plan and Minor Subdivision approval for the above referenced property. The application was accompanied by the following information:

- A completed Land Use and Development Application dated July 31, 2024;
- A completed Completeness Check List for Preliminary Major Site Plan Application dated March 5, 2024;
- A completed Completeness Check List for Final Major Site Plan Application dated March 5, 2024;
- A Deed Restrictions & Easement Rider #1;
- A Project Description Rider #2 dated March 11, 2024, with no revisions;
- A Site Specification Rider #3 dated March 11, 2024, with no revisions;
- A Certified List of Property Owners within a 200ft radius of the subject property, dated March 4, 2024, with no revisions;
- List of Professionals & Consultants
- A Completed Affidavit of Non-Collusion by Ronald Aulenbach, dated March 6, 2024;
- A Completed Barnegat Township Contribution Disclosure Statement;
- A Completed Developers Escrow Agreement signed by Jack Morris, dated July 29, 2024;
- Barnegat Township Tax Map Sheets 101 and 102;
- A copy of a July 21, 2025 Tax Release from the Barnegat Township Tax & Utilities Billing Department for Block 195, Lot 10.01;
- A copy of a July 21, 2025 Tax Release from the Barnegat Township Tax & Utilities Billing Department for Block 146.02, Lot 9.02;
- A copy of a July 21, 2025 Tax Release from the Barnegat Township Tax & Utilities Billing Department for Block 146.02, Lot 10.01;
- A copy of a July 21, 2025 Tax Release from the Barnegat Township Tax & Utilities Billing Department for Block 151, Lot 1;
- A Stormwater Management Operation & Maintenance Manual prepared by Shan-pei Fanchiang, PE, of Bertin Engineering, dated June 20, 2023, last revised June 11, 2025;
- A Stormwater Drainage Analysis prepared Shan-pei Fanchiang, PE, of Bertin Engineering, dated October 4, 2022, last revised June 11, 2025;
- A Letter from the Barnegat Township Engineering Office dated August 1, 2025;
- Extension of Time for Planning Board Action prepared by Irina Elgart, Esq., dated March 7, 2025;
- New Jersey Department of Agriculture – Hydrologic Modeling Database – Data Entry Form;
- A copy of a list of utility providers within the subject area prepared by Barnegat Township;



September 5, 2025  
Sheet 2

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- A Traffic Impact Study prepared by John R. Corak, PE and Matthew J. Seckler, PE, PP, PTOE of Stonefield Engineering and Design, dated June 1, 2023, with no revisions;
- A Geotechnical Engineering Report prepared by Edgewood properties dated March 8, 2022, with no revisions;
- A Coastal Area Facility Review Act (CAFRA) Individual Permit and Freshwater Wetlands Protection Act (FWPA) General Permit 6 Joint Application prepared by ACT Engineers, dated July 19, 2023, with no revisions;
- A copy of a CAFRA Individual Permit and FWW GP6 Application Approval prepared by NJDEP dated December 31, 2024;
- An Environmental Impact Statement prepared by ACT Engineers, dated January 20, 2023, with no revisions;
- An ALTA/NSPS Land Title Survey entitled “EP Design Services, Existing Conditions, Block 146.02, Lots 9.02, 10.01, 11, Block 147, Lot 1, Block 148, Lot 1, N.J.S.H. Route 9 and Barnegat Boulevard Extension, Township of Barnegat, Ocean County New Jersey” consisting of one (1) sheets prepared by Craig Black, P.L.S. of Dynamic Survey, LLC dated April, 10, 2020, last revised October 25, 2021;
- A Freshwater Wetlands LOI dated March 29, 2023;
- Architectural Plans for the Gas Canopy and Trash Compound prepared by Cuhaci Peterson, dated November 8, 2022, with no revisions;
- Architectural Plans for the principal structure dated November 8, 2022, with no revisions;
- A site plan entitled “Minor Subdivision, Preliminary & Final Site Plan, WaWa Food Market & Fueling Station, Block 146.02, Lot 9.02, 10.01, & 11 / Block 147, Lot 1 / Block 148, Lot 1 / Block 149, Lot 1 & 2 / Block 151, Lot 1, 547 North Main Street, Township of Barnegat, County of Ocean, New Jersey” consisting of twenty-six (26) sheets, prepared by Calisto J. Bertin, PE of Bertin Engineering, dated November 8, 2022, last revised June 11, 2025.

Based on our review of the information submitted in support of this application, we offer the following comments:

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

The subject property consists of five (5) blocks and eight (8) lots, 146.02/9.02, 10.01 & 11, 147/1, 148/1, 149/1 & 2, 151/1, into lots 10.02 and 1.01. The property has frontages along North Barnegat Boulevard (CR8), North Main Street (US Route 9), Thorn Avenue, Weaver Street, and Twain Avenue and is bound by the Barnegat Branch Trail to the west. The property is surrounded by wooded area, residential dwellings, and commercial uses. The property lies within the TC-CPHD Town Center Commercial Planned Highway Development Overlay Zone and has a total area of 268,710.67 s.f. (6.17 acres). The property is currently developed with a parking lot and a restaurant on Block 146.02 Lot 10.01 & 11, Block 148 Lot 1, and Block 149 Lot 1 & 2. The rest of the property is undeveloped and wooded. The property is currently accessed via US Route 9 and Thorn Avenue. The Applicant proposes to consolidate the property into two (2) lots to construct a Wawa Convenience Store and Fueling Station with a shared parking lot and four (4) stormwater management features.

For the Board's reference, Lefty's Bar & Restaurant is situated on the existing Block 149, Lot(s) 1 & 2. The restaurant/bar is proposed to stay with the subdivision and will have shared parking with the proposed Wawa Convenience Store and Fueling Station.



September 5, 2025  
Sheet 3

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## **B. VARIANCES AND/OR WAIVERS FROM LOCAL ORDINANCES**

### **1. The following variance(s) are requested or required:**

- a. The minimum lot depth required is 175 ft. whereas 163 ft. is proposed for Lot 10.02. (Ord. No. 2024-1 §2(C)9a[1][a][III])
- b. The minimum lot depth required is 175 ft. whereas 163 ft. is proposed for Lot 1.01. (Ord. No. 2024-1 §2(C)9a[1][a][III])

The Applicant shall provide testimony to the Board to demonstrate why the requested variance(s) and waiver(s) can be granted.

### **2. The following checklist waiver(s) are requested:**

- a. 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.
- b. 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.
- c. Applicant requests a waiver from all outside agencies, as shown on the final page of the Final Major Site Plan Application Checklist.

### **3. The following design waiver(s) are requested or required:**

- a. Minimum front yard lawn area required is 5 ft. whereas less than 5 ft. is proposed on Lot 1.01. (Ord. No. 2024-1 §2(C)9a[2][i])
- b. Oversized vehicle parking is required. (Ord. No. 2024-1 §2(C)9a[2][j])
- c. Minimum freestanding sign setback required is 10 ft. whereas the sign on Lot 10.02 is setback 1 ft. from the southern property line. (Ord. No. 2024-1 §2(C)9a[3][a][VI])
- d. Enhanced landscaping buffers are required at freestanding signs whereas no landscape buffer is shown at the sign locations on Lot 10.02. (Ord. No. 2024-1 §2(C)9a[3][a][IV])
- e. Maximum directional sign height required is 3 ft. from the ground whereas the directional sign is proposed to be 3 ft. 1 in. (Ord. No. 2024-1 §2(C)9a[3][b][II])
- f. Minimum directional sign setback required is 5 ft. whereas 2 ft. is proposed on Lot 10.02 (Ord. No. 2024-1 §2(C)9a[3][b][VI])
- g. Minimum directional sign setback required is 5 ft. whereas 2 ft. is proposed on Lot 1.01 (Ord. No. 2024-1 §2(C)9a[3][b][VI])
- h. Enhanced landscaping buffers are required at directional signs whereas no landscape buffer is shown at the sign locations on Lot 10.02. (Ord. No. 2024-1 §2(C)9a[3][b][VIII])
- i. Enhanced landscaping buffers are required at directional signs whereas no landscape buffer is shown at the sign locations on Lot 1.01. (Ord. No. 2024-1 §2(C)9a[3][b][VIII])
- j. Parking areas are not permitted in the front yard area whereas parking is proposed in the front yard area of Lot 10.02 (§55-173D(1))
- k. Parking areas are not permitted in the front yard area whereas the existing parking is proposed to remain in the front yard area of Lot 1.01. The parking is to be utilized as shared parking for the proposed subdivision. (§55-173D(1))



September 5, 2025  
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- l. Concrete curbs shall be installed along every street whereas no curbs are proposed along Weaver Street or Twain Avenue (§55-126.4)
- m. For subdivisions, shade trees shall be planted along both sides of the street spaced 40 ft to 50 ft apart whereas no trees are proposed along the property frontages. (§55-126.9A)
- n. Concrete sidewalks are required along both sides of each street whereas sidewalk is only proposed along the US Route 9 street frontage. We note that asphalt sidewalk exists along the North Barnegat Boulevard roadway frontage. No sidewalks are existing or proposed along Thorn Avenue or Weaver Street. (§55-126.10)
- o. Sight triangles are required at all driveways, whereas the ingress/egress driveways on Thorn Avenue do not have sight triangles. (§55-126.11)

#### C. SUBMISSION REQUIREMENTS

The following checklist items have not been sufficiently addressed:

##### Preliminary Major Site Plan Checklist

1. Submission of written certification from Tax Collector that all taxes and assessments are paid to date. **Tax Release forms have not been provided for the following properties: Block 146.02 Lot 11, Block 147 Lot 1, Block 148 Lot 1, and Block 149 Lots 1 & 2.**

#### D. PLAT COMMENTS

1. The certification on the Final Plat relative to the map filing law shall be for the 'Township Engineer' and shall reference the Title Recordation Act.
2. Final Block and Lot designations are to be approved by Township Tax Assessor. A written approval of same shall be provided.
3. All lots to be dedicated to the Township shall be indicated.
4. A Legal Description for the Cross Access & Utility Easements must be provided.
5. Metes and Bounds for the Cross Access & Utility Easements must be provided.
6. All boundary line Bearing and Distances must be shown.



September 5, 2025  
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#### **E. SITE PLAN AND DESIGN COMMENTS**

1. The Applicant shall provide testimony regarding the general operation of the site(s) including the following:
  - a. Operating days and hours of operation.
  - b. Maximum number of employees. What time will they arrive and leave the site? Are there daytime and night shifts?
  - c. Maximum number of visitors.
  - d. Anticipated refuse pick-up. What time and weekdays will they access the site?
  - e. Anticipated site traffic mix (i.e., passenger vehicles, delivery trucks, etc.)
2. Applicant shall provide testimony regarding the location of the Trash Enclosure on Lot 1.01. We note that it is located  $\pm 5$  ft. from the southern property line, within the Front Yard Setback Area.
3. The proposed Gas Station Canopy is classified as an Accessory Structure. We note that it meets all the setback requirements but is located in the Front Yard Area of US Route 9.
4. The Air Pump on Lot 10.01 is located  $\pm 10$  ft from the property line, whereas the minimum required accessory side yard setback is 20 ft. Testimony shall be provided.
5. The Circulation Plan shall be revised as follows:
  - a. Provide a truck turning template for a Fire Truck. The Applicant shall confirm size with the Local Fire Department.
  - b. The Circulation Plan provided should be revised. We note that the WB-50 Truck is depicted encroaching on the pedestrian sidewalk at the northern corner of the building.
6. Applicant shall provide testimony regarding any required Right-of-Way dedications on Thorn Avenue and Weaver Street. (§55-126.13I)
7. Provide testimony regarding applicability of the EV charging requirements and compliance with same.
8. Applicant shall confirm that the EV Charging equipment will not interfere with accessibility to the pedestrian accessway. (§55-136F(4)(f))
9. Applicant shall provide testimony for the WHITE striping of the EV parking stalls.
10. Applicant shall provide screening for the parking along Thorn Avenue. (§55-173D(3))
11. Applicant shall provide testimony regarding access to the existing Bus Stop located on US Route 9. Currently, sidewalk is existing/proposed along the roadways to connect to the existing bus stop, but there are no internal sidewalk improvements to provide access to same.
12. The Applicant shall provide information regarding the varying aisle widths proposed. We note that the aisles range from 24 feet to 33 feet.
13. Provide testimony regarding the shared access to proposed Lot 1.01 from Lot 10.01. Any proposed easements shall be depicted on the site plan.
14. We note the ingress to the site from Thorn Avenue does not have an exit. We recommend a “No Exit” or “No Right Turn” sign be placed near the stop bar to the North of the ingress.
15. We recommend the Applicant show the site triangles on the site plan.



September 5, 2025  
Sheet 6

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T&M File No.: BNPB-R0250

16. With respect to construction details, we note the following:

- a. Concrete curb shall be 4,000 PSI and indicated in the details. Revise detail to include same and ensure legibility.
- b. Stop bar detail shall be shown and shall be thermoplastic, 24" wide.
- c. Inlet curb piece and grate details shall be provided.
- d. Eco curb pieces shall be Type 'N'.
- e. Grates shall be Bicycle Safe.
- f. A basin access drive should be added, we recommend that it be constructed of a stable material such as grass pavers.
- g. EV Charging Striping detail should match what is shown on site plans.

17. The Applicant shall provide an overview of all proposed signage, including types and location.

18. All landscaping and buffer comments are deferred to the Planning Board Landscape Architect.

19. All water and sanitary sewer comments are deferred to the Water & Sewer Utility Engineer.

## **F. TRAFFIC ANALYSIS**

### Traffic Impact

1. The Applicant proposes to relocate the existing Wawa convenience store located in the southeast quadrant of the intersection of North Main Street and Barnegat Boulevard North/Bayshore Drive to the southwest quadrant of the intersection to provide a convenience store with fuel sales. Lefty's Bar and Restaurant occupies the existing site and will remain operational. Trip generation for the proposed land uses have been calculated utilizing Land Use Code 945 – Convenience Store/Gas Station and Land Use Code 960 – Super Convenience Market/Gas Station. It is noted that these two land use definitions appear to accurately describe the proposed site.
2. Traffic Counts were performed at the intersections of North Main Street and Barnegat Boulevard North/Bayshore Drive, North Main Street and Lefty's Bar and Restaurant Driveway, and North Main Street and Thorn Avenue on Wednesday, December 14, 2022, and Saturday, December 17, 2022. It is noted that these traffic counts and the adjustment factors applied appear to accurately represent typical traffic conditions along the site frontage.
3. A Gap Acceptance Study was conducted during the month of October for left and right turns onto North Main Street. It should be noted, that based on seasonal adjustment factors, fewer gaps should be anticipated during the summer months. In addition, due to the proximity to the signalized intersection of North Main Street and Barnegat Blvd, it is possible that queues on the northbound approach could extend to Thorn Avenue making left turns onto North Main Street difficult. The applicant should be prepared to provide testimony as to the anticipated northbound queues during the peak hours.
4. The Traffic Report utilizes an acceptable background growth rate to determine future volumes. The report also indicates that "there are no planned development projects within the area of the subject site". We will defer to the Township of Barnegat to confirm.
5. The Traffic Report indicates that the proposed site will generate 464 vehicle trips during the AM peak hour, 387 vehicle trips during the PM peak hour, and 356 vehicle trips during the





September 5, 2025  
Sheet 7

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547 North Main Street  
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T&M File No.: BNPB-R0250

SAT peak hour. It is noted that the existing Wawa trips will be removed from the roadway network and the existing Lefty's Bar and Restaurant trips would be rerouted.

6. A pass-by trip credit has been applied to the study location. More specifically, the Traffic Report indicates 76% of the total site-generated traffic will be pass-by trips during the weekday morning and weekday evening peak hour and 50% of the total site-generated traffic would be pass-by trips during the Saturday peak hour. This equates to 112 "primary" trips / 352 "pass-by" trips during the AM peak hour, 93 "primary" trips / 294 "pass-by" trips during the PM peak hour, and 178 "primary" trips / 178 "pass-by" trips during the SAT peak hour. It is noted that the applied pass-by trip methodology and rates appear to be consistent with ITE and NJDOT practices. No further action is required.
7. The Traffic Report indicates that no-build Levels of Service will generally be maintained at all study intersections during the AM, PM, and SAT peak hours under build conditions. The following comments shall be addressed:
  - a. The North Main Street and Barnegat Boulevard/Bayshore Drive southbound thru/right-turn lane approach movement and northbound left/through/right lane approach movement is shown to operate at LOS F during the PM and SAT peak hours under build conditions. The Applicant shall confirm that all increases in approach delay at this intersection conform with the acceptable limits outlined in Appendix F of the New Jersey State Highway Access Management Code. We defer further comment to NJDOT.
  - b. All movements at the North Main Street Site Driveway intersection, the Barnegat Boulevard Site Driveway intersection, and the Thorn Avenue easterly and westerly Site Driveway intersections are shown to operate at LOS B or better during the AM, PM, and SAT peak hours under build conditions. It is noted that a LOS B is within acceptable operating conditions. No further action is required.
  - c. The North Main Street & Thorn Avenue eastbound approach experiences a large increase in delay going from a LOS C to a LOS E during both the Weekday PM and SAT Peak hours which is indicative of borderline failing conditions. While Thorn Avenue provides full access to/from North Main Street under existing conditions, the proposed site significantly increases the number of eastbound left-turn movements at this intersection which increases delay and may result in undesirable/unsafe traffic conditions. The Applicant shall review the need to restrict left-turn ingress/egress access at the Thorn Avenue eastbound approach. We defer further comment to NJDOT.

#### Site Plan

1. The location of the proposed driveway intersecting eastbound Barnegat Boulevard appears to provide sufficient separation from the adjacent North Main Street signalized intersections. A stop bar should be included for the egress movement out of the site.
2. The location of the proposed driveway intersecting North Main Street (U.S. Route 9) is being reconfigured from an "in only" to a right in/right out. The right out at this location will introduce a potential conflict with vehicles waiting to make a left out of Thorn Avenue onto North Main Street. The existing "Lefty's" site sign may block the view of those vehicles on Thorn Avenue being able to see vehicles exiting from the site driveway. Sight Triangles should be checked at this location.
3. A stop bar should be added at the North Main Street and Site Driveway egress.
4. A stop bar should be added at the Thorn Avenue & Westerly Site Driveway egress.



September 5, 2025  
Sheet 8

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T&M File No.: BNPB-R0250

5. The engineer should offer testimony on the anticipated turning movements of large delivery vehicles entering and circulating within the site including fuel delivery, convenience store merchandise and trash collection and supplement with turning path template exhibits for the largest tractor trailers expected at the site.
6. The pylon sign for the retail facility will be located just beyond the proposed driveway opening. All proposed landscape and other appurtenances should be kept at a minimum height so as to not obstruct the sight lines along the State highway.
7. The applicant is required to comply with all conditions stated in the NJDOT Major Access Permit, including comments given on the reviewed site plan.
8. There is a concern with northbound drivers along North Main Street being unable to access the proposed site once passing Thorn Avenue. The Applicant should consider adding wayfinding signage to direct North Main Street northbound traffic to use Thorn Avenue for Wawa site access.

#### **G. GRADING & DRAINAGE COMMENTS**

1. Based on the proposed grading, the applicant will be creating a low spot west of the driveway on Barnegat Boulevard.
2. Additional spot grades and/or ridge lines should be provided at high points. These should be
3. The stormwater management report states there is 1.305 acres of existing impervious coverage whereas this office calculates  $\pm 46,000$  s.f. ( $\pm 1.06$  acres). Review and revise as needed.
4. It appears that there is an existing depression to the southwest of the site that was previously modeled in the SWM report, which has been removed. The Applicant shall revise to include same. Review of the existing topography shows that both Ex. DA-1 and Ex. DA-2 contribute to the depression. Revise the existing conditions analysis accordingly.
5. Soil testing:
  - a. Sixteen (16) test pits are depicted on the grading plan but only 12 test pit logs are included in the report. The report should be revised to include test pit logs for TP-13, TP-14, 1-TP-1 and 1-TP-2.
  - b. Include permeability test results in the report.
  - c. Provide test pit location map for test pits conducted by EP Design Services.
  - d. All test pit data provided on sheet C2.3 should be checked with the soils report provided as some of the information does not match.
6. As all the basins are interconnected, tailwater should be accounted for in the quantity calculations.
7. The Applicant is required to provide pre- and post-development routing calculations for both the current and future rainfall events as stated in Chapter 5 of the BMP.
8. The Applicant shall ensure that all stormwater construction details shown on the plans match what is provided in the SWM report.





September 5, 2025  
Sheet 9

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T&M File No.: BNPB-R0250

9. During the 2-year storm, Basin 1 + 2 has minimal outflow and a maximum water surface elevation of 23.31. However, the lowest orifice is proposed at elevation 22.12. Applicant shall clarify same.
10. Basin 4 doesn't have the required 2 ft. minimum separation from seasonal high water table (SHWT). The bottom of the sand layer is proposed at elevation 23.0 but groundwater was observed at elevations 21.5 and 23.5 in TP-11 and TP-12, respectively.
11. The lowest orifice for Stormtrap A is proposed below the basin bottom. In order to be considered green infrastructure, the Stormtrap basin would need to be revised to store/infiltrate the entire water quality design storm.
12. Time of concentration ( $T_c$ ) calculations:
  - a. Shallow concentrated flow should be calculated using the existing/proposed groundcovers (grass, woods, etc.) instead of 'unpaved'.
  - b. The  $T_c$  paths for Ex. DA-1 Pervious and Ex. DA-2 Pervious appear to be underestimated. When calculated from the bottom of the existing mound, this office estimates  $\pm 39$  minutes and  $\pm 26$  minutes, respectively.
13. The Proposed Drainage Area Map depicts portions of Rt. 9 and Thorn Avenue in the bypass area that do not appear to be included in the Existing Drainage Area Map. The overall pre- and post-development areas should match. The Applicant shall review and revise as necessary.
14. Groundwater Mounding:
  - a. The Stormtrap detail indicates there is a 24" infiltration trench and the rest of the basin bottom is concrete slab. Only the portion of the BMP open to soils below should be included in the infiltration area for mounding calculations.
  - b. Provide calculations for the duration of infiltration period ( $t$ ).
  - c. The Applicant shall review and revise the  $x$ - and  $y$ -values for Basin 1+2.
15. Groundwater Recharge:
  - a. As stated above, the existing impervious coverage appears to be  $\pm 1.06$ .
  - b. Per the quantity calculations, the proposed impervious coverage is 2.612 acres.
  - c. Per the quantity calculations,  $A_{imp} = \pm 26,225$  s.f.
  - d. For sand bottom infiltration basins,  $dBMP_u$  is a positive number and  $dEXC$  does not equal zero.
16. The outlet control structure detail for Stormtrap A should note proposed wall thickness. Revise accordingly.
17. Basin access drives need to be provided for all basins and a detail of same should be provided.
18. The drainage area maps should be provided to scale. Full size copies shall be submitted for review.
19. Trash racks should be installed around the orifices for the infiltration basin outlet structures.



September 5, 2025  
Sheet 10

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20. The Applicant shall provide testimony on the proposed grates for the outlet control structures. We recommend that a light duty grate or a trash rack be utilized for maintenance purposes.
21. The applicant proposes to connect the discharge from the development to an existing manhole in the Right-of-Way, which is Township owned. Applicant shall be required to obtain any/all necessary approvals and easements for same.
22. The O&M Manual should be revised, as needed, based on revisions to the SWM design. This can be done as a condition of any approval.

#### H. ASSESSMENTS

1. The Applicant is subject to a tax map assessment in the amount of \$600.00 for this minor subdivision as stipulated in §55- 135B of the Ordinance.
2. The Applicant shall be required to post performance guarantees and inspections fees with the Township prior to any final signoff.
3. The Applicant shall be required to post Mandatory Development fees in accordance with §55-351.

#### I. OUTSIDE AGENCY APPROVALS

The application is subject to the following outside agency approvals, as applicable, and the Applicant shall provide an update on approval status:

1. Barnegat Township Water & Sewer
2. Ocean County Planning Board
3. Ocean County Soil Conservation District
4. Ocean County Utilities Authority
5. New Jersey Department of Environmental Protection
6. New Jersey Department of Transportation
7. All other outside agency approvals as required.

Based on our review of the submitted information, we find that the Applicant has addressed all of the submission requirements set forth in the Ordinance. Therefore, we recommend that this application be deemed **complete** for consideration by the Planning Board subject to the Applicant complying with all applicable notification requirements as set forth in the Barnegat Township Land Use Ordinance and the Municipal Land Use Law.



September 5, 2025  
Sheet 11

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Block/Lots: 146.02/9.02, 10.01 & 11, 147/1, 148/1, 149/1 & 2, 151/1  
547 North Main Street  
Applicant: M&T at 547 Main, LLC  
Barnegat Township, Ocean County, NJ  
T&M File No.: BNPB-R0250

Should any member of the board have questions regarding this application, please feel free to contact me.

Very truly yours,

JASON A. WORTH, P.E., P.P., C.M.E.  
PLANNING BOARD ENGINEER

JAW:DCD:ls

cc: Martin Lisella, Administrator  
Barnegat Township Zoning Official  
Michael J. McKenna, Esq. - Planning Board Attorney  
Kurt Otto, Township Engineer  
Scott Taylor, Board Landscape Architect/Planner  
M&T at 547 Main, LLC c/o Ronald Aulenbach (Applicant)  
1260 Stelton Road, Piscataway, NJ 08854  
547 North Main Street, LLC (Owner)  
547 North Main Street, Barnegat NJ 08005  
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Cofone Consulting Group, LLC  
125 Half Mile Road, Red Bank, NJ 07701  
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