



August 8, 2025

VIA EMAIL AND REGULAR MAIL

Barnegat Township Planning Board  
900 West Bay Avenue  
Barnegat, New Jersey 08005

Re: Application No. PB25-06  
Preliminary & Final Major Site Plan – Completeness Review  
Proposed Aldi Food Market  
Block 114, Lots 14.05  
10 Barnegat Boulevard  
Applicant: SP Barnegat LLC  
Barnegat Township, Ocean County, NJ  
T&M File No.: BNPB-R0300

Dear Planning Board Members:

Our office received for review an application for Preliminary & Final Major Site Plan approval for the above referenced property. On July 8, 2025, we received the following information:

- A completed Land Use and Development Application with a filing date of June 27, 2025;
- A completed Completeness Check List for Preliminary Major Subdivision Application prepared by Joshua M. Sewald, P.E., Dated June 9, 2025;
- A completed Completeness Check List for Final Major Subdivision Application prepared by Joshua M. Sewald, P.E., Dated June 9, 2025;
- List of Professionals & Consultants;
- A completed Affidavit of Non-Collusion by S. Todd Scarborough, dated June 26, 2025;
- A completed Applicant/Developer Escrow Agreement by S. Todd Scarborough, dated June 26, 2025;
- A copy of a W-9 Taxpayer Identification Certification, dated June 26, 2025;
- A copy of a completed Contribution Disclosure Statement from Joshua Sewald, P.E. dated July 1, 2025;
- A copy of a completed Contribution Disclosure Statement from Nicholas Verderese, P.E., dated July 1, 2025;
- A copy of a completed Contribution Disclosure Statement from Justin Taylor, P.E., dated July 1, 2025;
- A copy of a completed Contribution Disclosure Statement from Robert C. Shea, Esq., dated June 25, 2025;
- A copy of a completed Contribution Disclosure Statement from S. Todd Scarborough dated June 26, 2025;
- A Water and Sanitary Sewer Engineer's Report prepared by Joshua M. Sewald, P.E. of Dynamic Engineering dated June 2025, with no revisions;
- A Water and Sanitary Sewer Engineer's Report prepared by Joshua M. Sewald, P.E. A Traffic Impact Study prepared by Nick Verderese, P.E. and Justin Taylor, P.E. of Dynamic Traffic, dated June 10, 2025, with no revisions;
- A CAFRA Compliance & Environmental Impact Statement prepared by Joshua M. Sewald, P.E. of Dynamic Engineering dated June 2025, with no revisions;
- A Stormwater Management Measures Maintenance Plan & Field Manuals prepared by Joshua M. Sewald, P.E. of Dynamic Engineering, dated June 2025, with no revisions;
- A Stormwater Management Groundwater Recharge and Water Quality Analysis prepared by Joshua M. Sewald, P.E. of Dynamic Engineering, dated June 2025, with no revisions;
- A Survey entitled "Existing Conditions Plan, Situate In Block 114 Lor 14.05, Township of Barnegat, Ocean County, NJ" consisting of one (1) sheet prepared by George Swensen, P.L.S. of Cape Land Surveying dated February 21, 2025, with no revisions;



August 8, 2025  
Sheet 2 of 8

Le: Barnegat Township Planning Board  
Re: Application No. PB25-06  
Preliminary & Final Major Site Plan – Completeness Review  
Proposed Aldi Food Market  
Block 114, Lots 14.05  
10 Barnegat Boulevard  
Applicant: SP Barnegat LLC  
Barnegat Township, Ocean County, NJ  
T&M File No.: BNPB-R0300

- A draft survey entitled “Tree Location Plan, Situate In Block 114 Lot 14.05, Township of Barnegat, Ocean County, NJ” consisting of one (1) sheet prepared by George Swensen, P.L.S. of Cape Land Surveying dated February 21, 2025, with no revisions;
- Site Plans entitled “Preliminary and Final Major Site Plan For SP Barnegat LLC, Proposed Aldi Food Market, Block 54 Lot 14.05, tax Map Sheet #82, 10 Barnegat Boulevard, Township of Barnegat, Ocean County, New Jersey” consisting of nineteen (19) sheets prepared by Joshua M. Sewald, P.E. of Dynamic Engineering, dated June 6, 2025, with no revisions.

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

## B. GENERAL COMMENTS

The subject property is Block 114 Lot 14.05, which is located on the eastern side of Barnegat Boulevard approximately 150 feet south of the intersection of West Bay Avenue. The subject lot is located within the Town Center Neighborhood Commercial Zone (TC-CN). The property has a total area of 232,096 S.F. (5.328 acres) and is currently undeveloped but primarily cleared. Existing uses surrounding the site include a Walgreens to the north, and residential development to the south and east.

The Applicant proposes to construct an Aldi Food Market totaling 21,495 S.F., inclusive of future expansion areas. The project includes two entrances off of Barnegat Boulevard, a 95-space parking lot, water and sanitary sewer utility connections, stormwater management infrastructure, lighting, and landscaping. Retail services are a permitted use in the TC-CN Zone.

## C. VARIANCES AND/OR WAIVERS FROM LOCAL ORDINANCES

1. The following variance(s) are requested or required:
  - a. **Minimum Parking (Attachment 9, Appendix H):** Where retail stores require 1 parking space per 150 SF of gross floor area. The 21,495 SF of maximum floor area requires 144 parking spaces, and the applicant is proposing 95 parking spaces.
  - b. **Residential Buffering (55-162.2(A)):** Where a minimum buffer of 50 feet is required between commercial and residential properties. The proposed design does not provide a full 50 foot buffer at the rear of the site.
2. The following checklist waiver(s) are requested:
  - a. None.
3. The following design waiver(s) are requested or required:
  - a. **Location of Parking (55-173D(1)):** Where parking shall be located to the rear or side of the principal Building, and not within the front yard setback between the building and front property line, the Applicant is proposing parking within the front yard setback between the building and Barnegat Boulevard.
  - b. **Wall Mounted Signage (55-181.1C(15)):** Where one sign (not exceeding 100 SF) is permitted per wall, and the Applicant is proposing two signs (76 SF each).



August 8, 2025  
Sheet 3 of 8

Le: Barnegat Township Planning Board  
Re: Application No. PB25-06  
Preliminary & Final Major Site Plan – Completeness Review  
Proposed Aldi Food Market  
Block 114, Lots 14.05  
10 Barnegat Boulevard  
Applicant: SP Barnegat LLC  
Barnegat Township, Ocean County, NJ  
T&M File No.: BNPB-R0300

- c. **Maximum Grading (Section 55-126.17D)** – The maximum slope for lawns within 5 feet of a building shall be 10% and areas more than 5 feet from a building shall be 25%. The Applicant is proposed a slope of 33% at the rear of the site.

#### **D. SUBMISSION REQUIREMENTS**

The Applicant has addressed all of the submission requirements for this Preliminary and Final Major Site Plan application.

#### **E. SITE PLAN AND DESIGN COMMENTS**

1. The Applicant shall provide testimony regarding the history of the site and the proposed operation of the site, including the following:
  - a. Operating days and hours of operation.
  - b. Maximum number of employees.
  - c. Maximum number of visitors to the site on a daily basis.
  - d. Anticipated site traffic mix (i.e., passenger vehicles, delivery trucks, etc.)
  - e. Grocery pickup services and parking/signage for same.
  - f. Future building expansion and approvals for same.
2. The Applicant shall provide testimony regarding ownership and maintenance responsibilities of proposed improvements including parking areas, stormwater management, and utilities.
3. The Applicant shall provide an overview of the proposed parking and adequacy of same. As noted above a parking variance is required for the proposed project.
  - a. We note that the Applicant is proposing 10' x 20' parking spaces, whereas Township ordinance requires 9' x 20' spaces; therefore, some additional spaces could be provided.
4. Provide testimony regarding compliance with the EV charging requirements.
5. Head in parking is proposed along the store frontage, with flush curb between the sidewalk and parking lot, the Applicant shall confirm if safety bollards are required along the building frontage.
6. Sidewalk is proposed along the Barnegat Boulevard frontage; however, sidewalk access into the site is required at both entrances. Additionally striped crosswalks shall be shown at both entrances. This shall be discussed.
7. It appears that existing curb along Barnegat Boulevard is proposed to remain, the Applicant shall confirm the condition of same.
8. The Applicant shall provide testimony regarding the proposed loading zone at the rear of the building and the design waiver requested.



August 8, 2025  
Sheet 4 of 8

Le: Barnegat Township Planning Board  
Re: Application No. PB25-06  
Preliminary & Final Major Site Plan – Completeness Review  
Proposed Aldi Food Market  
Block 114, Lots 14.05  
10 Barnegat Boulevard  
Applicant: SP Barnegat LLC  
Barnegat Township, Ocean County, NJ  
T&M File No.: BNPB-R0300

9. The full width of the no parking area along the north side of the store should be hashed to prevent parking within the sidewalk and the drive aisle.
10. The Applicant shall provide approval from the Township Fire Official for on-site striping and signage, relative to fire lanes and no parking areas.
11. The Applicant shall confirm if cart corrals are proposed on site, and provide details of same.
12. The Applicant provide testimony regarding trash and recycling services. Including frequency of pickups and times. Testimony shall be provided on the proposed location of trash/recycling containers and screening of same.
13. The Applicant shall provide testimony regarding whether any outdoor storage or sales are proposed with the use.
14. The Applicant shall provide testimony relative to any and all proposed signage for the site/building and conformance with Township Ordinance. As noted above a variance is required for the proposed building mounted signage, testimony shall be provided in support of the variance.
15. The Applicant shall confirm the location of building mechanicals and screening of same.
16. The proposed improvements require an NJDEP CAFRA permit, the Applicant shall confirm the status of same.
  - a. The Applicant shall provide an overview of the Environmental Impact Statement.
  - b. The Applicant shall confirm the proposed vegetative cover percentages noted on sheets 3 and 8.
  - c. The Applicant shall confirm if tree preservation and planting areas are to be deed restricted
17. Utility Comments:
  - a. The Applicant shall provide an overview of proposed utility connections into the site for water, sewer, gas, and fire suppression.
  - b. The Applicant shall confirm if a private well is proposed for site irrigation.
18. All landscaping and buffering, as well as building comments, are deferred to the Planning Board Landscape Architect.

#### **F. TRAFFIC AND SITE CIRCULATION**

1. The Applicant shall provide an overview of the Traffic Impact Study, including impacts to LOS for the adjacent roadway network, trip generation to/from the site, etc.
  - a. The study indicates that the intersection of Barnegat Boulevard and West Bay Ave will continue to operate at an LOS D.
  - b. The northern driveway from the site at Barnegat Boulevard will operate at an LOS B.



August 8, 2025  
Sheet 5 of 8

Le: Barnegat Township Planning Board  
Re: Application No. PB25-06  
Preliminary & Final Major Site Plan – Completeness Review  
Proposed Aldi Food Market  
Block 114, Lots 14.05  
10 Barnegat Boulevard  
Applicant: SP Barnegat LLC  
Barnegat Township, Ocean County, NJ  
T&M File No.: BNPB-R0300

- c. The intersection of Barnegat Boulevard and Ocean Ave/South Site Driveway appears to have movements operating at a LOS E and F, particularly the Saturday westbound approach of the site driveway. This should be discussed.
    - d. The Study indicates the following peak hour trip generation to/from the site:
      - i. AM – 61 total trips (36 in and 25 out)
      - ii. PM – 169 total trips (85 in and 84 out)
      - iii. SAT – 237 total trips (119 in and 118 out)
  2. The Applicant shall provide testimony regarding the design of the access points off Barnegat Boulevard, as well as improvements within Barnegat Boulevard. The Applicant shall confirm if the plans have been provided the County for their review and comment, with respect to the improvements within Barnegat Boulevard included striping, repaving limits, etc.
    - a. Northern Entrance: Right turn only arrow shall be added as well as a No Left Turn sign. Center line striping shall be provided.
    - b. Southern Entrance: Extend the centerline striping as the driveway has an inconsistent width.
  3. Design Vehicle Circulation Plans are included on sheets 18 and 19 both for delivery and fire trucks, testimony shall be provided.
  4. The Applicant shall provide testimony regarding truck deliveries, both timing and frequency, as well as noise impacts on adjacent properties and conformance with Township ordinance.

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

1. The Applicant shall provide the Board with any overview of the proposed stormwater management system, which includes a system of inlets and pipes discharging to two (2) proposed above ground infiltration basins.
2. Except for the southeasterly portion of the property, the site was wooded prior to 2002. Sometime between 2002 and 2006 a large portion of the property was cleared. Unless prior approvals were obtained for same, this area should be considered woods in the existing condition for CN calculations, Tc calculations, etc.
3. It appears both basins would be classified as dams. Provide testimony regarding dam classifications and any permits or permits-by-rule that may be required.
4. The two (2) “proposed future expansion areas” should be included as impervious coverage in the calculations.
5. The time of concentration (Tc) calculations should be revised as follows:
  - a. Shallow concentrated flow cannot be calculated using ‘unpaved’ for the existing condition. The calculations should be revised using grass or woods, as appropriate, to calculate shallow concentrated flow.
  - b. The Tc for Existing DA Southeast appears underestimated. The path should be from the hydraulically most distant point. This office estimates a Tc >20 minutes.



August 8, 2025  
Sheet 6 of 8

Le: Barnegat Township Planning Board  
Re: Application No. PB25-06  
Preliminary & Final Major Site Plan – Completeness Review  
Proposed Aldi Food Market  
Block 114, Lots 14.05  
10 Barnegat Boulevard  
Applicant: SP Barnegat LLC  
Barnegat Township, Ocean County, NJ  
T&M File No.: BNPB-R0300

6. As exfiltration is utilized, pre-treatment is required for both basins. Revise accordingly.
7. Exfiltration is included in the calculations for Basins A & B. However, Basin B has a maximum discarded flow of 1.24 cfs during a 100-year storm which would equate to 10.70 in/hr over the basin bottom. It appears exfiltration is being accounted for through the basin side slopes whereas the BMP only allows for exfiltration to be utilized for the basin bottom area. Revise accordingly.
8. Both basins are to be constructed in fill (as much as 16 ft. for Basin A and 7 ft. for Basin B). As exfiltration is used in the calculations and soil permeability varies greatly throughout the site, the basin cross section details should be revised to depict the required fill and indicate the necessary permeability rate and/or soil classification required for the fill below each basin. Post construction infiltration testing should be performed to confirm the rates utilized in the calculations are provided.
9. As currently proposed, it appears runoff will bypass Inlet #26 at the south driveway and flow directly to Barnegat Boulevard. We recommend the inlet be relocated to confirm runoff will be captured before flowing offsite.
10. The applicant proposes to remove the existing hill/soil stockpile located south of the building, resulting in over 10 ft/ of cut. It appears additional tree clearing will be required or the grading will need to be amended. Revise accordingly.
11. As currently proposed, as much as 4 ft. of fill is proposed north of Basin B. It appears additional tree clearing will be required or the grading will need to be amended. Revise accordingly.
12. We have concerns regarding the proposed grading along the sides and rear of the property including the potential for erosion and possible impacts to the adjacent residential community to the east. Along the side property lines the applicant is proposing swales which will channelize the flow, before flowing down the slope toward the residences. Along the rear of the site, 25 ft. of grade change is proposed with 3:1 slope whereas the ordinance only permits a maximum 4:1 slope. Applicant should consider alternate grading patterns to minimize steep slopes, potential for erosion and minimize impact to adjacent properties. Applicant shall also provide testimony regarding downstream impacts should the basins fail.
13. Provide testimony regarding the existing basin, inlets and pipes at the southeast corner of the property. As the inlets and pipes along the eastern property line are to remain, we recommend the applicant be required to clean and televise the system and make any repairs/replacement that may be needed, as a condition of any approval. This should be done during resolution compliance.
14. Applicant should clarify whether the existing 48" pipe at the rear of the site is a recharge system and whether any connection to the adjacent drainage easement is existing or proposed.



August 8, 2025  
Sheet 7 of 8

Le: Barnegat Township Planning Board  
Re: Application No. PB25-06  
Preliminary & Final Major Site Plan – Completeness Review  
Proposed Aldi Food Market  
Block 114, Lots 14.05  
10 Barnegat Boulevard  
Applicant: SP Barnegat LLC  
Barnegat Township, Ocean County, NJ  
T&M File No.: BNPB-R0300

15. We recommend depressed curb with 1.5" reveal be provided at the basin access drive to prevent runoff from flow down the access drive.
16. We recommend fences be shown around both stormwater management basins, as well as guard rails between parking areas and the stormwater basins.
17. The O&M Manual will be reviewed when the stormwater management design has been finalized. The final O&M Manual shall be filed by deed with the County Clerk.
18. The plans shall be updated to provide grading details for each handicap ramp to confirm ADA compliance and future constructability.

#### H. ASSESSMENTS

1. The Applicant shall be required to post performance guarantees and inspections fees with the Township prior to any final signoff.
2. 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. NJDEP CAFRA
2. Ocean County Planning Board
3. Ocean County Soil Conservation District
4. Barnegat Township Utilities
5. Barnegat Fire Official
6. 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.



August 8, 2025  
Sheet 8 of 8

Le: Barnegat Township Planning Board  
Re: Application No. PB25-06  
Preliminary & Final Major Site Plan – Completeness Review  
Proposed Aldi Food Market  
Block 114, Lots 14.05  
10 Barnegat Boulevard  
Applicant: SP Barnegat LLC  
Barnegat Township, Ocean County, NJ  
T&M File No.: BNPB-R0300

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: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  
SP Barnegat LLC (Applicant)  
6 W. Roosevelt Blvd, Marmora, NJ 08223  
Robert C. Shea, Esq. (Applicant's Attorney)  
R.C. Shea & Associates  
244 Main Street, Toms River, NJ 08753  
Joshua Sewald, PE (Applicant's Engineer)  
Dynamic Engineering  
1904 Main Street, Lake Como, NJ 07719