



August 25, 2025

VIA EMAIL AND REGULAR MAIL

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

Re: Application No. PB02-051
Preliminary & Final Major Site Plan – Completeness Review
Public Storage Expansion
Block 263, Lots 1.01
220 South Main Street
Applicant: Simply Storage Barnegat, LLC
Barnegat Township, Ocean County, NJ
T&M File No.: BNPB-R0310

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 19, 2025, we received the following information:

- A completed Land Use and Development Application with a filing date of June 10, 2025;
- A completed Completeness Check List for Preliminary Major Subdivision Application prepared by Robert Freud, P.E., dated July 2, 2025;
- A completed Completeness Check List for Final Major Subdivision Application prepared by Robert Freud, P.E., dated July 8, 2025;
- List of Professionals & Consultants;
- Tax Release for Block 263, Lot 1.01 prepared by Township of Barnegat Tax and Utilities Billing Department dated March 28, 2025;
- A completed Affidavit of Non-Collusion by Simply Storage Barnegat, LLC, dated June 10, 2025;
- A completed Applicant/Developer Escrow Agreement by Jarrod Yates, dated July 11, 2025;
- A copy of a W-9 Taxpayer Identification Certification, dated June 15, 2025;
- A copy of a completed Contribution Disclosure Statement from Jarrod Yates dated June 10, 2025;
- A copy of a completed Contribution Disclosure Statement from Robert P. Freud, dated June 10, 2025;
- A copy of a completed Contribution Disclosure Statement from Gretchen L.H. Elton, AIA, dated June 12, 2025;
- A copy of a completed Contribution Disclosure Statement from Lisa A. John-Basta, Esq., dated July 8, 2025;
- Administrative Incompleteness Letter prepared by Stacey Cole of the Township of Barnegat, dated July 8, 2025;
- A copy of the Legal Notice prepared by Lisa A. John-Basta, Esq., undated;
- List of Requested Waivers prepared by Dynamic Engineering, dated June 23, 2025;
- Proposed Operations Statement prepared by Dynamic Engineering, undated;
- Submission Letter prepared by Lisa A. John-Basta, Esq. of CSG Law, dated July 3, 2025;
- Submission Letter prepared by Lisa A. John-Basta, Esq. of CSG Law, dated July 14, 2025;
- A copy of Planning Board Resolutions for Planning Board Application PB-02-051:
 - Resolution No. P-2004-28
 - Resolution No. P-2005-65
 - Resolution No. P-2006-38
 - Resolution No. P-2007-14
 - Resolution No. P-2024-28
- A copy of an Application Form for a Letter of Interpretation – Line Verification, prepared by Jarrod Yates, dated January 22, 2025;



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- A Copy of a Sight Triangle Easement dated July 15, 2005;
- Stormwater Management Report entitled “Drainage Report for Public Storage, Inc., 220 South Main Street, Block 263, Lot 1.01, Township of Barnegat, Ocean County, NJ” prepared by Robert P. Freud, P.E. of Dynamic Engineering, dated June 2025 with no revisions;
- A Survey entitled “Boundary & Partial Topographic Survey, Public Storage, Block 263, Lot 1.01, 220 South Main Street, Township” consisting of two (2) sheet prepared by Craig Black, P.L.S. of Dynamic Surveying, LLC dated July 23, 2024, last revised December 23, 2024;
- Architecture Plans entitled “Public Storage – Barnegat, 220 South Main Street” prepared by Gretchen L.H. Elton, AIA of SAA Architects, dated April 17, 2025, with no revisions;
- Site Plans entitled “Preliminary and Final Major Site Plan for Simply Storage Barnegat, LLC Proposed Self-Storage Expansion, Block 263, Lot 1.01; Tax Map Sheet #111 – Latest Rev. Dated 12-31-2018, 220 South Main Street, Township of Barnegat, Ocean County, New Jersey” consisting of ten (10) sheets prepared by Robert P. Freud, P.E. of Dynamic Engineering, dated June 11, 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 263 Lot 1.01, which is located at the intersection of South Main Street and Lower Shore Road on the southeastern corner. The subject lot is located within the Planned Highway Development Commercial (C-PHD). The property has a total area of 237,943 S.F. (5.46 acres) and currently contains one (1) two-story self-storage building containing indoor and outdoor units, two (2) one-story outdoor storage buildings, associated parking, fencing and drainage. Existing uses surrounding the site include commercial developments to the northeast and northwest and southwest, and vacant land to the southeast. The Applicant proposes to construct an additional self-storage building consisting of 17,744 SF and associated drainage.

C. VARIANCES AND/OR WAIVERS FROM LOCAL ORDINANCES

1. The following variance(s) are requested or required:
 - a. None.
2. The following checklist waiver(s) are requested:
 - a. Environmental Impact Statement
 - b. Traffic Impact Analysis
 - c. Existing one foot interval contours, extending one hundred (100) feet beyond the tract in question
 - d. Width of paving and the width of the right-of-way on each street, existing public easements and township borders within two hundred (200) feet
 - e. Location, size and type of existing natural features to be removed and to be preserved



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

- a. **Test Pits/Soil Borings (§55-148.E(3))**: Test Boring, percolation rates, water levels and ground water samples shall be submitted by a licensed engineer by 8 test holes for a 5-10 acre site, where the Applicant is not proposing any.
- b. **Buffers (§55-162(D))**: In order to provide adequate buffering between uses of differing classifications, a buffer zone shall be provided in conjunction with any nonresidential use abutting a lot zoned for residential purposes. Such buffer requirements shall apply to every property line that abuts a residentially zoned lot. The required width of a buffer shall be in addition to any required yard areas and shall include a screening strip as herein prescribed. The minimum width of such buffer zone shall be fifty (50) feet for a building or group of buildings up to forty thousand (40,000) square feet in area. The width of the buffer zone shall be increased by one (1) foot for each one thousand (1,000) square feet or fraction thereof that the building or group of buildings exceed forty thousand (40,000) square feet, up to a maximum width of buffer zone of one hundred (100) feet, except that for the Industrial Park and Industrial Districts the minimum buffer width abutting a residential district shall be two hundred (200) feet.

The Applicant is proposing a 25 foot buffer, this waiver was previously granted in Resolution No. P-2004-28.
- c. **Minimum Loading Requirements (§55-174(A))**: There shall be a minimum of one (1) space per retail or wholesale commercial and/or industrial use, except that where more than one (1) use shall be located in one (1) building or where multiple uses are designed as part of a shopping center or similar self-contained complex.

No loading spaces appear to have been provided.

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 property in question has been before the Board previously, noted in the resolutions listed above. The prior approval (P-2004-28) was granted for the site to have four (4) storage buildings with the associated site improvements, including: site parking, landscaping, drainage, etc.
 - a. The Applicant shall provide testimony regarding the status of all conditions of approval for all prior approvals.
 - b. The Applicant shall provide testimony regarding the phasing of the initial project. The original application shows the construction of the four (4) buildings within two (2) phases, whereas three (3) were previously constructed.



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2. 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.
3. The current conditions of the site show RV/camper parking where the proposed building shown. The Applicant shall provide testimony regarding whether there is anticipation of adding RV parking to the site.
4. The Applicant shall provide an overview of the proposed parking and adequacy of same. It does not appear that additional parking is proposed within the application.
5. Provide testimony regarding compliance with the EV charging requirements.
6. Per §55-174(a), there shall be a minimum of one (1) loading space per retail or wholesale commercial and/or industrial use. It does not appear that any loading spaces are provided.
7. 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 as it does not appear a trash enclosure is proposed on site.
8. The Applicant shall confirm the location of building mechanicals and screening of same.
9. Utility Comments:
 - a. The Applicant shall provide an overview of any proposed utility connections into the site for water, sewer, gas, and fire suppression.
10. All landscaping and buffering, as well as building comments, are deferred to the Planning Board Landscape Architect.

F. TRAFFIC AND SITE CIRCULATION

1. We note that the Applicant has requested a waiver from submission of a Traffic Impact Analysis stating that there is "...negligible impact anticipated to the traffic patterns due to the proposed development." The Applicant shall provide an overview of any anticipated traffic impacts for the Board's reference.
2. The Applicant shall provide testimony regarding site circulation for emergency vehicles.
 - a. The Applicant shall provide approval from the Township Fire Official for on-site striping and signage, relative to fire lanes and no parking areas.

G. GRADING & DRAINAGE COMMENTS

1. The Applicant has stated "The proposed project will have a reduction of motor vehicle surface by 0.31 acres, an increase of impervious surface of 0.41 acres and 0.49 acres of land disturbance." Per N.J.A.C. 7:8, this site meets the definition of a major development and as



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such, it must comply with stormwater regulations set forth by NJDEP. We note the following regarding same:

- a. The Applicant is required to submit the water quality storm and 100 year storm events as a part of the SWM report.
 - b. The Applicant shall revise to include the current and future rainfall events as specified in Chapter 5 of the BMP, utilizing the adjustment factors listed.
 - c. The Applicant shall demonstrate compliance of the quantity standards in one of the three options from N.J.A.C. 7:8-5.6(b)1.
 - d. The Applicant shall demonstrate compliance with Chapter 6 of the BMP, showing that groundwater recharge requirements are met.
 - e. It appears that the top of basin berm is classified as an “automatic storage overflow” within the SWM calculations. The Applicant shall review and revise as necessary.
 - f. Shallow concentrated flow should be calculated using a roughness value for grass or woods, no unpaved.
 - g. It does not appear that the basin currently has a basin access drive. The Applicant shall revise to include same. It is recommended that the basin access drive utilize grass pavers, instead of gravel or stone, for better stabilization and maintenance.
 - h. The Applicant shall provide testimony regarding whether guiderail is required around the basin per §55-323(W).
2. The Applicant shall provide a copy of the O&M manual for the basins for review.

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. Ocean County Planning Board
2. Ocean County Soil Conservation District
3. Barnegat Township Utilities
4. Barnegat Fire Official
5. All other outside agency approvals as required.



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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.

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
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