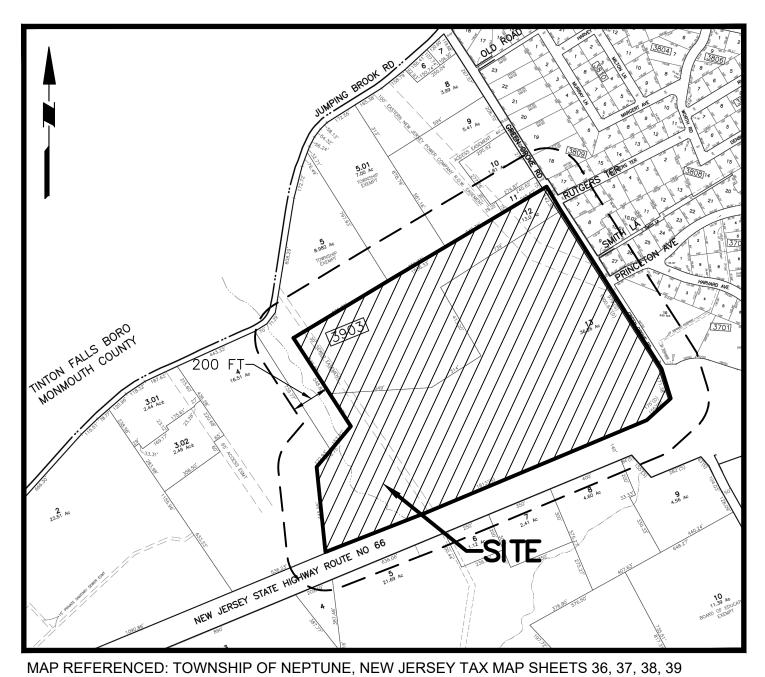
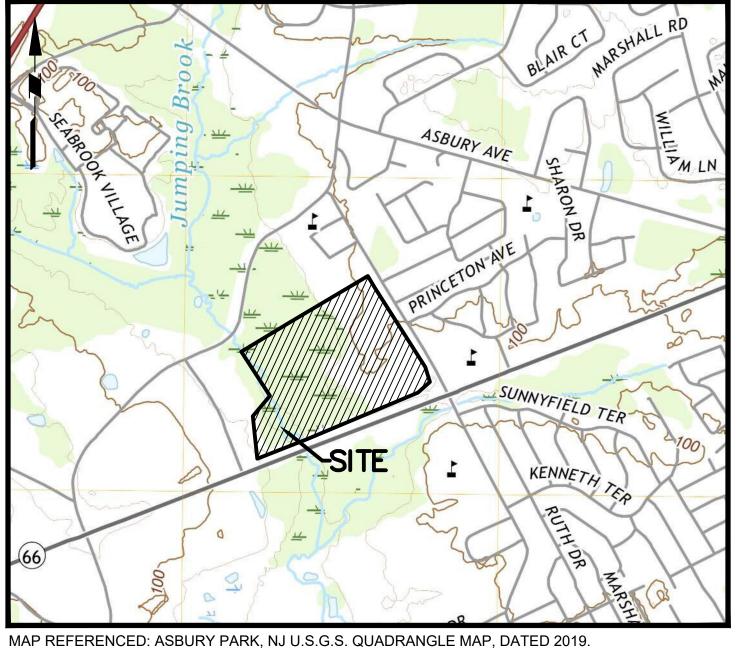
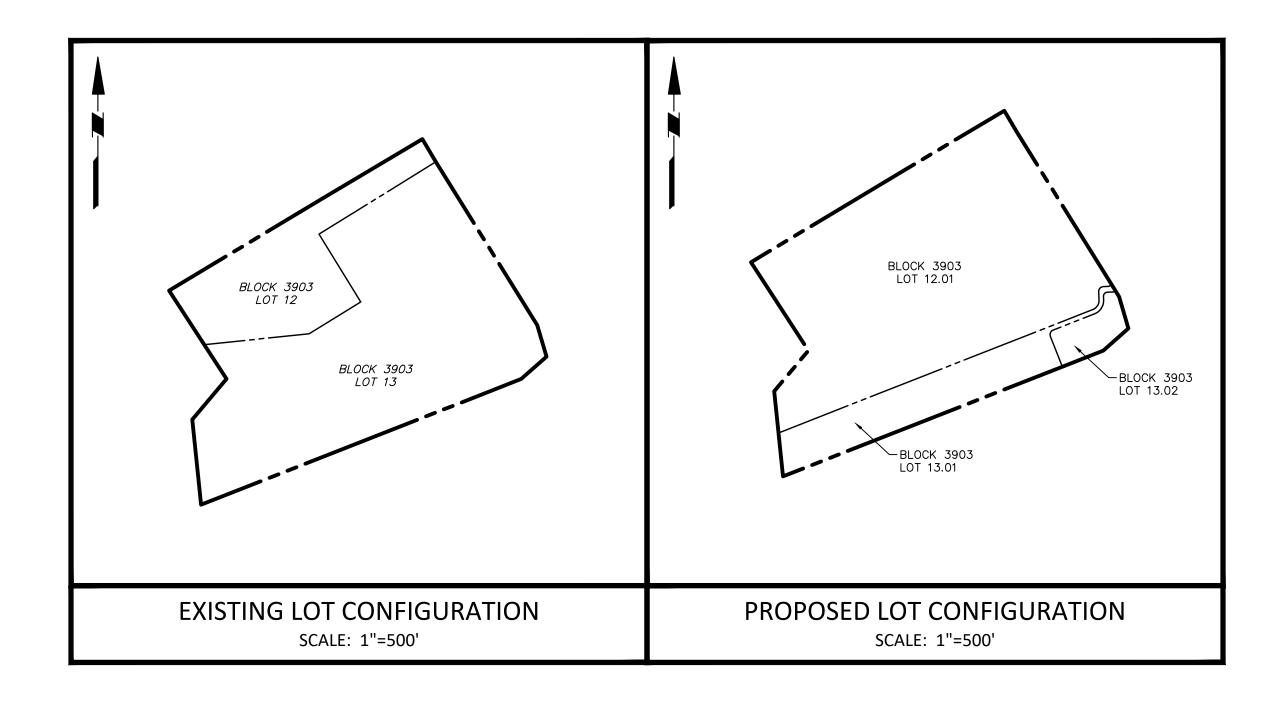
3501 STATE ROUTE 66 REDEVELOPMENT MINOR SUBDIVISION PLANS

BLOCK No. 3903, LOT Nos. 12 & 13 NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY







TAX	M	AP
SCALE:	1" =	500'

DATED DECEMBER 2013.

LOCATION MAP

		MAJOR SUBDIVISION DRAWIN	NG LIST		
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	DRAWING SCALE	DATE	REVISION DATE
1	GI100	COVER SHEET	AS SHOWN	5/3/2024	-
2	GI101	ZONING TABLE	AS SHOWN	5/3/2024	-
3	CB100	MASTER MINOR SUBDIVISION PLAN	1" = 60'	5/3/2024	-
4	CB101	PARTIAL MINOR SUBDIVISION PLAN	1" = 30'	5/3/2024	-
5	CB102	PARTIAL MINOR SUBDIVISION PLAN	1" = 30'	5/3/2024	-
6	CB103	PARTIAL MINOR SUBDIVISION PLAN	1" = 30'	5/3/2024	-
7	CB104	PARTIAL MINOR SUBDIVISION PLAN	1" = 30'	5/3/2024	-
8	CB105	PARTIAL MINOR SUBDIVISION PLAN	1" = 10'	5/3/2024	-
9	CB201	WETLAND & RIPARIAN BUFFER LINE & CURVE TABLES	N.T.S.	5/3/2024	_

EXISTING A	AREA SUMI	MARY
PARCEL	AREA (SF)	AREA (AC)
BLOCK 3903 LOT 12	506,961	11.638
BLOCK 3903 LOT 13	1,556,821	35.740
TOTAL	2,063,782	47.378

PROPOSED	AREA SUM	MARY
PARCEL	AREA (SF)	AREA (AC)
BLOCK 3903 LOT 12.01	1,637,472	37.591
BLOCK 3903 LOT 13.01	347,227	7.971
BLOCK 3903 LOT 13.02	79,083	1.815
TOTAL	2,063,782	47.378

CALL BEFORE YOU DIG TO LOCATE UNDERGROUND UTILITIES

FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES CALL AT LEAST 3 DAYS PRIOR TO GROUND DISTURBANCE

1 (800) 272-1000

UTILITY & REGULAT	ORY CONTACT LIST
TOWNSHIP OF NEPTUNE LAND USE DEPARTMENT	WATER COMPANY
25 NEPTUNE BLVD	NEW JERSEY-AMERICAN WATER COMPANY, INC.
NEPTUNE, NJ 07753	1025 LAUREL OAK ROAD
PHONE: 732-988-5200	VOORHEES, NEW JERSEY 08043
	ATTN: DONNA SHORT, GIS SUPERVISOR
MONMOUTH COUNTY PLANNING BOARD	
HALL OF RECORDS ANNEX	ELECTRIC COMPANY
PO BOX 1255	JERSEY CENTRAL POWER & LIGHT COMPANY
FREEHOLD, NJ 07728-1125	300 MADISON AVENUE
PHONE: 732-431-7000	MORRISTOWN, NJ 07960
	PHONE: 800-662-3115
DEPARTMENT OF TRANSPORTATION	ATTN: LAND USE MATTERS
PO BOX 600	
TRENTON, NEW JERSEY 08625	GAS
PHONE: 609-963-1940	NEW JERSEY NATURAL GAS COMPANY
CONTACT: COMMISSIONER OF TRANSPORTATION	1415 WYCKOFF ROAD
	WALL TOWNSHIP, NEW JERSEY 07719
FREEHOLD SOIL CONSERVATION DISTRICT 4000 KOZLOSKI ROAD	ATTN: RIGHT OF WAY DEPARTMENT
PO BOX 5033	TELEPHONE
FREEHOLD, NEW JERSEY 07728-5033	VERIZON
PHONE: 732-683-8500	LEGAL DEPARTMENT, 17TH FLOOR
	540 BROAD STREET
TOWNSHIP OF NEPTUNE SEWERAGE AUTHORITY	NEWARK, NEW JERSEY 07102
634 OLD CORLIES AVE. / P.O. BOX 765	ATTN: LAND USE MATTERS
NEPTUNE, NJ 07753	
PHONE: 732-922-3434	

	PROJECT CONTACTS
OWNER / APPLICANT:	3501 RT 66 LLC 4488 W BOY SCOUT BOULEVARD, SUITE 250 TAMPA, FL 33607 (813) 676-9303
CONTACT:	GREGORY WILLIAMS, PRINCIPAL
SITE/CIVIL ENGINEER, LANDSCAPE ARCHITECT, TRAFFIC ENGINEER, SURVEYOR:	LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC. 300 KIMBALL DRIVE PARSIPPANY, NJ 07054 (973) 560-4900
CONTACT:	JOHN COTE, P.E., VP/ASSOCIATE PRINCIPAL

	<u> </u>		200' PROPERTY OWNERS LIS)	
BLOCK	LOT	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	CITY / STATE / ZIP
3601	4	3536 ROUTE 66	STONE, CHARLES P	3536 ROUTE 66	NEPTUNE, NJ 07753
3601	5	3530 ROUTE 66	SYLHAR REALTY LLC % LAWRENCE COHEN	1600 S. OCEAN DR APT 11F	HOLLYWOOD, FL 33019
3601	6	3520 ROUTE 66	MANCINO, JACK E & KAREN T % WAWA	PO BOX 5651	BISMARK, ND 58506
3601	7	3516 ROUTE 66	ROSE, ARLENE & COHEN, LJ ET ALS % WAWA	PO BOX 5651	BISMARK, ND 58506
3601	8	3510 ROUTE 66	NEPTUNE LODGING REALTY, LLC	399 MONMOUTH STREET	EAST WINDSOR, NJ 08520
3601	9	919 GREEN GROVE RD	THE GROVE REALTY LLC % MIDLAND STATES	5991 SOUTH HIGHWAY 94	WELDON SPRING, MO 63304
3701	1	4 PRINCETON AVE	SICILIANO, PERRY & BARBARA	4 PRINCETON AVE	NEPTUNE, NJ 07753
3701	9	3443 ROUTE 66	3443 RT. 66, LLC	246 MONMOUTH ROAD	OAKHURST, NJ 07755
3701	10	3455 ROUTE 66	3455 RT. 66 ASSOCIATES, LLC	300 KULLER ROAD	CLIFTON, NJ 07011
3808	6	2 RUTGERS TERR	KING-JONES, DEBORAH LOUISE	11014 THRUSH RIDGE ROAD	RESTON, VA 20191
3808	7	1020 GREEN GROVE RD	LINDSAY, SAMUEL M	1020 GREEN GROVE ROAD	NEPTUNE, NJ 07753
3808	8	1018 GREEN GROVE RD	CADET, ROSELORE	1018 GREEN GROVE ROAD	NEPTUNE, NJ 07753
3808	9	1016 GREEN GROVE RD	LAVARIN, PIERRE & CHARLINE	1016 GREEN GROVE ROAD	NEPTUNE, NJ 07753
3808	10.01	3 SMITH LANE	LUJAN, VICTORINO	5 SMITH LANE	NEPTUNE, NJ 07753
3808	26	3 PRINCETON AVE	ROGERS, CHERYL	3 PRINCETON AVENUE	NEPTUNE, NJ 07753
3808	27	1 PRINCETON AVE	HANSEN, MERVIN V & DOROTHY M	1 PRINCETON AVENUE	NEPTUNE, NJ 07753
3809	16	3 RUTGERS TERR	BONNER, TIMOTHY D & BRANDI N	3 RUTGERS TERRACE	NEPTUNE, NJ 07753
3809	17	1100 GREEN GROVE RD	GAMBLE, ESTEFANY	1100 GREEN GROVE ROAD	NEPTUNE, NJ 07753
3809	18	1102 GREEN GROVE RD	GRAY, DEBORAH	1102 GREEN GROVE ROAD	NEPTUNE, NJ 07753
3809	19	1108 GREEN GROVE RD	VILLAFUERTE, JESUS	1108 GREEN GROVE ROAD	NEPTUNE, NJ 07753
3903	4	3535 ROUTE 66	NEPTUNE PARK FOR INDUSTRY % EI REALTY	8 RIDGEDALE AVENUE	CEDAR KNOLLS, NJ 07927
3903	5	1600 JUMPING BROOK RD	TOWNSHIP OF NEPTUNE	PO BOX 1125	NEPTUNE, NJ 07754
3903	5.01	1800 JUMPING BROOK RD	TOWNSHIP OF NEPTUNE	PO BOX 1125	NEPTUNE, NJ 07754
3903	9	1115 GREEN GROVE RD	GREEN GROVE ASSOCIATES, LLC	1115 GREEN GROVE ROAD	NEPTUNE, NJ 07753
3903	10	1105 GREEN GROVE ROAD	ADDR PROPERTIES LLC	1105 GREEN GROVE ROAD	NEPTUNE, NJ 07753
3903	11	1103 GREEN GROVE ROAD	INTI CONCEPTS, LLC	839 CENTRAL AVENUE	ASBURY PARK, NJ 07712

		PROVED BY THE	
		BOARD	
G			
	SIGNATURE	CHAIRMAN	DATE
	SIGNATURE	SECRETARY	DATE

ENGINEER

DATE		
	ENGINEERS CERTIFICATION	
DATE	I HAVE CAREFULLY EXAMINED KNOWLEDGE AND BELIEF FIND IT THE "MAP FILING LAW," RESOL MUNICIPAL ORDINANCES AND RE	T CONFORMS WITH UTION OF APPROV
DATE		
2, 2	MUNICIPAL ENGINEER	PRINT NAME

THE MONUMENTS SHOWN O TIME LIMIT AS PROVIDED IN T c.291 (C.40: 55D-1 et seq.) OR L MAP AND TO THE BEST OF MY NFORMS WITH THE PROVISIONS OF I CERTIFY THAT A BOND HA IN OF APPROVAL AND APPLICABLE \parallel GUARANTEEING. THE FUTUR DESIGNATED AND SHOWN ON

MUNICIPAL CLERK

	LAND SURVEYOR CERTIFICATION	
	I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND LAND SURVEY DATED MAY 03, 2024 MEET THE MINIMU DETAIL REQUIREMENTS OF THE STATE BOARD OF PRO I ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BE	M SURVEY FESSIONAL
ON THIS MAP SHALL BE SET WITHIN THE THE "MUNICIPAL LAND USE LAW," P.L.1975 LOCAL ORDINANCE.	UNDER MY SUPERVISION, AND COMPLIES WITH "THE MAP FII AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN FOUND, OR SET.	
IAS BEEN GIVEN TO THE MUNICIPALITY, RE SETTING OF THE MONUMENTS AS ITHIS MAP.		
	SURVEYOR	DATE
	DAVID R. AVERY PROFESSIONAL LAND SURVEYOR	

DATE NEW JERSEY LIC. No. 24GS03964600

P		OWNER'S CONSENT - BLOCK 3903, LOTS 12 & 13
Y L E '''	DATE OF FILING THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP. THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE DAY OF , 2024 WHICH IS 95 DAYS	THE UNDERSIGNED ENTITY, ORGANIZED UNDER OF NEW JERSEY, HEREBY DECLARES THAT IT IS TITLE TO THE LANDS DELINEATED ON THIS MAFFILING THEREOF.
_	FROM SIGNATURE OF THIS MAP.	NAME PRINT NAME SWORN AND SUBSCRIBED TO BEFORE ME T . 2024.
	PLANNING BOARD CHAIRPERSON PRINT NAME DATE	, 2024.
	PLANNING BOARD SECRETARY PRINT NAME DATE	NOTARY PUBLIC OF THE STATE OF NEW JERSEY

OWNER'S CO	NSENT - BLOCK 3903, LOTS 12 & 13	
OF NEW JERS	GNED ENTITY, ORGANIZED UNDER THE EY, HEREBY DECLARES THAT IT IS THE LANDS DELINEATED ON THIS MAP A OF.	IE RECORD HOLDER OF
NAME	PRINT NAME	DATE

_	I	_
_	ı	_
_	ı	_
Date	Description	No.
	Revisions	
L	Langan Engineering and Environmental Services, LLC 300 Kimball Drive	/
	Parsippany, NJ 07054	
T: 973.560.4 N.	1900 F: 973.560.4901 www.langa J Certificate of Authorization No. 24GA27996400	ın.com
Project		
350	1 STATE ROUTE 6	56

NEPTUNE TOWNSHIP				
ONMOUTH COUNTY	NEW J			
awing Title				

COVER SHEET

REDEVELOPMENT

BLOCK No. 3903, LOT Nos. 12 & 13

Project No.	Drawing No.

Project No.	Drawing No.
100775002	
Date] _
MAY 3, 2024	- GI100
Drawn By	
SM	
Checked Bv	

CALL BEFORE YOU DIG Date: 5/7/2024 Time: 11:45 User: ssworav Style Table: Langan.stb Layout: GI100 Document Code: 100775002-0304-GI001-0101

ZONING DISTRICT: BLOCK No. 3903,	ROUTE 66 REDE LOT No. 12 & 13	_	IT PLAN (SECTION	В)
tem	Required / Allowable	Proposed	Regulation ¹ Reference	Condition
Land Use:				
Principal Use	General Warehousing	General Warehousing	Redevelopment Plan Section VIII	С
Area, Bulk & Yard Requirements:			Redevelopment Plan	
Min. Lot Area (AC)	2.5 AC	37.59± AC	Section VIII Redevelopment Plan	С
Max. Floor Area Ratio	1.0	0.31	Section VIII Redevelopment Plan	С
Min. Lot Width (FT)	500 FT	1,057.2 FT	Section VIII Redevelopment Plan	С
Min. Lot Frontage (FT)	500 FT	1057.5 FT	Section VIII Redevelopment Plan	С
Min. Lot Depth (FT)	600 FT	1,522 FT	Section VIII Redevelopment Plan	С
Min. Front Yard Building Setback (FT) Min. Side Yard Building Setback (FT)	30 FT 50 FT	110 FT 50.6 FT	Section VIII Redevelopment Plan	C
Min. Combined Side Yard Building Setback (FT)	50 FT	376.5 FT	Section VIII Redevelopment Plan	С
Min. Rear Yard Building Setback (FT)	40 FT	1,022.2 FT	Section VIII Redevelopment Plan	С
Max. Building Coverage (%)	30%	15.3%	Section VIII Redevelopment Plan	С
Max. Lot Coverage (%)	65%	29.3%	Section VIII Redevelopment Plan	С
Max. Number of Stories	3	1	Section VIII Redevelopment Plan Section VIII	С
Max. Building Height ¹⁰ (FT)	50 FT		Redevelopment Plan Section VIII	
Driveway, Parking & Loading Area Regulations			Section viii	
Min. / Max. Nonresidential Driveway Width (FT)	20 FT / 25 FT	N/A	Redevelopment Plan Section VIII	N/A
Min. / Max. Warehouse Driveway Width (FT)	35 FT / 80 FT	30 FT / 70 FT	Redevelopment Plan Section VIII	v
Access Permitted Onto Green Grove Road	No	No	Redevelopment Plan Section VIII	С
Min. Nonresidential Driveway Setback from Property Lines (FT)	5 FT	N/A	412.06.A	N/A
Min. Distance of Driveway from Intersection of Two Streets (FT)	50 FT	N/A	412.06.B	N/A
Driveway Shall Serve Use Other Than the Permitted Use on the Lot Upon Which the Driveway is Located	No	No	412.06.D	С
Max. Driveway Grade (%)	6%	6%	505.B.5	С
Barrier-Free Walkway Shall be Provided to the Building from the Parking Lot and Township Sidewalk	Yes	Yes	412.06.E	С
Separate Entrance and Exit Provided for Nonresidential Use				
Separate Entrance and Exit Provided for Nonresidential Use Parking Area with More Than 25 Spaces	Yes	No	514.B.1	w
Min. Number of Parking Spaces ³ Provided Parking for Nonresidential Use Allowed to Exceed	142	144	412.17.D	С
Minimum Requirements by More Than 20%	No 0 ET v 10 ET	No No	412.17.F	С
Min. Parking Space Size (FT x FT) Min. Drive Aisle Width (FT)	9 FT x 18 FT 24 FT	9 FT x 18 FT 24 FT	412.17.B 514.B.9	C C
Min. Front Yard Parking Setback ⁴ (FT)	30 FT	121.2 FT	412.18	С
Min. Side & Rear Yard Parking Setback (FT) Min. Parking and Driveway Setback from Nonresidential	10 FT	159.8 FT	509.I.1	С
Buildings (FT)	10 FT	10 FT	514.B.3	С
Building Oriented to Front Toward a Parking Lot Win. Number of Loading Berths ⁵	No 16	No	521.B.2	C
Win. Loading Space Size (FT x FT)	16 15 FT x 60 FT	32 13.5 FT x 60 FT	412.12.A 412.12.B	v
Min. Trailer Parking Space Size (FT x FT)	12 FT x 60 FT	12 FT x 60 FT	514.B.8.(j)	C
Landscaping & Buffering Regulations			·	
Min. Buffer Zone for Loading Areas Adjacent to Residential Zones (FT) ²	70 FT	N/A	Redevelopment Plan Section VIII	N/A
Min. Parking Lot Buffer Area Width (FT)	10 FT	8.3 FT	503.B.1	w
Min. Loading Area Buffer Area Width (FT) Min. Utility Equipment Buffer Area Width (FT)	10 FT 3 FT	14.8 FT 3 FT	503.C.1 503.D.1	С
Parking Lot Buffer in Side and Rear Yards	6 FT Evergreens @ 3 FT	6 FT Evergreens @ 3	503.D.1	С
	O.C. Evergreen & Deciduous	FT O.C. Evergreen & Deciduous Hedge with		
Parking Lot Buffer in Front Yard	Hedge with Shade Trees @ 30 FT O.C.	Shade Trees @ 30 FT O.C.	509.I.1.(b)	С
Min. % Landscaping of Interior Parking Lot Area	5%	11.1%	509.1.4.	С
Min. Number of Parking Lot Shade Trees Diamond-Shaped Tree Islands Utilized Between Head-to-Head	1 per 5 Parking Spaces	1 per 5 Parking Spaces	509.1.4.	С
Parking Bays	Yes	No	509.1.4.(a)	W
Min. Size of Diamond-Shaped Tree Islands (SF) Min. Width of Landscape Strip at End of Parking Row (FT)	36 SF 4 FT	0 SF 2 FT	509.1.4.(a) 509.1.4.(b)	w
Max. Number of Parking Spaces Without Landscape Island	8	8	Redevelopment Plan	C
Min. Landscape Island Width (FT)	7 FT	9 FT	Section VIII 509.I.4.(c)	С
Vin. Sidewalk Width Adjacent to Landscape Island Strips	4 FT	N/A	509.1.4.(d)	N/A
nterior Parking Landscape Islands Not Planted with Trees to	Yes	Yes	509.I.4.(f)	C
nave Low-Growing Evergreen Shrubs Benches and Trash Receptacles Located Adjacent to Proposed	Yes	Yes	509.M	С
Jse Min. Trash Enclosure Buffer Width (FT)	10 FT	0 FT	515.A.1	w
Min. Trash Enclosure Wall Height (FT)	6 FT	6 FT	515.A.1	С
Min. Trash Enclosure Evergreen Screen Height (FT) Trash Enclosure Permitted with Building Setbacks	4 FT No	4 FT No	515.A.1 515.A.2	C
Street Tree Setback from Curbline (FT)	15 FT	15 FT	523.A	С
Min. Street Tree Spacing for Large Street Trees (FT)	35 FT	35 FT	523.B	C
Min. Street Tree Spacing for Medium Street Trees (FT) Sidewalk Regulations	30 FT	N/A	523.B	N/A
Min. Sidewalk Width for Warehouse Uses (FT)	5 FT	5 FT	Redevelopment Plan Section VIII	С
Pedestrain Access Via Crosswalk at Princeton Avenue ntersection	Yes	Yes	Redevelopment Plan Section VIII	С
Sidewalks Required on Both Sides of Roads for Nonresidential Development	Yes	Yes	519.B.1	С
Private Walkway Access to Public Sidewalk in the Right-of-Way	Yes	Yes	519.B.2	С
Public Access Easement for Sidewalk Not Within the Right-of-Way	Yes	Yes	519.B.3	С
Max. Setback of Street Furniture from the Curbline (FT)	4 FT	10.0 FT	519.B.3.(a)	w
Min. Clear Passageway in Front of Street Furniture (FT) Provide Internal Sidewalk Links Between Development and	7.5 FT	6 FT	519.B.3.(a)	W
Streets	Yes	Yes Yes	519.B.3.(b) 519.B.3.(b)	С
Provide Access Easements for Pedestrian Links	Yes	Yes	519.B.6	С
Provide Access Easements for Pedestrian Links Sidewalks Less Than 6 FT in Width to Provide 6 FT Width for 6	l '03	, 55	0.0.0.0	
Provide Access Easements for Pedestrian Links Sidewalks Less Than 6 FT in Width to Provide 6 FT Width for 6	10% of Tat-15	ı	519.C	С
Provide Access Easements for Pedestrian Links Sidewalks Less Than 6 FT in Width to Provide 6 FT Width for 6 FT Length Every 200 FT for Handicap Passage	10% of Total Required Parking up to 100 Spaces + 2% Thereafter (11)	15		. 1
Provide Access Easements for Pedestrian Links Sidewalks Less Than 6 FT in Width to Provide 6 FT Width for 6 FT Length Every 200 FT for Handicap Passage	Parking up to 100 Spaces	15		
Provide Access Easements for Pedestrian Links Sidewalks Less Than 6 FT in Width to Provide 6 FT Width for 6 FT Length Every 200 FT for Handicap Passage Min. Number of Bicycle Parking Spaces	Parking up to 100 Spaces	39.8%	421.D.1.(a)	v
Provide Access Easements for Pedestrian Links Sidewalks Less Than 6 FT in Width to Provide 6 FT Width for 6 FT Length Every 200 FT for Handicap Passage Min. Number of Bicycle Parking Spaces Fence, Retaining Wall & Slope Regulations Max. % Disturbance of Total Lot Area Consisting of 15%-25% Slopes Creation of Critical Slopes (>25%) During Construction	Parking up to 100 Spaces + 2% Thereafter (11)		421.D.1.(a) 421.D.1.(b)	v v
Provide Access Easements for Pedestrian Links Sidewalks Less Than 6 FT in Width to Provide 6 FT Width for 6 FT Length Every 200 FT for Handicap Passage Min. Number of Bicycle Parking Spaces Fence, Retaining Wall & Slope Regulations Max. % Disturbance of Total Lot Area Consisting of 15%-25%	Parking up to 100 Spaces + 2% Thereafter (11) 30% No	39.8%	,	
Provide Access Easements for Pedestrian Links Sidewalks Less Than 6 FT in Width to Provide 6 FT Width for 6 FT Length Every 200 FT for Handicap Passage Min. Number of Bicycle Parking Spaces Fence, Retaining Wall & Slope Regulations Max. % Disturbance of Total Lot Area Consisting of 15%-25% Slopes Creation of Critical Slopes (>25%) During Construction Permitted	Parking up to 100 Spaces + 2% Thereafter (11) 30% No 0 SF	39.8% Yes	421.D.1.(b)	v
Provide Access Easements for Pedestrian Links Sidewalks Less Than 6 FT in Width to Provide 6 FT Width for 6 FT Length Every 200 FT for Handicap Passage Min. Number of Bicycle Parking Spaces Fence, Retaining Wall & Slope Regulations Max. % Disturbance of Total Lot Area Consisting of 15%-25% Slopes Creation of Critical Slopes (>25%) During Construction Permitted Max. Area of Disturbance of Critical Slope Areas (>25% Slopes) Final Grading Results in Net Increase of Total Steep Slope Areas on the Lot Max. Fence Height Within 15 FT of R.O.W. (FT)	Parking up to 100 Spaces + 2% Thereafter (11) 30% No 0 SF	39.8% Yes 13,964 SF	421.D.1.(b) 421.D.2 421.E.2.(a) 412.07.B.1.(b).(i)	v v
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Provide Access Easements for Pedestrian Links Sidewalks Less Than 6 FT in Width to Provide 6 FT Width for 6 FT Length Every 200 FT for Handicap Passage Min. Number of Bicycle Parking Spaces Fence, Retaining Wall & Slope Regulations Max. % Disturbance of Total Lot Area Consisting of 15%-25% Slopes Creation of Critical Slopes (>25%) During Construction Permitted Max. Area of Disturbance of Critical Slope Areas (>25% Slopes) Final Grading Results in Net Increase of Total Steep Slope Areas on the Lot Max. Fence Height Within 15 FT of R.O.W. (FT) Max. Fence Height More than 15 FT from R.O.W. and in Side or Rear Yards (FT) Chain Link Fence Permitted in Front Yard	Parking up to 100 Spaces + 2% Thereafter (11) 30% No 0 SF No 4 FT 6 FT No	39.8% Yes 13,964 SF No 4 FT 4 FT Yes	421.D.1.(b) 421.D.2 421.E.2.(a) 412.07.B.1.(b).(j) / 412.07.B.2.(b) 412.07.B.2.(c)	v v c c c c v
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	501 STATE ROUTE 66 RED <u>(No. 3903, LOT No. 12 & 1</u>	_	ENT PLAN (SECTION	В)
Item	Required / Allowable	e Proposed	Regulation ¹ Reference	Conc
Lighting & Signage Regulations				
Max. Light Fixture Mounting Height (FT)	14 FT	25 FT	412.11	,
Decorative Lamppost Height (FT)	10 FT to 12 FT	12 FT	521.B.4	(
Decorative Lamppost Spacing Along Street Lines	(FT) 40 FT to 60 FT	60 FT	521.B.4	(
Decorative Lamppost Spacing Along Interior Wal	kways (FT) 30 FT to 40 FT	N/A	521.B.4	N,
Signage	See Note 11	See Note 11	Redevelopment Plan Section VIII	(
Abbreviations:	•	•		•
V - Variance W - Waiver	C - Compliance	NC - Existing Noncon	fomity N/A - Not Applicab	le
Notes:				

of a Redevelopment Agreement for the project site.

2. A 70 foot buffering zone, which may include detention basins, sound berms, or landscaping, is required when loading areas are directly adjacent to 3. For office uses, a minimum of 1 parking space per 300 square feet of gross floor area shall be provided. For warehouse uses, a minimum of 1 parking

space per 2,500 square feet of gross floor area shall be provided. The proposed development includes approximately 14,000 square feet of office space, which requires 47 parking spaces, and includes approximately 237,022 square feet of warehouse space, which requires 95 parking spaces. The total number of required parking spaces is 142. 4. No parking shall be located in a required front yard per Section 514.B.2.

5. For light industrial and warehouse uses with a total floor area greater than 40,000 square feet, the number of loading berths that shall be provided is 5 olus 1 for each additional 20,000 square feet.

6. Chain link fences are prohibited in front yards in all zone districts per 412.07.B.1.(c). 7. The project exceeds the criteria for maximum disturbance areas listed under Section 421.D.2. for disturbance of critical slope areas (slopes of 25 percent or greater). (a) The total soil disturbance in the critical slope area of the lot is no greater than one (1) cubic yard; (b) The total area of removal or disturbance f vegetation in the critical slope area of the lot is no greater than twenty-five (25) square feet; (c) The increase in impervious ground cover in the critical slope area of the lot is no greater than twenty-five (25) square feet; (d) The construction does not include the removal of any tree, having a diameter at point

f measurement greater than eighteen (18) inches; and, (e) The applicant must demonstrate that the proposed slope disturbance is essential to a reasonable use of property. . The maximum size of wall mounted signs for single-tenant structures is 48 square feet, or 1.2 square feet for each lineal foot of wall face that the sign is mounted on, whichever is less, per Section 416.07.B.1.(a).

B. Businesses that have a side or rear building façade front on a parking lot or secondary street frontage may have a secondary wall-mounted sign not to exceed 50% of the area of the primary building sign, per Section 416.07.B.3.(a). This provision shall not apply where a parking lot is located between a ouilding and a public street. 0. Building height is defined as the vertical distance from finished grade to the top of the highest roof beams on a flat roof, per the definition provided in

Section 201. As the finished grade around the perimeter of the proposed warehouse building varies, an average has been calculated, with finished grade

measurements taken approximately every 50 feet. Based on these parameters, the average finished grade was calculated to be approximately EL. 100.04. The finished floor elevation of the proposed warehouse building is EL. 102.00, representing a vertical distance of 1.96 feet compared to average finished grade. The vertical distance from the finished floor elevation to the highest roof beams on the flat roof is 43.33 feet. Therefore, the building height has bee calculated to be 45.3 feet.

-	
	11. Redevelopment Plan Signage section states "Permitted Signage will be on a per use basis, at the discretion of the Township Redevelopm
	Committee."

BLOCK 3903 PROPOSED LOT 13.01 ZONING TABLE 3501 STATE ROUTE 66 REDEVELOPMENT						
ZONING DISTRICT: BLOCK No. 390 Item	03, LOT No. 12 & 1 Required / Allowable	3 REDEVELOPM Proposed	Regulation 1 Reference	N A) Condition		
Land Use:						
Principal Use	Retail Stores	Retail Stores	404.04.B	С		
Accessory Use	Parking for Principal Use	Parking for Principal	404.04.D	С		
Area, Bulk & Yard Requirements:		Use	·-···	-		
Min. Lot Area (AC)	2.5 AC	7.97 AC	404.04.E	С		
Max. Floor Area Ratio	0.8	0.10	Ordinance No. 16-20 ⁴	С		
Min. Lot Width (FT)	500 FT	1,548.7 FT	404.04.E	С		
Min. Lot Frontage (FT)	500 FT	1,562.6 FT	404.04.E	С		
Min. Lot Depth (FT)	600 FT	219 FT	404.04.E	V		
Min. Front Yard Building Setback (FT)	50 FT	119 FT	404.04.E	С		
Min. Side Yard Building Setback (FT)	30 FT	146.7 FT	404.04.E	С		
Min. Combined Side Yard Building Setback (FT) Min. Pear Yard Building Setback (ET)	60 FT	1,222.6 FT	404.04.E	С		
Min. Rear Yard Building Setback (FT) Max. Building Coverage (%)	40 FT	40 FT	404.04.E	C		
Max. Lot Coverage (%)	30% 65%	4.3%	404.04.E 404.04.E	C		
Max. Number of Stories	2	1	404.04.E 404.04.E	С		
Max. Building Height (FT)	40 FT	26.3 FT	404.04.E	С		
Min. Improvable Lot Area (SF)	84,900 SF	91,555 SF	404.04.E	С		
Min. M.I.A. Diameter of Circle (SF)	189 FT	159 FT	404.04.E	V		
Driveway, Parking & Loading Area Regulations						
Min. / Max. Nonresidential Driveway Width (FT)	20 FT / 24 FT	24 FT / 36.3 FT	505.B.4	w		
Min. Nonresidential Driveway Setback from Property Lines (FT)	5 FT	0 FT	412.06.A	V		
Min. Distance of Driveway from Intersection of Two Streets (FT)	50 FT	247 FT	412.06.B	С		
Driveway Shall Serve Use Other Than the Permitted Use on the	No	Yes	412.06.D	V		
Lot Upon Which the Driveway is Located Max. Driveway Grade (%)	6%	7.0%	505.B.5	w		
Barrier-Free Walkway Shall be Provided to the Building from the	Yes	Yes	412.06.E	C		
Parking Lot and Township Sidewalk Separate Entrance and Exit Provided for Nonresidential Use Parking Area with More Than 25 Spaces	Yes	No	514.B.1	w		
Min. Number of Parking Spaces	60	100	412.17.D ²	С		
Provided Parking for Nonresidential Use Allowed to Exceed Minimum Requirements by More Than 20%	No	Yes	412.17.F	V		
Min. Parking Space Size (FT x FT)	9 FT x 18 FT	9 FT x 18 FT	412.17.B	С		
Min. Drive Aisle Width (FT)	24 FT	24 FT	514.B.9	С		
Min. Front Yard Parking Setback ³ (FT)	50 FT	50 FT	412.18	С		
Min. Side & Rear Yard Parking Setback (FT) Min. Parking and Driveway Setback from Nonresidential Buildings	10 FT	41 FT	509.1.1	С		
Min. Parking and Driveway Setback from Nonresidential Buildings (FT)	10 FT	9 FT	514.B.3	W		
Building Oriented to Front Toward a Parking Lot	No	Yes	521.B.2	w		
Min. Number of Loading Berths	1	1	412.12.A	С		
Min. Loading Space Size (FT x FT)	15 FT x 45 FT	16 FT x 190 FT	412.12.B	С		
Landscaping & Buffering Regulations			1			
Min. Parking Lot Buffer Area Width (FT)	10 FT	6.5 FT	503.B.1	w		
Min. Loading Area Buffer Area Width (FT)	10 FT	0 FT	503.C.1	W		
Min. Utility Equipment Buffer Area Width (FT)	3 FT	3.5 FT	503.D.1	С		
Parking Lot Buffer in Side and Rear Yards	6 FT Evergreens @3 FT O.C.	6 FT Evergreens @3 FT O.C.	509.l.1.(a)	С		
Parking Lot Buffer in Front Yard	Evergreen & Deciduous Hedge with Shade Trees @ 30 FT O.C.	Shade frees @ 30 FT	509.l.1.(b)	С		
Min. % Landscaping of Interior Parking Lot Area	5%	O.C. 15.0%	509.1.4.	С		
Min. Number of Parking Lot Shade Trees	1 per 5 Parking Spaces	15.0% 1 per 5 Parking Spaces		C		
Diamond-Shaped Tree Islands Utilized Between Head-to-Head						
Parking Bays	Yes	N/A	509.I.4.(a)	N/A		
Min. Size of Diamond-Shaped Tree Islands (SF)	36 SF	N/A	509.I.4.(a)	N/A		
Min. Width of Landscape Strip at End of Parking Row (FT)	4 FT	4 FT	509.l.4.(b)	С		
Max. Number of Parking Spaces Without Landscape Island	8	8	509.I.4.(c)	С		
Min. Landscape Island Width (FT)	7 FT	9 FT	509.I.4.(c)	С		
Min. Sidewalk Width Adjacent to Landscape Island Strips	4 FT	N/A	509.I.4.(d)	N/A		
Interior Parking Landscape Islands Not Planted with Trees to	Yes	Yes	509.I.4.(f)	C		
have Low-Growing Evergreen Shrubs Benches and Trash Receptacles Located Adjacent to Proposed			,,			
Use	Yes	Yes	509.M	С		
Min. Trash Enclosure Buffer Width (FT)	4 FT	4 FT	515.A.1	С		
Min. Trash Enclosure Wall Height (FT) Min. Trash Enclosure Evergroop Serson Height (ET)	6 FT	6 FT	515.A.1	C		
Min. Trash Enclosure Evergreen Screen Height (FT) Trash Enclosure Permitted within Building Sethacks	4 FT	4 FT	515.A.1	С		
Trash Enclosure Permitted within Building Setbacks Street Tree Setback from Curbline (FT)	No 15 FT	No N/A	515.A.2 523.A	C N/A		
		·				
Min. Street Tree Spacing for Large Street Trees (FT)	35 FT	N/A	523.B	N/A		
Min. Street Tree Spacing for Medium Street Trees (FT)	30 FT	N/A	523.B	N/A		

523.B

ltem	Required / Allowable	Proposed	Regulation ¹ Reference	Condition
Sidewalk Regulations				
Sidewalks Required on Both Sides of Roads for Nonresidential	Yes	No	519.B.1	w
Development Private Walkway Access to Public Sidewalk in the Right-of-Way	Yes	Yes	519.B.2	C
Public Access Easement for Sidewalk Not Within the	Yes	Yes	519.B.3	C
Right-of-Way				
Max. Setback of Street Furniture from the Curbline (FT)	4 FT	11.3 FT	519.B.3.(a)	W
Min. Clear Passageway in Front of Street Furniture (FT)	7.5 FT	6 FT	519.B.3.(a)	W
Provide Internal Sidewalk Links Between Development and Streets	Yes	Yes	519.B.3.(b)	С
Provide Access Easements for Pedestrian Links	Yes	Yes	519.B.3.(b)	С
Minimum Sidewalk Widths for Retail Development: Along Non-Residential Streets Separated from the Curb by at		21/2	540 B 7 ()	
Least 5 Feet	6 FT	N/A	519.B.7.(a)	N/A
Along Non-Residential Streets Adjacent to Curb	8 FT	N/A	519.B.7.(b)	N/A
Between Main Building Entrance and Parking Where Vehicles Overhang the Sidewalk	10 FT	9 FT	519.B.7.(c) 519.B.7.(d)	C
Within Parking Areas	6 FT 4 FT	6 FT 5 FT	519.B.7.(d) 519.B.7.(e)	C
Between Buildings	6 FT	N/A	519.B.7.(f)	N/A
Sidewalks Less Than 6 FT in Width to Provide 6 FT Width for 6				
FT Length Every 200 FT for Handicap Passage	Yes	N/A	519.B.6	С
Min. Number of Bicycle Parking Spaces	10% of Total Required Parking up to 100 Spaces + 2% Thereafter (6)	10	519.C	С
Fence, Retaining Wall & Slope Regulations				
Max. % Disturbance of Total Lot Area Consisting of 15%-25% Slopes	30%	64.4%	421.D.1.(a)	V
Creation of Critical Slopes (>25%) During Construction Permitted	No	Yes	421.D.1.(b)	v
Max. Area of Disturbance of Critical Slope Areas (>25% Slopes) ⁵	0 SF	12,533 SF	421.D.2	v
Final Grading Results in Net Increase of Total Steep Slope Areas on the Lot	No	No	421.E.2.(a)	С
Max. Fence Height Within 15 FT of R.O.W. (FT)	4 FT	N/A	412.07.B.1.(b).(i)	N/A
Max. Fence Height More than 15 FT from R.O.W. and in Side or Rear Yards (FT)	6 FT	4 FT	412.07.B.1.(b).(j) / 412.07.B.2.(b)	С
Chain Link Fence Permitted / Located in Front Yard	No	Yes	412.07.B.2.(c)	V
Max. Retaining Wall Height (FT)	8 FT	5.1 FT	421.G.1	С
Max. Retaining Wall Height in Front Yard Setback (FT)	4 FT	4.5 FT	421.G.1	v
Max. Combined Retaining Wall and Safety Fence Height (FT)	12 FT	9.1 FT	421.G.4	С
Min. Retaining Wall Setback from Property Lines (FT)	Height of Retaining Wall	0 FT	421.H.1	v
Lighting & Signage Regulations	Theight of Hetalilling Vvali	011	421.11.1	
Max. Light Fixture Mounting Height (FT)	14 FT	14 FT	412.11	C
Decorative Lamppost Height (FT)	10 FT to 12 FT	12 FT	521.B.4	С
Decorative Lamppost Spacing Along Street Lines (FT)	40 FT to 60 FT	N/A	521.B.4	N/A
Decorative Lamppost Spacing Along Interior Walkways (FT)	30 FT to 40 FT	N/A	521.B.4	N/A
	Floodlighted,			
Method of Sign Illumination	Spotlighted, Internal	Spotlighted, Internal	416.03.A	C
Base of Freestanding Sign Shall Be Landscaped Freestanding Sign Requirements:	Yes	Yes	416.03.B	С
Max. Size (SF)	120 SF (400 SF if combined) each face	≤ 120 SF (400 SF if combined) each face	416.07.A.1 & 5	С
Max. Height (FT)	15 FT	≤ 15 FT	416.07.A.7	С
Max. Quantity Per Lot	2	3	416.07.A.1	v
Min. Setback from Property Lines (FT)	3/4 Sign Height	3/4 Sign Height	416.07.A.6	С
Max. Horizontal Dimension (FT)	10 FT	≤ 10 FT	416.07.A.2.(e)	С
Wall Mounted Sign Requirements for Multi-Tenant Retail Structures:				
Quantity	1 per Tenant	1 per Tenant	416.07.B.2.(a)	С
Max. Vertical Sign Dimension (FT)	3 FT	≤ 3 FT	416.07.B.2.(b)	С
Max. Horizontal Sign Dimension (FT) Max. Area of Sign ⁷ (SF)	16 FT	≤ 16 FT	416.07.B.2.(c)	С
-	48 SF	≤ 48 FT	416.07.B.2.(d)	С
Mounting Height of Sign to Exceed Height of Ground Floor	No Solution No Sol	No ≤ 50% of Area of	416.07.B.2.(e)	С
Max. Area of Secondary Wall Mounted Signs ⁸ (SF) Abbreviations:	Wall Sign	Primary Wall Sign	416.07.B.3.(a)	С

BLOCK 3903 PROPOSED LOT 13.01 ZONING TABLE

1. Zoning regulations and design standards referenced from Block No. 3903, Lot No. 12 & 13 Redevelopment Plan, adopted December 2021. The redevelopment plan splits the subject project site into Section A (the site frontage along Route 66) and Section B (the remaining portion of the site). Per the Redevelopment Plan, the bulk requirements for Section A shall be governed by the existing requirements set forth with C-1 Planned Commercial Development Zone District and the H-S Hospital Support Zone Overlay, while the bulk requirements for Section B shall be governed by the requirements set forth within the Redevelopment Plan. Please note that portions of the development design have been governed by the process associated with the adoption of a Redevelopment Agreement for the project site.

2. For retail sales uses, a minimum of 1 parking space per 250 square feet of gross floor area shall be provided per Section 412.17.D. 3. No parking shall be located in a required front yard per Section 412.18.

4. Per Ordinance No. 16-20, the maximum building area floor ratio shall be 0.8, and shall be calculated utilizing effective land area. 5. The project exceeds the criteria for maximum disturbance areas listed under Section 421.D.2. for disturbance of critical slope areas (slopes of 25 percent or greater). The criteria that would allow for the disturbance of critical slope areas are: (a) The total soil disturbance in the critical slope area of the lot is no greater than one (1) cubic yard; (b) The total area of removal or disturbance of vegetation in the critical slope area of the lot is no greater than twenty-five (25) square feet; (c) The increase in impervious ground cover in the critical slope area of the lot is no greater than twenty-five (25) square feet; (d) The construction does not include the removal of any tree, having a diameter at point of measurement greater than eighteen (18) inches; and, (e) The applicant must demonstrate that the proposed slope disturbance is essential to a reasonable use of property.

6. The minimum number of loading spaces for commercial uses with a total floor area from 10,001 to 23,999 square feet is 1 per Section 412.12.A.

7. The maximum size of wall mounted signs for multi-tenant retail structures is 48 square feet, or 1.2 square feet for each lineal foot of wall face that the sign is mounted on, whichever is less, per Section 416.07.B.2.(d). 8. Businesses that have a side or rear building façade front on a parking lot or secondary street frontage may have a secondary wall-mounted sign not to exceed 50% of the area of the primary building sign, per Section 416.07.B.3.(a). This provision shall not apply where a parking lot is located between a building and a public street

ltem	Required / Allowable	Proposed	Regulation ¹ Reference	Cond
Land Use:		<u>, </u>		
Principal Use	Public Park	Public Park	404.04.B	C
Accessory Use	Parking for Principal Use	Parking for Principal Use	404.04.D	C
Area, Bulk & Yard Requirements:		USE		
Min. Lot Area (AC)	2.5 AC	1.82 AC	404.04.E	\ \
Max. Floor Area Ratio	0.8	N/A	Ordinance No. 16-20 ⁴	N/
Min. Lot Width (FT)	500 FT	366.1 FT	404.04.E	\
Min. Lot Frontage (FT)	500 FT	403.7 FT	404.04.E	,
Min. Lot Depth (FT)	600 FT	195.0 FT	404.04.E	,
Min. Front Yard Building Setback (FT)	50 FT	N/A	404.04.E	N,
Min. Side Yard Building Setback (FT)	30 FT	N/A	404.04.E	N,
Min. Combined Side Yard Building Setback (FT)	60 FT	N/A	404.04.E	N,
Min. Rear Yard Building Setback (FT)	40 FT	N/A	404.04.E	N.
Max. Building Coverage (%)	30%	N/A	404.04.E	N.
Max. Lot Coverage (%)	65%	5.2%	404.04.E	(
Max. Number of Stories	2	N/A	404.04.E	N,
Max. Building Height (FT)	40 FT	N/A	404.04.E	N
Min. Improvable Lot Area (SF)	84,900 SF	34,610 SF	404.04.E	,
Min. M.I.A. Diameter of Circle (SF)	189 FT	135 FT	404.04.E	'
Driveway, Parking & Loading Area Regulations Barrier-Free Walkway Shall be Provided to the Use from the	<u> </u>	Г		
Barrier-Free Walkway Shall be Provided to the Use from the Parking Lot and Township Sidewalk	Yes	Yes	412.06.E	,
Min. Number of Parking Spaces	N/A	5	412.17.D ²	
Min. Parking Space Size (FT x FT)	9 FT x 18 FT	9 FT x 18 FT	412.17.B	
Min. Front Yard Parking Setback ³ (FT)	50 FT	177 FT	412.18	
Min. Side & Rear Yard Parking Setback (FT)	10 FT	0 FT	509.I.1	١ ١
Landscaping & Buffering Regulations				
Min. Parking Lot Buffer Area Width (FT)	10 FT	0 FT	503.B.1	'
Parking Lot Buffer in Side and Rear Yards	6 FT Evergreens @3 FT O.C.	No	509.I.1.(a)	١
Parking Lot Buffer in Front Yard	Evergreen & Deciduous Hedge with Shade Trees @ 30 FT O.C.	N/A	509.I.1.(b)	N
Street Tree Setback from Curbline (FT)	15 FT	N/A	523.A	N
Min. Street Tree Spacing for Large Street Trees (FT)	35 FT	N/A	523.B	N
Min. Street Tree Spacing for Medium Street Trees (FT) Sidewalk Regulations	30 FT	N/A	523.B	N
Sidewalks Required / Provided on Both Sides of Roads for	Yes	N/A	519.B.1	N
Nonresidential Development				
Private Walkway Access to Public Sidewalk in the Right-of-Way	Yes	Yes	519.B.2	(
Public Access Easement for Sidewalk Not Within the Right-of-Way	Yes	Yes	519.B.3	(
Max. Setback of Street Furniture from the Curbline (FT)	4 FT	N/A	519.B.3.(a)	N
Min. Clear Passageway in Front of Street Furniture (FT)	7.5 FT	N/A	519.B.3.(a)	N
Provide Internal Sidewalk Links Between Development and Streets	Yes	Yes	519.B.3.(b)	
Provide Access Easements for Pedestrian Links	Yes	Yes	519.B.3.(b)	
Sidewalks Less Than 6 FT in Width to Provide 6 FT Width for 6	Yes	No	519.B.6	١,
FT Length Every 200 FT for Handicap Passage	10% of Total Required			
Min. Number of Bicycle Parking Spaces Fence, Retaining Wall & Slope Regulations	Parking up to 100 Spaces + 2% Thereafter (1)	5	519.C	
Max. % Disturbance of Total Lot Area Consisting of 15%-25%	30%	18.9%	421.D.1.(a)	
Slopes	30%	18.9%	421.D.1.(d)	
Creation of Critical Slopes (>25%) During Construction Permitted	No	Yes	421.D.1.(b)	,
Max. Area of Disturbance of Critical Slope Areas (>25% Slopes) 5	0 SF	0 SF	421.D.2	
Final Grading Results in Net Increase of Total Steep Slope Areas	No	Yes	421.E.2.(a)	
on the Lot Max. Fence Height Within 15 FT of R.O.W. (FT)	4 FT	N/A	412.07.B.1.(b).(i)	N
Max. Fence Height Within 15 F1 of 11.0.vv. (17) Max. Fence Height More than 15 FT from R.O.W. and in Side or		·	412.07.B.1.(b).(j) /	
Rear Yards (FT)	6 FT	4 FT	412.07.B.2.(b)	
Chain Link Fence Permitted / Located in Front Yard	No	Yes	412.07.B.2.(c)	· ·
Max. Retaining Wall Height (FT)	8 FT	6.7 FT	421.G.1	
Max. Retaining Wall Height in Front Yard Setback (FT) Max. Combined Retaining Wall and Safety Fence Height (FT)	4 FT	N/A	421.G.1 421.G.4	N
Max. Combined Retaining Wall and Safety Fence Height (FT)	12 FT	10.7 FT	421.0.4	
Min. Retaining Wall Setback from Property Lines (FT)	Height of Retaining Wall (6.7 FT)	5 FT	421.H.1	,
Lighting & Signage Regulations				
Max. Light Fixture Mounting Height (FT)	14 FT	14 FT	412.11	
Decorative Lamppost Height (FT)	10 FT to 12 FT	12 FT	521.B.4	
Decorative Lamppost Spacing Along Street Lines (FT)	40 FT to 60 FT	N/A	521.B.4	N
Decorative Lamppost Spacing Along Interior Walkways (FT)	30 FT to 40 FT	> 40 FT	521.B.4	,
Abbreviations:	I	1		I
	C - Compliance	NC - Existing Nonconfo	mity N/A - Not Applicab	le
V - Variance W - Waiver	C - Compliance	TVC Existing Noncomo	Tilly 14/A 1401 Applicab	

BLOCK 3903 PROPOSED LOT 13.02 ZONING TABLE 3501 STATE ROUTE 66 REDEVELOPMENT

Development Zone District and the H-S Hospital Support Zone Overlay, while the bulk requirements for Section B shall be governed by the requirements set forth within the Redevelopment Plan. Please note that portions of the development design have been governed by the process associated with the adoption of a Redevelopment Agreement for the project site.

2. Section 412.17.D. does not list Public Park in the list of off-street parking requirements. Total of 5 parking spaces are proposed. 3. No parking shall be located in a required front yard per Section 412.18.

4. Per Ordinance No. 16-20, the maximum building area floor ratio shall be 0.8, and shall be calculated utlizing effective land area.

The project exceeds the criteria for maximum disturbance areas listed under Section 421.D.2. for disturbance of critical slope areas (slopes of 25 percent or greater). The criteria that would allow for the disturbance of critical slope areas are: (a) The total soil disturbance in the critical slope area of the lot is no greater than one (1) cubic yard; (b) The total area of removal or disturbance of vegetation in the critical slope area of the lot is no greater than twenty-five (25) square feet; (c) The increase in impervious ground cover in the critical slope area of the lot is no greater than twenty-five (25) square feet; (d) The construction does not include the removal of any tree, having a diameter at point of measurement greater than eighteen (18) inches; and, (e) The applicant nust demonstrate that the proposed slope disturbance is essential to a reasonable use of property.

ENGINEERS CERTIFICATION I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER

NOTARY PUBLIC OF THE STATE OF NEW JERSEY

OWNER'S CONSENT - BLOCK 3903, LOTS 12 & 13 THE UNDERSIGNED ENTITY, ORGANIZED UNDER THE LAWS OF THE STATE OF NEW JERSEY, HEREBY DECLARES THAT IT IS THE RECORD HOLDER OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND CONSENT TO THE FILING THEREOF. SWORN AND SUBSCRIBED TO BEFORE ME THIS ______ DAY OF

PRINT NAME

Description

Revisions

300 Kimball Drive Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com NJ Certificate of Authorization No. 24GA27996400

3501 STATE ROUTE 66 BLOCK No. 3903, LOT Nos. 12 & 13

NEPTUNE TOWNSHIP MONMOUTH COUNTY

Drawing Title

Date: 5/7/2024 Time: 11:39 User: ssworav Style Table: Langan.stb Layout: GI101 Document Code: 100775002-0304-GI101-0101

NEW JERSEY

ZONING TABLE

Project No. Drawing No. 100775002 GI101 MAY 3, 2024 Drawn By

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED MAY 03, 2024 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE UNDER MY SUPERVISION, AND COMPLIES WITH "THE MAP FILING LAW" TIME LIMIT AS PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975 AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN c.291 (C.40: 55D-1 et seq.) OR LOCAL ORDINANCE. FOUND, OR SET. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

PRINT NAME

MUNICIPAL CLERK

SURVEYOR DAVID R. AVERY PROFESSIONAL LAND SURVEYOR NEW JERSEY LIC. No. 24GS03964600

LAND SURVEYOR CERTIFICATION

DATE OF FILING THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP. THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE _____DAY OF ___ , 2024 WHICH IS 95 DAYS FROM SIGNATURE OF THIS MAP. PLANNING BOARD CHAIRPERSON PRINT NAME DATE

PLANNING BOARD SECRETARY PRINT NAME

SIGNATURE SECRETARY DATE SIGNATURE ENGINEER DATE

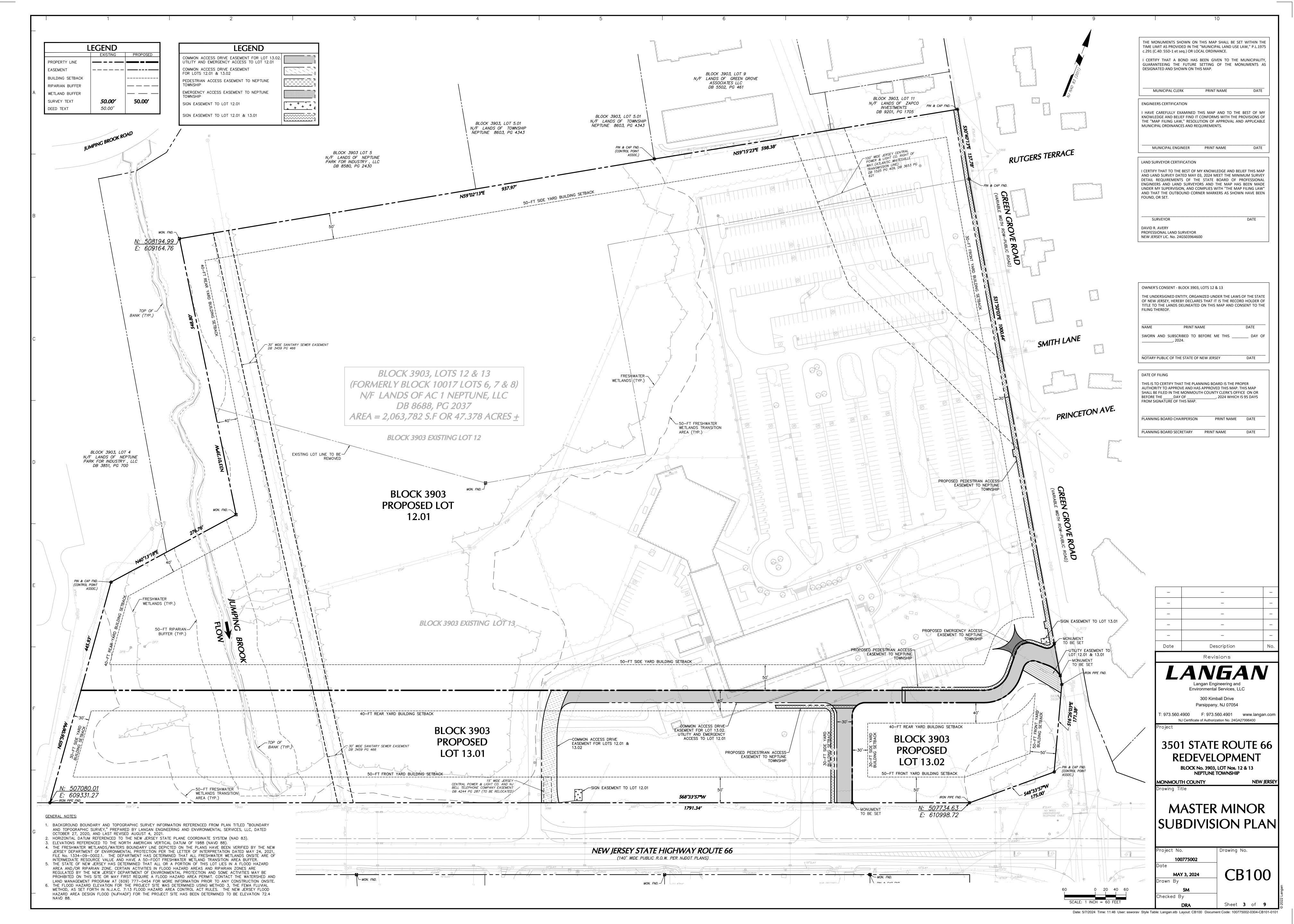
APPROVED BY THE NEPTUNE TOWNSHIP PLANNING

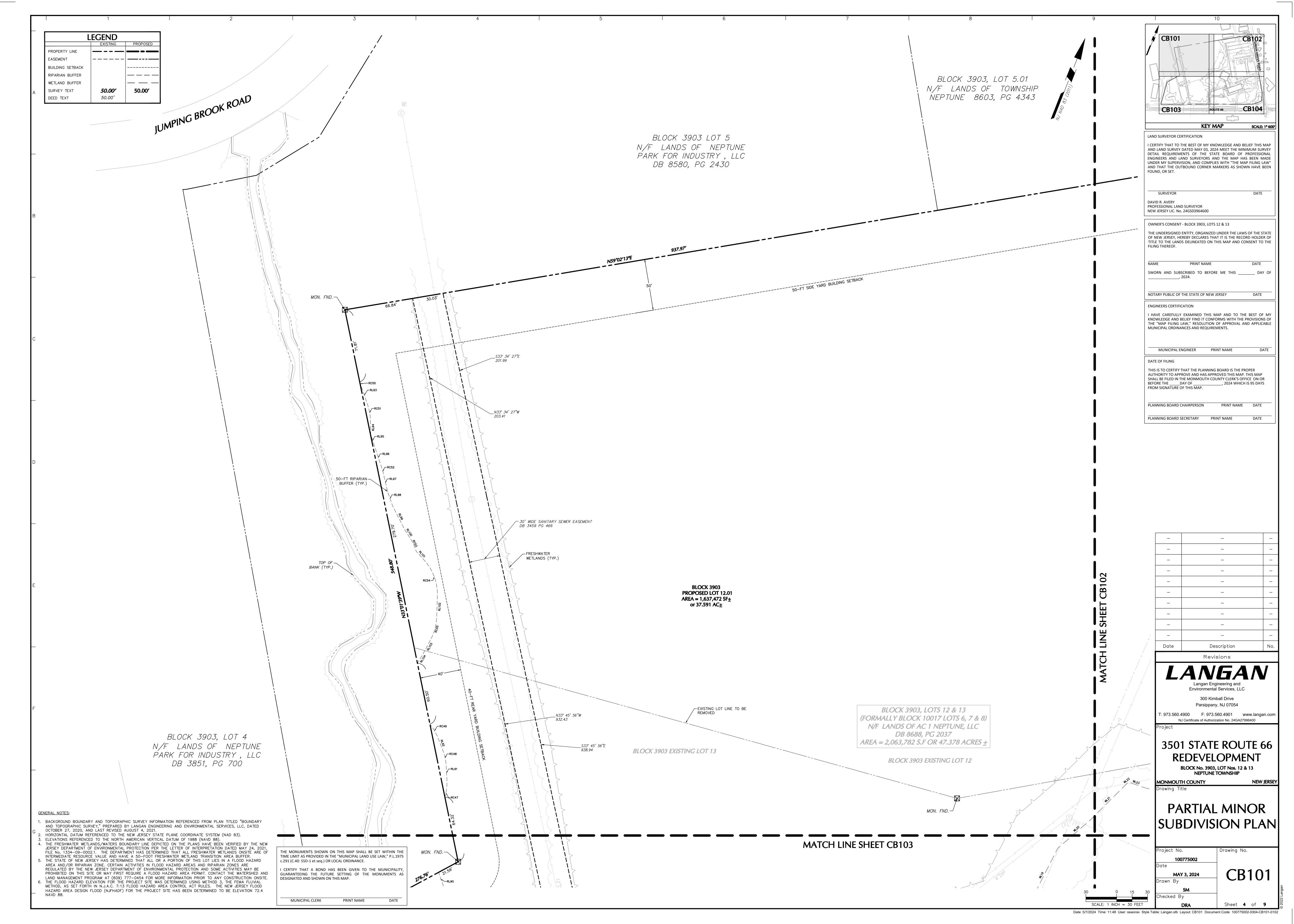
BOARD

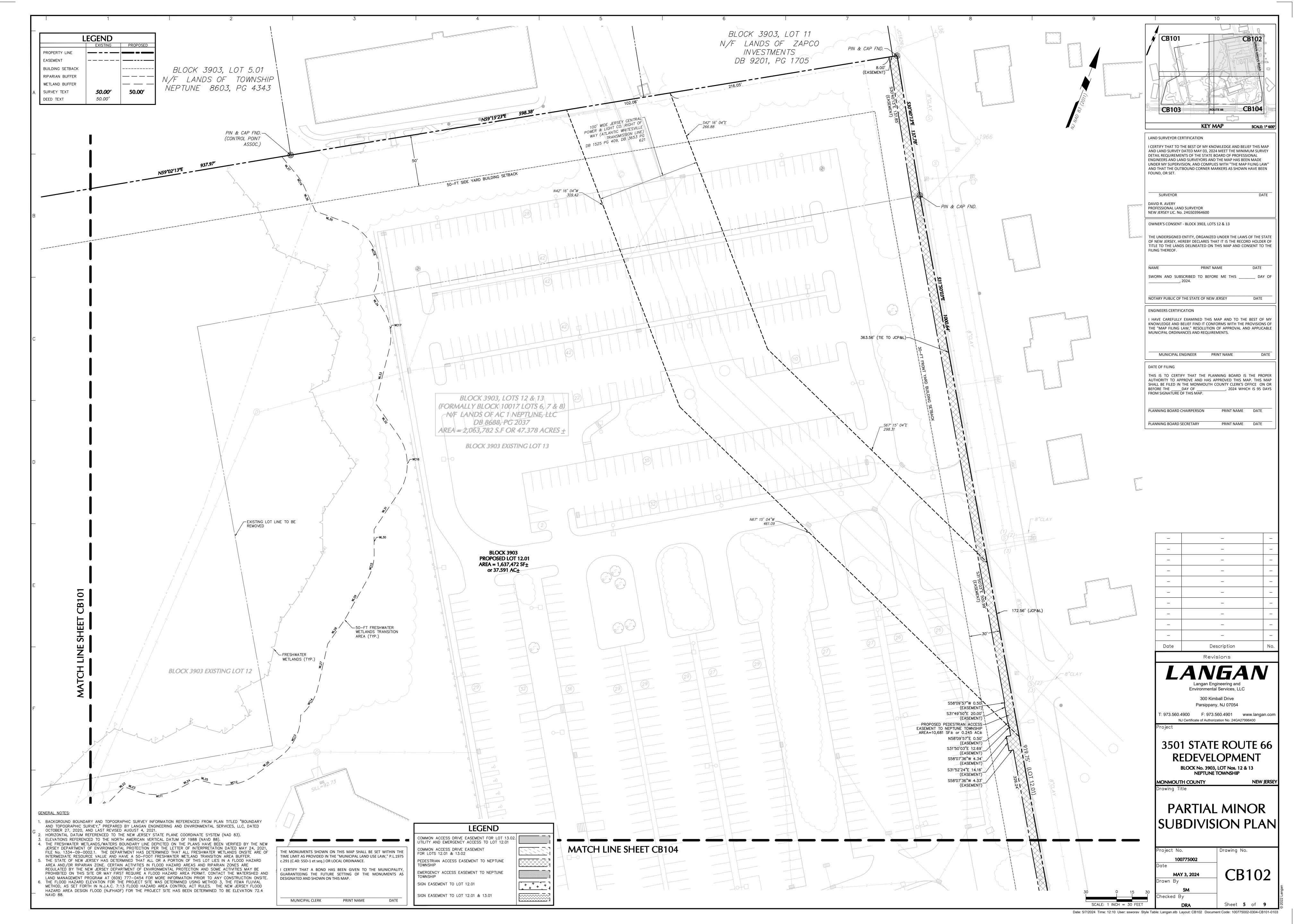
CHAIRMAN

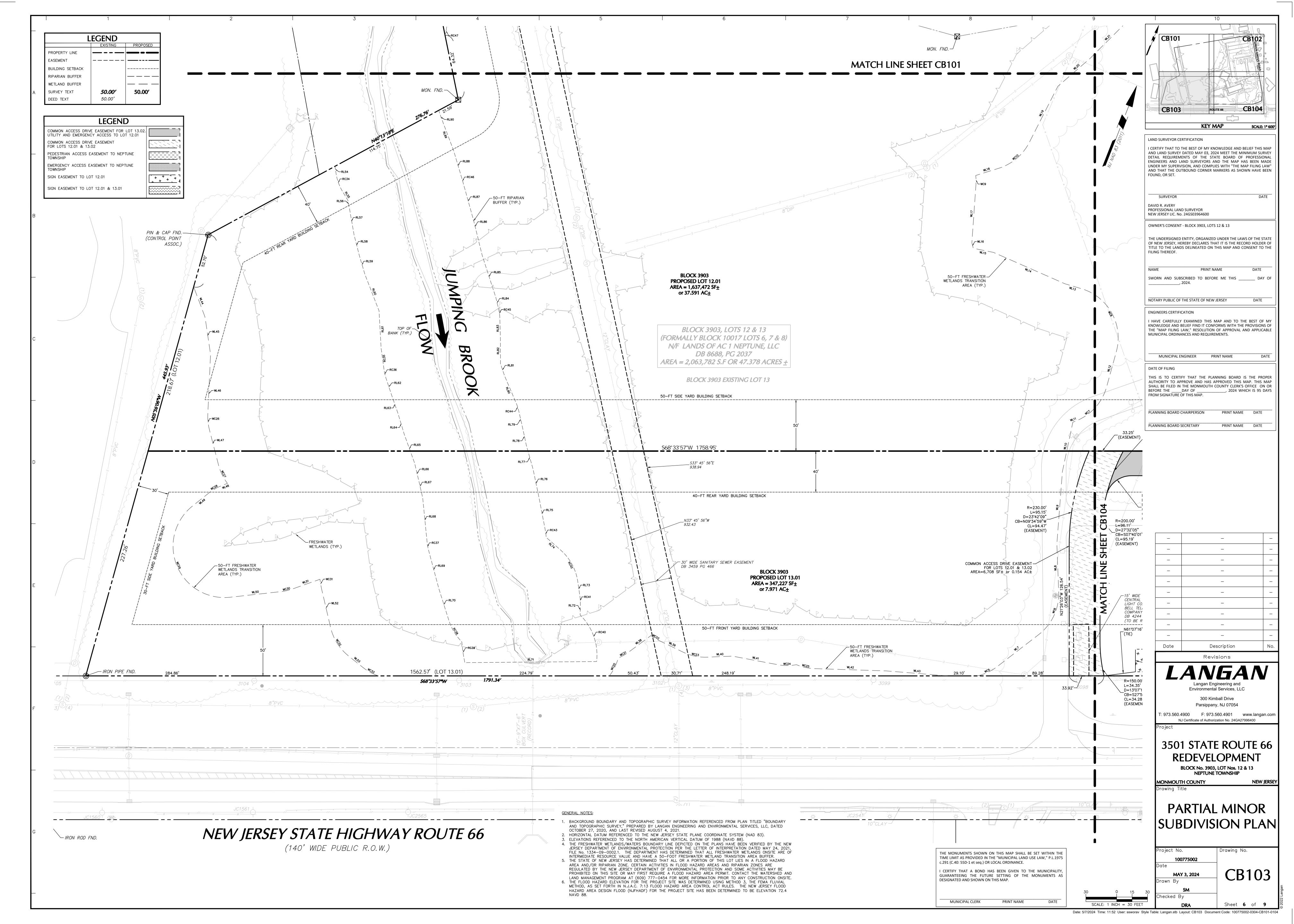
DATE

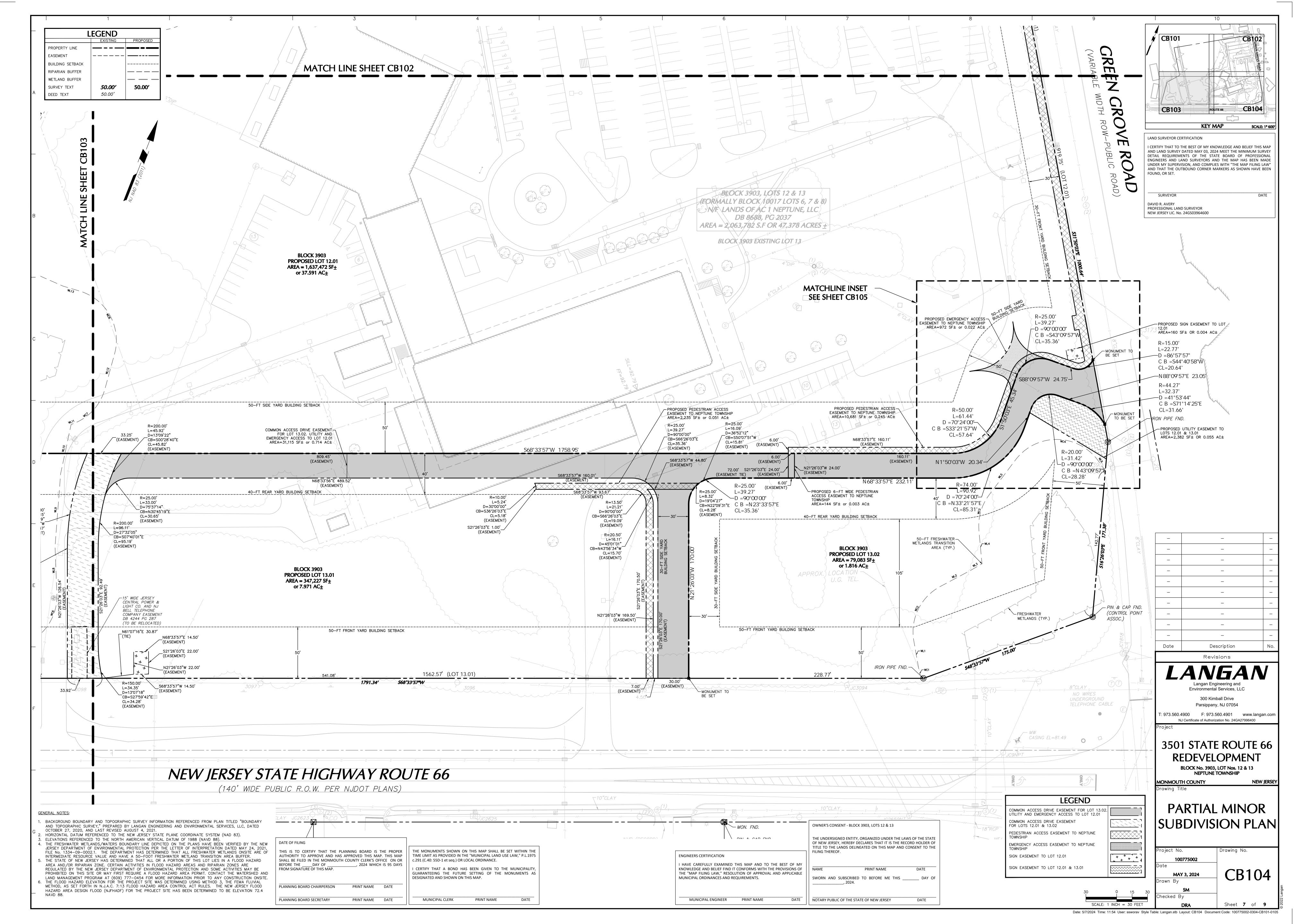
Checked By Sheet 2 of 9





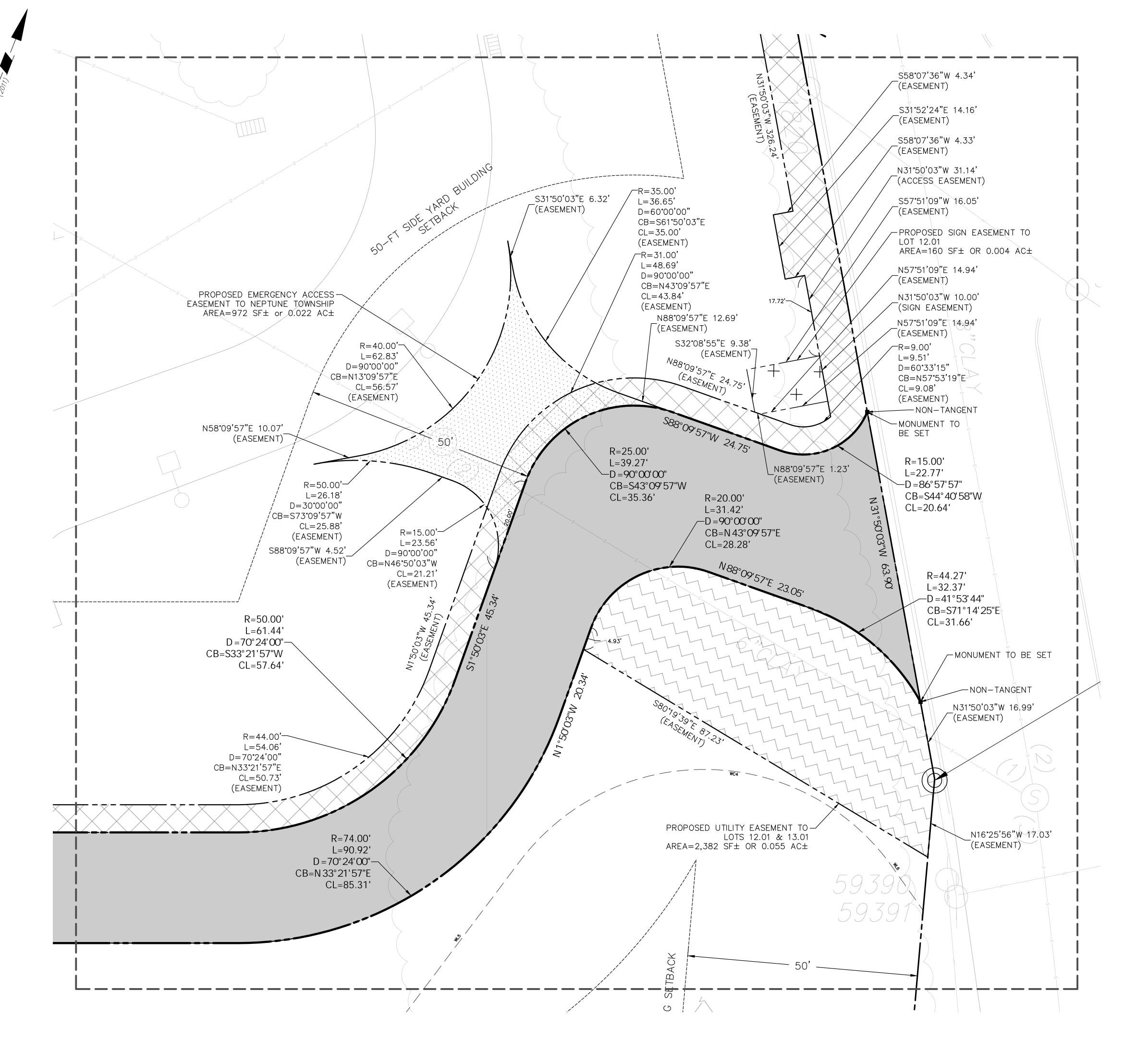






LEGEND				
	EXISTING	PROPOSED		
PROPERTY LINE				
EASEMENT				
BUILDING SETBACK				
RIPARIAN BUFFER				
WETLAND BUFFER				
SURVEY TEXT	50.00′	50.00′		
DEED TEXT	50.00'			

LEGEND	
COMMON ACCESS DRIVE EASEMENT FOR LOT 13.02. UTILITY AND EMERGENCY ACCESS TO LOT 12.01	
COMMON ACCESS DRIVE EASEMENT FOR LOTS 12.01 & 13.02	
PEDESTRIAN ACCESS EASEMENT TO NEPTUNE TOWNSHIP	
EMERGENCY ACCESS EASEMENT TO NEPTUNE TOWNSHIP	
SIGN EASEMENT TO LOT 12.01	+ + + + 1
SIGN EASEMENT TO LOT 12.01 & 13.01	



GENERAL NOTES:

BACKGROUND BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION REFERENCED FROM PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY," PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC, DATED OCTOBER 27, 2020, AND LAST REVISED AUGUST 4, 2021.

. HORIZONTAL DATUM REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD 83).

. ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). 4. THE FRESHWATER WETLANDS/WATERS BOUNDARY LINE DEPICTED ON THE PLANS HAVE BEEN VERIFIED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION PER THE LETTER OF INTERPRETATION DATED MAY 24, 2021, FILE No. 1334-09-0002.1. THE DEPARTMENT HAS DETERMINED THAT ALL FRESHWATER WETLANDS ONSITE ARE OF INTERMEDIATE RESOURCE VALUE AND HAVE A 50-FOOT FRESHWATER WETLAND TRANSITION AREA BUFFER. . THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FLOOD HAZARD AREA AND/OR RIPARIAN ZONE. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONTACT THE WATERSHED AND LAND MANAGEMENT PROGRAM AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.

THE FLOOD HAZARD ELEVATION FOR THE PROJECT SITE WAS DETERMINED USING METHOD 3, THE FEMA FLUVIAL

METHOD, AS SET FORTH IN N.J.A.C. 7:13 FLOOD HAZARD AREA CONTROL ACT RULES. THE NEW JERSEY FLOOD

HAZARD AREA DESIGN FLOOD (NJFHADF) FOR THE PROJECT SITE HAS BEEN DETERMINED TO BE ELEVATION 72.4

DATE OF FILING	
THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPERTY OF AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP. THIS IN SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON BEFORE THEDAY OF, 2024 WHICH IS 95 D. FROM SIGNATURE OF THIS MAP.	1AP OR

PLANNING BOARD CHAIRPERSON

PLANNING BOARD SECRETARY

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT AS PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975 c.291 (C.40: 55D-1 et seq.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP. PRINT NAME DATE DATE PRINT NAME DATE MUNICIPAL CLERK PRINT NAME

OWNER'S CONSENT - BLOCK 3903, LOTS 12 & 13 THE UNDERSIGNED ENTITY, ORGANIZED UNDER THE LAWS OF THE STATE AND LAND SURVEY DATED MAY 03, 2024 MEET THE MINIMUM SURVEY OF NEW JERSEY, HEREBY DECLARES THAT IT IS THE RECORD HOLDER OF DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL TITLE TO THE LANDS DELINEATED ON THIS MAP AND CONSENT TO THE FILING THEREOF. **ENGINEERS CERTIFICATION** FOUND, OR SET. HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF PRINT NAME THE "MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF MUNICIPAL ORDINANCES AND REQUIREMENTS. SURVEYOR DAVID R. AVERY PRINT NAME MUNICIPAL ENGINEER NOTARY PUBLIC OF THE STATE OF NEW JERSEY NEW JERSEY LIC. No. 24GS03964600

LAND SURVEYOR CERTIFICATION I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN PROFESSIONAL LAND SURVEYOR

Langan Engineering and Environmental Services, LLC 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com NJ Certificate of Authorization No. 24GA27996400

Description

Revisions

3501 STATE ROUTE 66 **REDEVELOPMENT** BLOCK No. 3903, LOT Nos. 12 & 13

NEPTUNE TOWNSHIP NEW JERSEY MONMOUTH COUNTY

PARTIAL MINOR |SUBDIVISION PLAN|

> Drawing No. 100775002 CB105

Date: 5/7/2024 Time: 12:02 User: ssworav Style Table: Langan.stb Layout: CB105 Document Code: 100775002-0304-CB101-0107

necked By

WETLAND TRANSITION AREA LINE TABLE				
LINE	DISTANCE	BEARING		
WL1	27.59'	N31° 27' 53"W		
WL2	33.56'	N40° 34' 26"E		
WL3	12.69'	N38° 30' 10"E		
WL4	32.52'	N26° 39' 18"W		
WL5	42.84'	N15° 32' 12"E		
WL6	11.61'	S56° 44' 04"E		
WL7	50.99'	N30° 56' 38"E		
WL8	46.84'	N23° 36′ 24″W		
WL9	70.79'	N17° 03' 11"W		
WL10	49.18'	N9° 27' 26"W		
WL11	1.84'	N48° 36' 20"E		
WL12	35.65'	N6° 03' 09"W		
WL13	16.65'	S85° 02' 21"W		
WL14	76.22'	N87° 43′ 09″W		
WL15	19.89'	S79° 54′ 41″W		
WL16	5.52'	N36° 19' 23"W		
WL17	56.60'	N17° 25' 38"W		
WL18	23.40'	N51° 18' 17"E		
WL19	61.53	N5° 32' 48"E		
WL20	41.78'	N27° 39' 11"E		

ISITION AREA ABLE	W	ETLAND TRAI LINE 1	NSITION AREA TABLE
BEARING	LINE	DISTANCE	BEARING
N23° 38' 35"E	WL41	44.71	N79° 16′ 12″E
N29° 47' 58"E	WL42	69.54	N70° 22' 42"E
N88° 12' 16"E	WL43	60.21	N73° 13′ 31″E
N40° 17' 07"E	WL44	31.15	S42° 06' 13"E
N83° 45' 00"E	WL45	36.80'	S29° 55' 45"E
N32° 10' 01"E	WL46	58.76	S18° 49' 54"E
N8° 40′ 43″W	WL47	35.74	S35° 55' 49"E
N13° 36' 13"E	WL48	5.80	S47° 14′ 24″W
N7° 56' 59"E	WL49	20.11	S30° 00' 38"W
N21° 40' 49"W	WL50	49.88	N62° 13' 28"E
N12° 31' 33"E	WL51	28.45	N49° 09' 12"E
N56° 40' 03"W	WL52	39.19	S34° 36' 22"E
N7° 12' 56"W	WL53	3 17.71'	S72° 45' 55"E
N53° 18' 49"W			
S88° 36' 50"W			

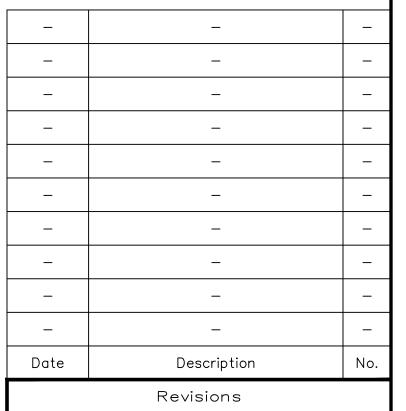
WETLAND TRANSITION AREA CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
WC1	9.75'	50.00'	11 ° 10'29"	N37° 03' 08"W	9.74'	
WC2	62.87'	50.00'	72 ° 02'20"	N4° 33' 17"E	58.81'	
WC3	36.82'	50.00'	42°11'30"	N5° 33' 33"W	35.99'	
WC4	94.01'	50.00'	107°43'44"	N69° 24' 04"E	80.76'	
WC5	21.46'	50.00'	24*35'31"	N43° 14' 23"E	21.30'	
WC6	47.60'	50.00'	54°33'02"	N3° 40' 07"E	45.83'	
WC7	47.70'	50.00'	54°39'30"	N21° 16' 35"E	45.91'	
WC8	77.59'	50.00'	88*54'30"	N50° 30' 24"W	70.03'	
WC9	9.21'	50.00'	10*33'00"	N22° 42' 08"W	9.19'	
WC10	39.93'	50.00'	45°45'29"	N28° 25' 32"E	38.88'	
WC11	41.82'	50.00'	47*55'09"	N64° 14' 41"E	40.61'	
WC12	45.01'	50.00'	51*35'00"	N57° 57' 31"E	43.51'	
WC13	47.21'	50.00'	54 ° 05'35"	N5° 07' 13"E	45.47'	
WC14	32.88'	50.00'	37°40'35"	N10° 09' 34"E	32.29'	
WC15	25.79'	50.00'	29*32'51"	N6° 54' 24"W	25.50'	
WC16	60.38'	50.00'	69°11'36"	N22° 04' 15"W	56.78'	
WC17	40.23'	50.00'	46°05'53"	N30° 15' 52"W	39.15'	
WC18	84.60'	50.09'	96°46'20"	N42° 57' 19"W	74.90'	
WC19	12.88'	50.00'	14°45'41"	N53° 18' 10"W	12.85'	
WC20	19.58'	50.00'	22°26'11"	N4° 55' 59"E	19.45	
WC20	19.58′	50.00'	22*26′11″	N4* 55′ 59″E	19.45′	

	WE	TLAND TF	RANSITION AREA	CURVE TABLE	
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGT
WC21	12.06'	50.00'	13*49'11"	N38° 52' 08"E	12.03'
WC22	9.59'	50.00'	10 ° 59'42"	S80° 11′ 54″E 9.5	
WC23	24.51'	50.00'	28°05'10"	N80° 15′ 40″E	24.27
WC24	18.48'	50.00'	21°10'40"	N68° 40' 52"E	18.38'
WC25	18.14'	50.00'	20°46'57"	N80° 46' 10"E	18.04
WC26	14.92'	50.00'	17 ° 05'54"	S27° 22' 52"E	14.87'
WC27	19.90'	50.00'	22°48'20"	S47° 19' 59"E	19.77
WC28	15.04'	50.00'	17°13'46"	S38° 37' 31"W	14.98'
WC29	128.97'	50.00'	147°47'10"	S43° 52' 57"E	96.07
WC30	11.41'	50.00'	13°04'16"	N55° 41' 20"E	11.38'
WC31	8.98'	102.75	5°00'17"	S30° 49' 07"E	8.97'
WC32	33.30'	50.00'	38°09'33"	S53° 41' 08"E	32.69'
WC33	17.58'	50.34	20°00'45"	S82° 48' 14"E	17.49'

RIPA	ARIAN BUFFE	R LINE TABLE	RIP	ARIAN BUFFE	ER LINE TABLE	RIPARIAN BUFFER LINE TABLE			
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	
RL54	5.87'	S29° 09' 40"E	RL74	18.89'	N70° 08' 16"W	RL94	13.60'	S22° 42' 28"E	
RL55	9.40'	S52° 43′ 58″E	RL75	32.75'	N32* 19' 56"W	RL95	12.21'	S39° 05' 27"E	
RL56	6.70'	S32° 26′ 31″E	RL76	27.59'	N33° 14' 31"W	RL96	23.10'	S39° 55' 15"E	
RL57	27.70'	S31° 24' 12"E	RL77	23.90'	N37° 12' 07"W	RL97	17.90'	S34° 29' 10"E	
RL58	20.11	S35° 41′ 39″E	RL78	18.66'	N33° 32' 42"W	RL98	14.61'	S40° 37' 12"E	
RL59	19.68'	N37° 54' 11"W	RL79	15.47'	N34° 17' 10"W	RL99	26.45'	S48° 20' 25"E	
RL60	38.03'	S42° 36′ 32″E	RL80	28.44'	N44° 31′ 33″W	RL100	9.13'	S54° 25' 25"E	
RL61	36.24	S24° 34' 23"E	RL81	12.44'	N40° 05' 50"W	RL101	11.92'	S63° 16' 37"E	
RL62	17.18'	S39° 44' 38"E	RL82	25.42'	N21° 39' 41"W	RL102	20.34	S19° 30' 51"E	
RL63	19.02'	S40° 36' 25"E	RL83	18.57'	N23° 07' 10"W	RL103	13.68'	S6° 22′ 46″W	
RL64	20.87	S38° 08' 33"E	RL84	10.76'	N35° 11' 40"W	RL104	13.12'	S9° 00' 30"W	
RL65	30.00'	S41° 09' 54"E	RL85	42.89'	N39° 22' 33"W				
RL66	20.86'	S34° 44' 22"E	RL86	34.86'	N35° 15' 11"W				
RL67	14.04'	S34° 06' 57"E	RL87	39.97'	N36° 58' 06"W				
RL68	42.96'	S27° 05' 36"E	RL88	30.36'	N37° 55' 53"W				
RL69	37.93'	S36° 21' 01"E	RL89	34.66'	N42° 05' 33"W				
RL70	33.13'	S38° 57' 05"E	RL90	7.16'	N39° 51' 56"W				
RL71	128.32'	N68° 05' 47"E	RL91	13.50'	N24° 28' 26"W				
RL72	10.22'	N20° 13′ 08″W	RL92	12.39'	N42° 52' 03"W				
RL73	14.41'	N29° 37' 15"W	RL93	20.23'	N40° 20' 59"W				

		RIPARIA	N BUFFER CUR	VE TABLE	
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
RC34	20.57'	50.00'	23*34'18"	S40° 56′ 49″E	20.43'
RC35	20.97'	3055.61	0°23'35"	S29° 12′ 55″E	20.97'
RC36	9.19'	50.00'	10°31'44"	S34° 28′ 47"E	9.18'
RC37	8.68'	50.00'	9*57'02"	S32° 04' 07"E	8.67
RC38	24.23'	51.95'	26°43'44"	S52° 45′ 42″E	24.01'
RC39	20.46'	165.59'	7°04'48"	S29° 38′ 59″E	20.45'
RC40	49.76'	54.43'	52°23'04"	N40° 52′ 49″W	48.05'
RC41	8.20'	50.00'	9°24'08"	N24° 55' 11"W	8.20'
RC42	35.36'	50.00'	40°31'01"	N49° 52′ 46″W	34.63'
RC43	7.22'	91.93'	4°29'53"	N29° 03' 17"W	7.22'
RC44	8.93'	50.00'	10°14'08"	N39° 24′ 28″W	8.92'
RC45	10.36'	50.00'	11°52'34"	N29° 03′ 27"W	10.35'
RC46	0.78'	50.00'	0°53'20"	N37° 25' 16"W	0.78'
RC47	17.07'	50.00'	19*33'44"	N14° 41′ 34″W	16.99'
RC48	16.05'	50.00'	18 ° 23'37"	N33° 40' 14"W	15.98'
RC49	15.72'	50.05	17 ° 59'39"	N51° 52' 07"W	15.65'
RC50	3.42'	50.00'	3*55'23"	S42° 18′ 40″E	3.42'
RC51	15.40'	50.00'	17°38'31"	S31° 31′ 43″E	15.33'
RC52	4.74'	50.00'	5°26'04"	S37° 12′ 12″E	4.74'
RC53	14.51'	52.90'	15*43'03"	S46° 22' 40"E	14.47'

		AN BUFFER CUR	VE TABLE				RIPARI.	AN BUFFER CUR	EVE TABLE		
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
RC34	20.57	50.00'	23°34'18"	S40° 56′ 49″E	20.43'	RC54	38.19'	50.00'	43°45'46"	S41° 23' 44"E	37.27
RC35	20.97'	3055.61	0°23'35"	S29° 12′ 55″E	20.97'	RC55	22.54'	50.00'	25*50'00"	S6° 35' 51"E	22.35'
RC36	9.19'	50.00'	10°31'44"	S34° 28′ 47"E	9.18'						
RC37	8.68'	50.00'	9*57'02"	S32° 04' 07"E	8.67'						
RC38	24.23'	51.95'	26°43'44"	S52° 45′ 42″E	24.01						
RC39	20.46'	165.59'	7°04'48"	S29° 38′ 59″E	20.45'						
RC40	49.76'	54.43'	52°23'04"	N40° 52′ 49″W	48.05'						
RC41	8.20'	50.00'	9°24'08"	N24° 55' 11"W	8.20'						
RC42	35.36'	50.00'	40°31'01"	N49° 52′ 46″W	34.63'						
RC43	7.22'	91.93'	4°29'53"	N29° 03' 17"W	7.22'						
RC44	8.93'	50.00'	10°14'08"	N39° 24′ 28″W	8.92'						
RC45	10.36'	50.00'	11°52'34"	N29° 03′ 27″W	10.35'						
RC46	0.78'	50.00'	0°53'20"	N37° 25′ 16″W	0.78'						
RC47	17.07'	50.00'	19*33'44"	N14° 41′ 34″W	16.99'						
RC48	16.05'	50.00'	18*23'37"	N33° 40' 14"W	15.98'						
RC49	15.72'	50.05	17*59'39"	N51° 52' 07"W	15.65'						
RC50	3.42'	50.00'	3°55'23"	S42° 18′ 40″E	3.42'						
RC51	15.40'	50.00'	17°38'31"	S31° 31′ 43″E	15.33'						
RC52	4.74'	50.00'	5°26'04"	S37° 12' 12"E	4.74'						
RC53	14 51'	52 90'	15*43'03"	S46° 22' 40"F	14 47'	•					



Langan Engineering and Environmental Services, LLC 300 Kimball Drive Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com NJ Certificate of Authorization No. 24GA27996400

3501 STATE ROUTE 66 **REDEVELOPMENT** BLOCK No. 3903, LOT Nos. 12 & 13

NEPTUNE TOWNSHIP MONMOUTH COUNTY

> WETLAND & RIPARIAN BUFFER LINE & CURVE

MAY 3, 2024 Drawn By

TABLES Drawing No. 100775002 **CB201** Checked By Date: 5/7/2024 Time: 12:04 User: ssworav Style Table: Langan.stb Layout: CB201 Document Code: 100775002-0304-CB101-0106

APPROVED BY THE
NEPTUNE TOWNSHIP PLANNING
BOARD

SIGNATURE CHAIRMAN SECRETARY SIGNATURE ENGINEER

ENGINEERS CERTIFICATION I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER PRINT NAME

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT AS PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975 AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP. THIS MAP c.291 (C.40: 55D-1 et seq.) OR LOCAL ORDINANCE. KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

PRINT NAME

MUNICIPAL CLERK

LAND SURVEYOR CERTIFICATION I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED MAY 03, 2024 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL DATE OF FILING ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH "THE MAP FILING LAW" FOUND, OR SET. SURVEYOR

DAVID R. AVERY

PROFESSIONAL LAND SURVEYOR DATE NEW JERSEY LIC. No. 24GS03964600

THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE ____DAY OF ___ FROM SIGNATURE OF THIS MAP. ___, 2024 WHICH IS 95 DAYS PLANNING BOARD CHAIRPERSON PRINT NAME DATE

PRINT NAME SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF PLANNING BOARD SECRETARY PRINT NAME NOTARY PUBLIC OF THE STATE OF NEW JERSEY DATE DATE

FILING THEREOF.

OWNER'S CONSENT - BLOCK 3903, LOTS 12 & 13

THE UNDERSIGNED ENTITY, ORGANIZED UNDER THE LAWS OF THE STATE
OF NEW JERSEY, HEREBY DECLARES THAT IT IS THE RECORD HOLDER OF

TITLE TO THE LANDS DELINEATED ON THIS MAP AND CONSENT TO THE