

ORDINANCE NO. 14-07

AN ORDINANCE AMENDING LAND DEVELOPMENT  
ORDINANCE, VOLUME II, TO ADD §415.20, ENTITLED,  
“CONVENIENCE STORE WITH GAS”

BE IT ORDAINED by the Township Committee of the Township of Neptune in the County of Monmouth in the State of New Jersey that the Land Development Ordinance, §415.20, entitled, “Convenience Store With Gas,” is hereby added to the Land Development Ordinance of Neptune Township as follows:

§415.20 – This section shall be added as follows:

- A. Permitted - Convenience Stores with Gas are permitted as a conditional use in the following zones: Planned Commercial Development (C-1); Corridor Commercial (C-2); Route 66W Commercial (C-3); Route 66E Commercial (C-4); Route 33W Commercial (C-5); Route 33E (C-6); Route 35 Commercial (C-7); Town Commercial (B-1); Professional Office (B-2); Marina Mixed Use (B-3); and the Light Industrial (LI), provided the following standards are met, together with any applicable requirements of this chapter as follows:
- (1) The minimum site area shall be 1.5 acres
  - (2) The minimum lot frontage shall be 200 feet. On corner lots, the street frontage on the primary roadway shall be 200 feet and on the secondary roadway the street frontage shall be 150 feet
  - (3) There shall be no repair, maintenance or washing of motor vehicles conducted on the premises, except for customary services provided while refueling motor vehicles, such as adding vehicle fluids and washing windows, and except for self-service air pumps for tires and self-service vacuums for motor vehicles
  - (4) Any fuel pumps, canopy over the fuel pumps and shelter for pump attendants shall be located at least 100 feet from any residential use located in a residential zone district, and 50 feet from any property line
  - (5) Must front on Route 66, Route 33, Route 35 and Asbury Avenue
  - (6) Maximum canopy height of 18 feet to the peak of the canopy
  - (7) Parking: one space for every 200 square feet of building footprint plus one space for each employee at the maximum shift
  - (8) No direct glare from the lights shall fall upon adjoining streets or properties
  - (9) The sale, rental or lease of new or used vehicles is prohibited
  - (10) A four season buffer, 25 feet wide shall be provided on any lot line adjacent to a residential use or zone. A 10 foot buffer shall be provided to any non-residential use.
  - (11) All fuel, oil or similar volatile substances shall be stored as per National Fire Prevention Association Standards
  - (12) All unpaved areas of the site shall be graded and planted with grass, shrubs, trees or other suitable landscaping material
  - (13) There shall be no drive-thru facilities associated with the convenience store
  - (14) Outdoor solid waste disposal containers and dumpsters shall be contained within masonry structures with the same fascia material as the convenience store or gas station building

(15) A traffic study by a licensed Professional Engineer in the State of New Jersey shall be provided; either completed during peak time and season, or adjusted for such. The study shall include delivery and fuel truck maneuvers as well as on-site ingress and egress routes

(16) The proposed convenience store with gas is located at least 2,500 feet in any direction from any other existing convenience store with gas or existing gas station that maintains a convenience store, only if the existing convenience store is 2,000 square feet or greater

(17) If a car wash is proposed the subject property should be 2 acres in size

(18) Convenience stores shall be permitted provided that:

a. They contain not less than 2,000 square feet and not more than 6,500 square feet of gross floor area

b. Parking and pedestrian circulation for the handicapped shall conform with the Americans with Disabilities Act

c. The location and access to the convenience store does not impede or interfere with vehicular and pedestrian circulation to and from the fuel pumps

All Ordinances or parts of Ordinances that are inconsistent herewith are repealed, but only to the extent of such inconsistency.

The amended Ordinance shall become effective immediately upon its passage and the publication as required by law.

APPROVED ON FIRST READING: January 27, 2014

APPROVED, PASSED AND ADOPTED: February 10, 2014

ATTEST:

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Richard J. Cuttrell,  
Municipal Clerk

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Dr. Michael Brantley,  
Mayor