

STONEFIELD

Checklist Justification Memorandum

RE: Proposed Commercial Development
Block 701, Lot 1 (Tax Map Sheet 7)
704 NJ Route 35
Township of Neptune, Monmouth County, New Jersey

DATE: December 17, 2020

M&M at Neptune, LLC is proposing to redevelop Block 701 Lot 1 to accommodate a supermarket, retail store, fast food restaurant and a convenience store/gas station. The improvements include a total of 36,042 SF of building cover. Additional improvements include off-street parking, lighting, landscaping, and stormwater management facilities. The project site is bound to the north by Asbury Avenue (County Route 16), to the south by NJ State Highway Route 35, a connection road to the west, and the Hollow Brook along the eastern property line. The property is located within the Township of Neptune Planned Commercial Development Zone (C-1) where the Retail Store and Grocery Store are permitted uses and the Fast-Food and Convenience Store Gas Services are conditional uses.

To accompany the Development Application Checklist, please see below for written justification for the items marked "W" for waiver and "N/A" for not applicable.

Completeness Checklist Submission Requirements

Checklist Item #1 – Certificate of Ownership

This item is not applicable because M & M at Neptune, LLC is both the Applicant and Owner for the proposed development and the requested Certificate of Ownership is not required.

Checklist Item #10 – Proof of Submission to CAFRA (if applicable)

This item is not applicable because the site is not located within the CAFRA Jurisdiction. T

Checklist Item #12 – Community Impact Statement

A waiver is requested from this item as the proposed development is a commercial development and is not anticipated to impact community resources.

Development Checklist – Part B Plat Submission Requirements

Checklist Item #14 – Off Site Drainage Plan: The Plan shall be accompanied by an off-site drainage plan prepared in accordance with the following standards:

- *The plan shall consist of an outline of the entire drainage basin in which the site is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.*
- *The pertinent off site existing drainage shall be shown with elevations and inverts and grates to the nearest on tenth of a foot.*
- *To the extent that information is available and maybe obtained from the County or Township Engineer, any existing plans for drainage improvements shall be shown*

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- *In the event a temporary system is proposed, full plans of that system shall be shown.*
- *The off site drainage plans shall be accompanied by profiles of all proposed drainage, showing existing details, pipe sizes, type inverts, crowns, slopes, all proposed structures and connections and design hydraulic grade lines for all conduits designed to carry forty [40] or more cubic feet per second. Cross sections at intervals not exceeding one hundred [100] feet shall be shown for all open channels.*

All proposed stormwater management structures and improvements are contained within the boundary line of the project site. The existing stormwater management system off-site will not be negatively impacted by the proposed development. This item is not applicable because the proposed Stormwater Design complies with all Township and NJDEP requirements satisfying quantity and quality while improving the existing site.

Checklist Item #15 – If required by the Township Engineer, center line profiles of streets bordering the site, internal roadways, and major circulation aisles showing existing and final grades and slopes, and pipe sizes, type inverts and grate or rim elevations or drainage or sanitary sewer facilities.

This item is not applicable as this information has not been requested. If Required by the Township Engineer, the requested items will be provided. Not Applicable

Checklist Item #19 – The location, area, dimensions and proposed disposition of any area or areas of the site proposed to be retained as common open space, indicating the facilities to be provided in such areas.

There are no proposed area(s) to be retained as open space within the project scope. Not applicable.

Checklist Item #30 – Developers of Large uses such as shopping centers, multifamily dwellings, industrial parks, or other such uses proposed to be developed in stages shall submit Sectionalization and staging plan showing the following:

- *The anticipated date of commencing construction of each section or stage.*

This item is not applicable because the proposed development is to take place in one phase at a date yet to be determined.

- *Plans for separate construction emergency access for the project in order to avoid occupancy conflict.*

This item is not applicable because the proposed development is to take place in one phase and therefore there will be no occupancy conflict.

Prepared by:

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