

STONEFIELD

Zoning Relief 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.

The requested zoning relief is outlined in the table below. Testimony regarding the requested relief will be provided at the Public Hearing.

ZONING RELIEF TABLE			
CODE SECTION	REQUIRED	PROPOSED	RELIEF TYPE
ZONING SCHEDULE B	FRONT YARD SETBACK: 50 FT	36.6 (ASBURY AVE) 39.6 (HIGHWAY INTERCHANGE)	VARIANCE
§ 412.18	PARKING IS PROHIBITED WITHIN FRONT YARD SETBACK FOR ALL PROPERTIES FRONTING ALONG NJ 35	DOES NOT COMPLY (V)	VARIANCE
§ 514B (2)	PARKING LOT SHALL BE LOCATED TO THE REAR OF A BUILDING AND/OR THE INTERIOR OF THE SITE WHERE ITS VISUAL IMPACT TO ADJACENT PROPERTIES AND THE PUBLIC ROWV. CAN BE MINIMIZED. NO PARKING LOT SHALL BE LOCATED IN A REQUIRED FRONT YARD.	DOES NOT COMPLY (V)	VARIANCE
§ 514B (3)	MINIMUM 10 FT BUILDING SETBACK FROM DRIVEWAYS, PARKING SPACES, & PRIVATE STREETS WITHIN THE SITE	5 FT (V)	VARIANCE
§ 502 D 2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	DOES NOT COMPLY (W)	WAIVER
§ 511 E 3 FIXTURE TYPE	REQUIRED LIGHT FIXTURE TYPE: OLD TOWN 8550 LUMINAIRE WITH METAL HALOIDE BALLAST PER STERNBERG LIGHTING CATALOG. OR FUNCTIONAL AND AESTHETIC EQUIVALENT.	DOES NOT COMPLY (W)	WAIVER
§ 511.G.2 MAXIMUM LIGHTING CONTROLS	THE RATIO OF AVERAGE ILLUMINATION, MEASURED IN FOOTCANDLES, TO MINIMUM ILLUMINATION, AS REQUIRED IN TABLE 5.3 SHALL NOT EXCEED 4 TO 1. THE MAXIMUM ILLUMINATION PROVIDED ON ANY SITE SHALL NOT EXCEED THE MINIMUM ILLUMINATION BY MORE THAN A RATIO OF 10 TO 1. PEDESTRIAN SAFETY: 0.5 FC	AVG/MIN: 2.27 MAX/MIN: 17.7 (W)	WAIVER
		7.80 FC (W)	WAIVER
§ 511 TABLE 5.3 MINIMUM ILLUMINATION FOR SURFACE PARKING	MEDIUM ACTIVITY: VEHICULAR TRAFFIC: 1.0 FC PEDESTRIAN SAFETY: 0.5 FC PEDESTRIAN SECURITY: 1.5	0.1 FC (W) 0.1 FC (W) 0.1 FC (W)	WAIVER
§ 511 TABLE 5.4 PEDESTRIAN WAY	SIDEWALKS (DISTANT FROM ROADWAYS): MIN AVG LEVEL: 0.5 FC	0.1 (W)	WAIVER
§ 509.8(4)(c) LANDSCAPING	NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE (1) CONTINUOUS ROW OF PARKING.	14 PARKING SPACES (W)	WAIVER
§ 523.A STREET TREES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE	UP TO 25.86 FT (W)	WAIVER
§ 525.5(g)(i) TREE REMOVAL	REPLACEMENT TREES REQUIRED: 41 TOTAL	0 TREES PROPOSED (W)	WAIVER



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