

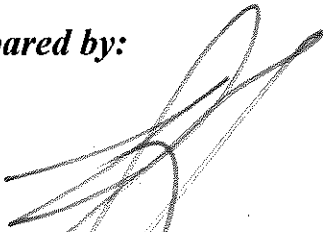
MAR - 5 2021

ENVIRONMENTAL IMPACT STATEMENT

**BLOCK 257, LOT 7
120 So. Main Street
Ocean Grove (Neptune Twp.), Monmouth County
State of New Jersey**

February 2021

Prepared by:



2/22/21

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Project No. 2210-309

- I.** The subject property is identified as Tax Lot 7, in Block 257 as shown on Sheet 2 of the Neptune Township Tax Map and is more commonly known as 120 So. Main Street, Neptune, New Jersey. The site is situated on the easterly side of So. Main Street, aka, NJSH Route 71, approximately 250 feet north of Stockton Avenue, in the Ocean Grove Section of Neptune Township. The site extends from So. Main Street, easterly to Lawrence Street with a lot depth of 190.09 feet and has a lot width of 94.04 feet. The site is bisected by the common zone boundary between the H-B-1 commercial zone and the H-R-1 residential zoning district.

The site is presently occupied by two (2) detached commercial buildings, the first located at the southeasterly corner of the lot being a one story masonry building of 1,257 square feet and the second building, also a one story masonry building located adjacent to the northerly line of the property and having a floor area of approximately 3,454 square feet for a total building coverage of about 4,711 square feet. The balance of the site is covered with asphalt pavement and concrete walks for a total coverage of about 95% of the property.

Site soils are classified as Urban Land (UL) as per the Monmouth County Soil Survey and the site is located in the SubWatershed of Shark River/Deal Lake. The site topography is relatively flat with an elevation of 18.0 at So. Main Street, grading up to about elevation 20.0 at the midpoint of the site and then downward to an elevation of 17.0 at Lawrence Avenue. Ultimately the site runoff is directed towards the Atlantic Ocean as the ultimate receiving waterbody.

The applicant intends to demolish the existing buildings and pavement areas, stabilizing the site and developing the area within the H-R-1 zone with three (3) detached single family residential dwellings fronting on Lawrence Avenue and reserving development of the H-B-1 portion of the site for future development.

- II.** The impact of the proposed development will be an improvement to the environment as it will result in a reduction of impervious cover allowing for better absorption of runoff into the subsurface soils, provide for increased light, air and open space along with site landscaping and will provide a more pleasurable visual and aesthetic impact and improved air quality with reduced runoff within the Ocean Grove Historic District while maintaining the historical architectural nature of the area.