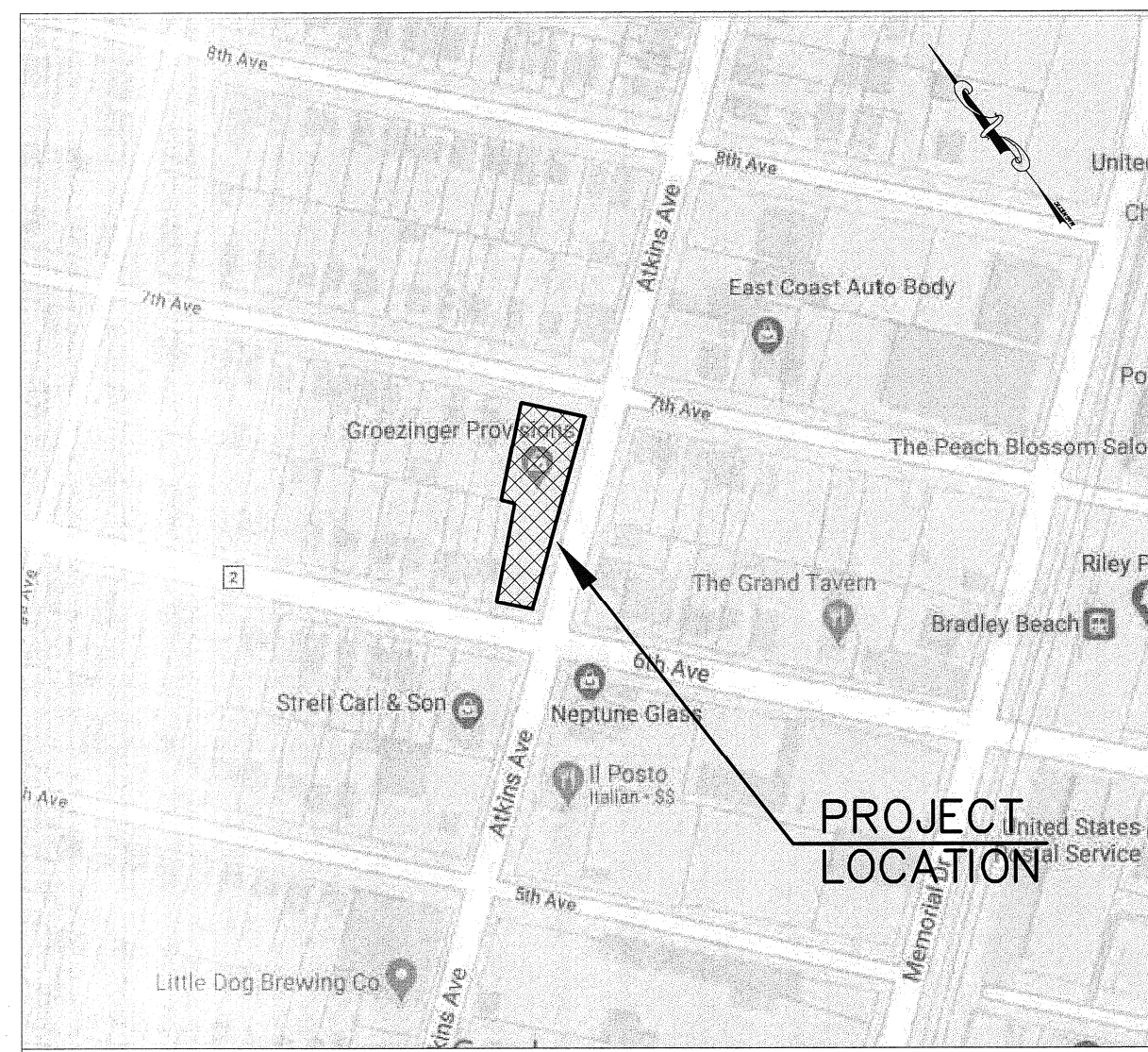


# PRELIMINARY & FINAL SITE PLAN

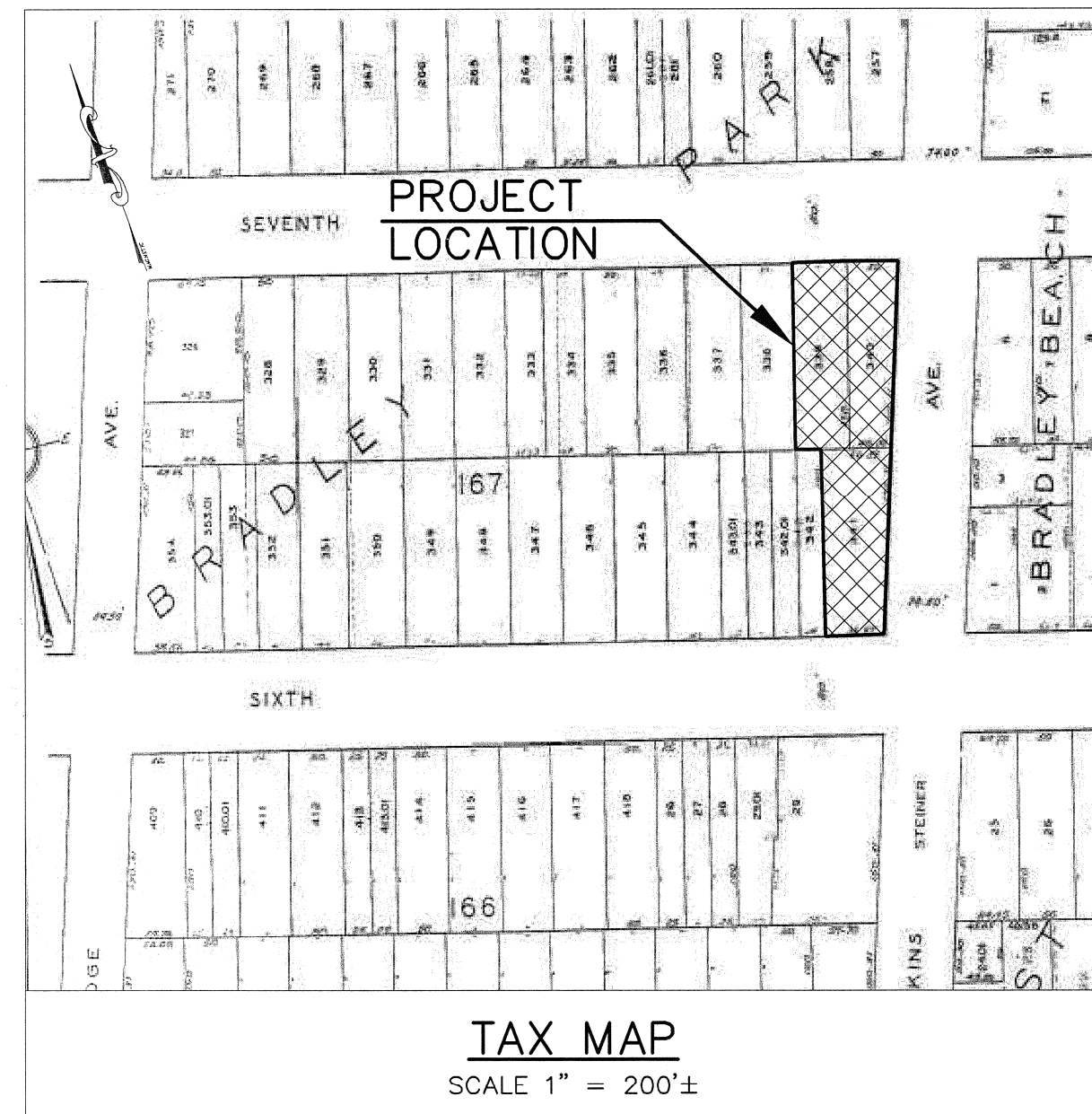
## BLOCK 415 - LOT 13

### TOWNSHIP OF NEPTUNE

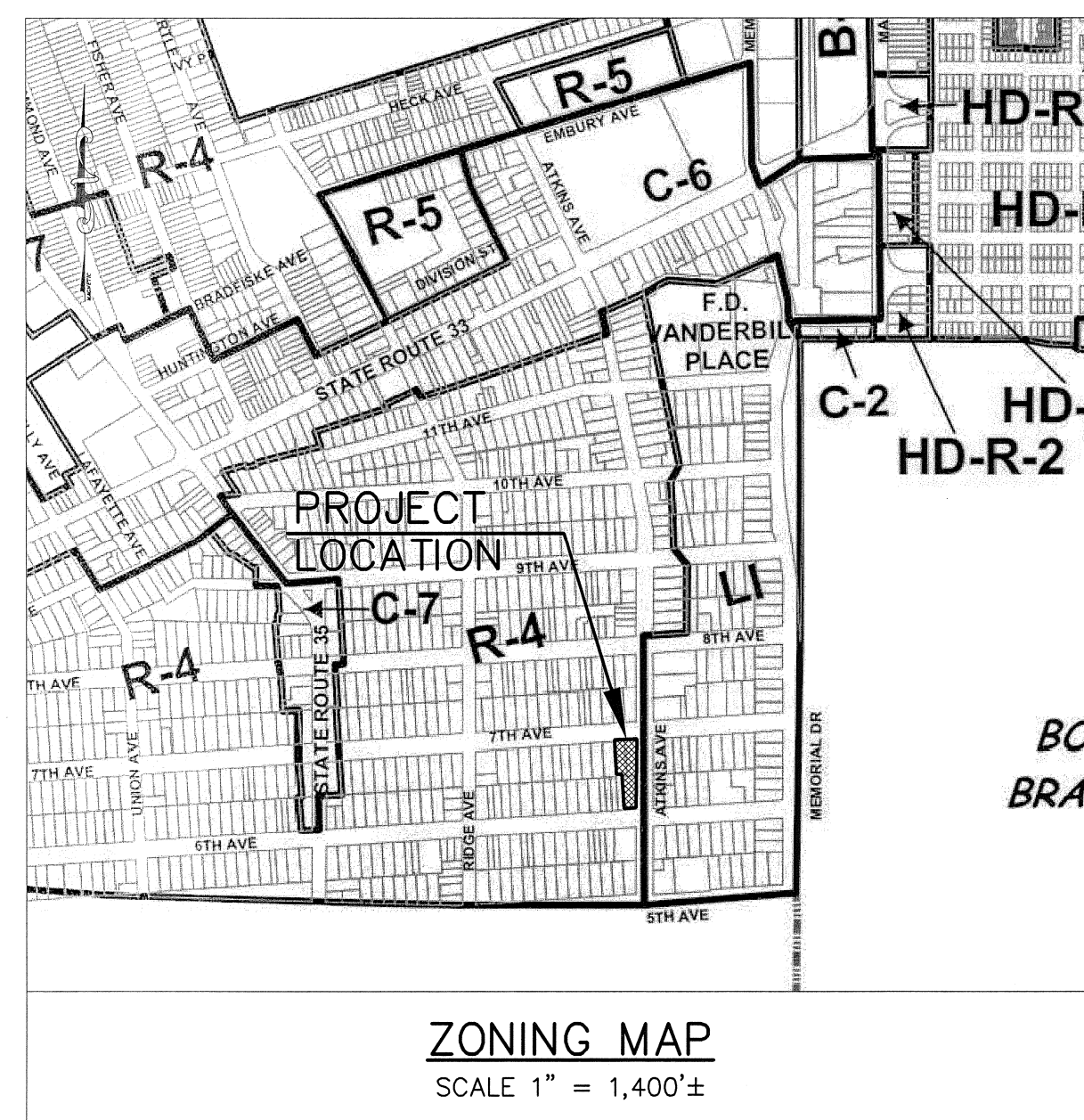
### MONMOUTH COUNTY, NEW JERSEY



**KEY MAP**  
SCALE 1" = 400'±



**TAX MAP**  
SCALE 1" = 200'±



**ZONING MAP**  
SCALE 1" = 1,400'±

#### PROPERTY OWNERS WITHIN 200 FT.

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
414	19		519 ATKINS AVE	ARRAMS, THOMAS L	1500 GULLY ROAD	WALL, NJ 07719	
414	20		606 ATKINS AVE	PEREZ, DOROTEO	606 ATKINS AVENUE	NEPTUNE, NJ 07753	
415	9		1210 07TH AVE	MANRIGO, LISA M	1210 7TH AVENUE	NEPTUNE TWP, NJ 07753	
415	10		1208 07TH AVE	JULIANO, RONALD	25 WILLOW DRIVE	NEPTUNE, NJ 07753	
415	11		1206 07TH AVE	BURKE, STEPHEN & CLAUDIA	1206 7TH AVENUE	NEPTUNE, NJ 07753	
415	12		1204 07TH AVE	DEVLIN, LINDA ANN & KEVIN F	1204 SEVENTH AVE	NEPTUNE, NJ 07753	
415	13		1200 07TH AVE	GROEZINGER PROVISIONS, INC	1200 SEVENTH AVENUE	NEPTUNE, NJ 07753	
415	14		1203 06TH AVE	VELAZQUEZ, THOMAS F & CHRISTINE L	3 HOOPER COURT	MILLSTONE, NJ 08510	
415	15		1202 06TH AVE 1/2	TSETTOS, JOHN & KAVARAKAS, THEODORE	PO BOX 545	OAKHURST, NJ 07755	
415	16		1205 06TH AVE	WALKER, ANTHONY M & ZELDA	1205 SIXTH AVE	NEPTUNE, NJ 07753	
415	17		1205 06TH AVE 1/2	GENNA, MATTHEW G	1215 BRIDGEWOOD ROAD	BELMAR, NJ 07719	
415	18		1207 06TH AVE	UPPERMAN, ELIZABETH	1207 SIXTH AVE	NEPTUNE, NJ 07753	
415	19		1209 06TH AVE	SMITH, HARRY M & MARY ANN	1209 SIXTH AVE	NEPTUNE, NJ 07753	
415	20		1211 06TH AVE	SCOTT, CHARLES H SR	1211 SIXTH AVENUE	NEPTUNE, NJ 07753	
420	11		1210 06TH AVE	ENTWISTLE, PAUL M & CLARE A	4111 WEST 14TH AVENUE	FARMINGDALE, NJ 07727	
420	12		1208 06TH AVE	ROSA, MARIA B	1208 SIXTH AVE	NEPTUNE, NJ 07753	
420	13		1206 06TH AVE	ZARCARO JOHN M & CHARLES T	1206 SIXTH AVE	NEPTUNE, NJ 07753	
420	14		1204 06TH AVE	ZARCARO JOHN M & CHARLES T	1204 SIXTH AVENUE	NEPTUNE, NJ 07753	
420	15		1202 06TH AVE	ZARCARO JOHN M & CHARLES T	1204 SIXTH AVE	NEPTUNE, NJ 07753	
420	16		703 ATKINS AVE	ROBINSON, JAMES A	19 TESS COURT	BARTON TOWN, NJ 07724	
421	1		700 ATKINS AVE	METPARK II, L.L.C. & F ADUBATO	9 AIRPORT ROAD	MICROSTOWN, NJ 07960	

UTILITY	COMPANY NAME & ADDRESS
GAS	New Jersey Natural Gas 1415 Wyckoff Road Wall, NJ 07719
ELECTRIC	JCP&L 880 Pinevald-Keswick Rd Berkeley Township, NJ 08731
TELEPHONE	Verizon 1 Verizon Way Basking Ridge, NJ 07920
CABLE TV	Monmouth Cablevision 1501 18th Avenue Wall, NJ 07719
WATER	New Jersey American Water 1025 Laurel Oak Road Berkeley Township, NJ 08731
SEWER	Township of Neptune 25 Neptune Blvd. Neptune, NJ 07753

#### GENERAL NOTES:

- THE PROPERTY IS KNOWN AS LOT 13 IN BLOCK 415 AS SHOWN ON SHEET 13 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, N.J.
- THE PROPERTY IS LOCATED IN THE R-4 ZONE.
- THE VERTICAL DATUM IS NAVD 1988. THE HORIZONTAL DATUM IS NAD83. VERTICAL BENCHMARK IS SANITARY MANHOLE RIM ELEV. 12.69.
- OWNER/APPLICANT: GROEZINGER PROVISIONS INC. 1200 SEVENTH AVENUE NEPTUNE N.J.
- APPLICANT PROPOSES TO: RECONFIGURE EXISTING STONE PARKING AREA
- FRESHWATER WETLANDS DO NOT EXIST ON THE SITE.
- NEW WATER SERVICE CONNECTIONS TO BE INSTALLED.
- NEW SEWER SERVICE CONNECTIONS TO BE INSTALLED.
- GAS, ELECTRIC, LIGHTING, CABLE AND TELEPHONE SERVICE PLANS, AS EXISTING, SHALL REMAIN. SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER THE TOWNSHIP OF LAKEWOOD ORDINANCES.
- THE PROJECT PROPOSES LESS THAN 1/4 ACRE OF ADDITIONAL IMPERVIOUS COVERAGE AND PROPOSES DISTURBANCE OF LESS THAN 1 ACRE THEREFORE THE STORMWATER MANAGEMENT REQUIREMENTS FOUND WITHIN THE TOWNSHIP ORDINANCE AND NJAC 7:8 SHALL APPLY. IN ADDITION, THE SITE SHALL NOT BE SUBJECT TO THE REQUIREMENT OF PLAN CERTIFICATION BY THE MONMOUTH COUNTY SOIL CONSERVATION DISTRICT.
- REFUSE PICKUP SHALL BE PROVIDED BY PUBLIC CONTRACTORS.
- ALL CURBS SHALL BE DEPRESSED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME AND HANDICAP RAMPS INSTALLED, EXCEPT WHERE INDICATED.
- ALL TRAFFIC SIGNAGE AND STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
- THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL SIGNED AND SEALED BY THE ENGINEER AND STAMPED "ISSUED FOR CONSTRUCTION" AND UNTIL SUCH TIME AS ALL APPROVALS REQUIRED HAVE BEEN OBTAINED AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING REQUIREMENTS TO AVOID CONFLICTS. WATER AND SEWER INFORMATION OBTAINED VIA SITE SURVEY AND INFORMATION PROVIDED BY NEPTUNE M.U.A. AND HAS BEEN VERIFIED BY KBA ENGINEERING SERVICES, LLC.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED. ALL APPLICABLE OSHA SAFETY STANDARDS SHALL BE ADHERED TO. ANY TEMPORARY TRAFFIC CONTROL AND/OR SAFETY DEVICES SHOWN HEREON ARE REQUIRED AS A MINIMUM AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND PROVISION OF ADDITIONAL SAFETY DEVICES AS MAY BE DETERMINED NECESSARY. K.B.A. ASSOCIATES TAKES NO RESPONSIBILITY FOR SITE OR TRAFFIC SAFETY.
- THESE GENERAL NOTES APPLY TO ALL SHEETS IN THIS PLAN SET.

APPROVED BY NEPTUNE TOWNSHIP  
PLANNING BOARD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE


INDEX OF SHEETS				
ISSUED	REVISED	SUMMARY	SHEET NO.	TITLE
4/1/2020	12/22/2020	REV. TO ADD 200 FT. OWNERS LIST	1 OF 2	TITLE SHEET
4/1/2020		INITIAL SUBMISSION	2 OF 2	LAYOUT PLAN

I HEREBY CERTIFY THAT ALL DIMENSIONS BOTH LINEAR AND ANGULAR OF THE EXTERIOR BOUNDARIES OF THE TRACT BALANCE AND THEIR DESCRIPTIONS CLOSE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE (1) PART IN TEN THOUSAND (10,000)

JOSEPH J. KOCIUBA  
N.J. P.E. LIC. 46850

I CERTIFY THAT I AM THE OWNER OF LOT 13, BLOCK 415 AND AUTHORIZE THIS SITE PLAN APPLICATION TO BE SUBMITTED FOR REVIEW BY THE TOWNSHIP PLANNING BOARD

FOR GROEZINGER PROVISIONS INC.

1.	12/22/2020	REVISED TO ADD 200 FT. OWNERS LIST.
REV. NO.	DATE	DESCRIPTION
<b>TITLE SHEET</b>		
<b>PRELIMINARY &amp; FINAL SITE PLAN</b>		
1200 SEVENTH AVENUE		
<b>BLOCK 415 LOT 13</b>		
FOR GROEZINGER PROVISIONS INC.		
TOWNSHIP OF NEPTUNE		
MONMOUTH COUNTY, NEW JERSEY		
		2617 Route 35, Bldg E, Ste 203 Neptune, NJ 08756 (732)722-8555   F: (732)722-8557 KBAengineering.com Plans@KBAengineering.com Certificate of Authority No. 24624222000
DRN	CHK	
SW	JJK	
PROJECT NO. 2017-085		
SCALE AS SHOWN		
DATE 3/26/20		
SHEET 1 OF 2		

JOSEPH J. KOCIUBA, P.E., P.P.  
P.E. License No.: GE45850

**GENERAL NOTES**  
 PROPERTY ID KNOWN AS BLOCK 415 LOT 13 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.  
 PROPERTY IS LOCATED IN THE R-4 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.539± ACRES (23,503 S.F.)

OWNER/APPLICANT: GROEZINGER PROVISIONS INC.  
 1200 SEVENTH AVENUE  
 NEPTUNE, N.J. 07753

DESCRIPTION	ZONE R-4 REQUIRED/PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 S.F.	23,503 S.F.	23,503 S.F.
MIN. LOT WIDTH	50 FT.	100.0 FT.	100.0 FT.
MIN. LOT FRONTAGE	50 FT.	100.0 FT.	100.0 FT.
MIN. LOT DEPTH	100 FT.	300.0 FT.	300.0 FT.
FRONT YARD SETBACK (ATKINS)	20 FT.	*0.20 FT. (OVER)	*0.20 FT. (OVER)
FRONT YARD SETBACK (SIXTH)	20 FT.	80.0 FT.	80.0 FT.
FRONT YARD SETBACK (SEVENTH)	20 FT.	*15.0 FT.	*15.0 FT.
SIDE YARD SETBACK	5/15 FT. (ONE/BOTH)	*1.6 FT. (ONE)	*1.6 FT. (ONE)
REAR YARD SETBACK	30 FT.	N/A	N/A
MAX. BLDG. COVERAGE	50 %	*68.06 % (15,998 S.F.)	*68.06 % (15,998 S.F.)
MAX. LOT COVERAGE	65 %	*73.15 % (17,193 S.F.)	*73.15 % (17,193 S.F.)
MAX. BLDG. HEIGHT	35 FT.	< 35 FT.	< 35 FT.
MIN. IMPROVEMENT AREA	1,200 FT.	N/A	N/A
MIN. CIRCLE DIA.	23 FT.	N/A	N/A
MAX. DENSITY	8.70 DU/AC.	N/A	N/A
PARKING	7 SPACES	N/A	8 SPACES

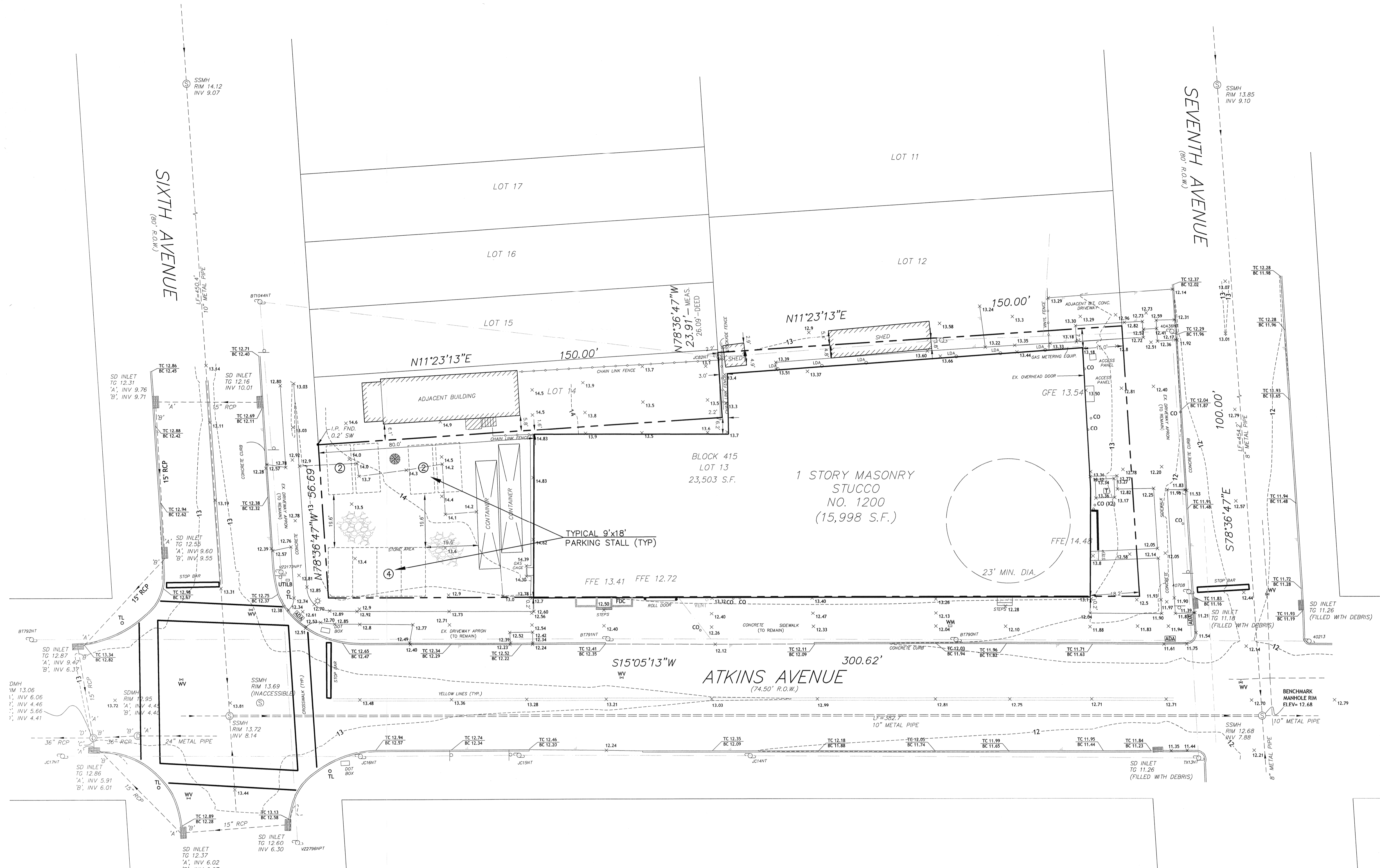
\* - INDICATES EXISTING NON-COMFORMITY  
 \*\* - INDICATES VARIANCE REQUIRED

**LOT COVERAGE CALCULATIONS**  
 EXIST. BUILDING = 15,998 S.F.  
 EXIST. CONC. WALKWAYS = 1,195 S.F.  
 TOTAL COVERAGE = 17,193 S.F.

**PARKING REQUIREMENTS - WAREHOUSE & DISTRIBUTION FACILITY:**  
 REQUIREMENT - 1 SPACE PER 2,500 S.F. OF GROSS FLOOR AREA  
 EXISTING BUILDING = 15,998 S.F. - 1SP/2,500 = 6.4 SPACES - 7 SPACES REQUIRED - 8 PROPOSED

- PLAN NOTES**
- EXISTING PUBLIC SEWER, WATER & GAS SERVICES TO REMAIN.
  - ELEVATIONS BASED ON 1988 N.A.V.D.
  - THERE ARE NO EASEMENTS, DEDICATIONS OR ENVIRONMENTAL CONSTRAINTS ON SUBJECT PROPERTY.

BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY CLEARPOINT SURVEYING DATED 3/3/2020.



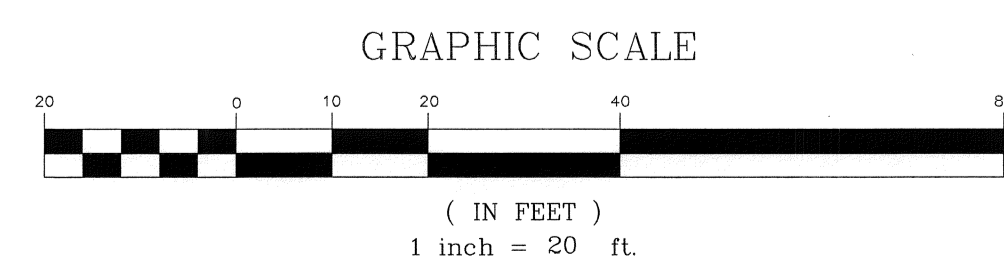
APPROVED BY NEPTUNE TOWNSHIP PLANNING BOARD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

REV. NO. DATE DESCRIPTION

**LAYOUT PLAN**  
**PRELIMINARY & FINAL SITE PLAN**  
 1200 SEVENTH AVENUE  
**BLOCK 415 LOT 13**  
 FOR GROEZINGER PROVISIONS INC.  
 TOWNSHIP OF NEPTUNE  
 MONMOUTH COUNTY, NEW JERSEY

**KBA ENGINEERING SERVICES LLC**  
 2517 Route 35, Bldg E, Ste 203  
 Neptune, NJ 08556  
 P: (732) 722-8555 | F: (732) 722-8557  
 kbaengineers.com  
 Plans@KBAengineers.com  
 Certificate of Authority No. 2620222000



**JOSEPH J. KOCIUBA, P.E., P.P.**  
 P.E. License No.: GE45850

DRN	CHK
SW	JJK
PROJECT NO.	2017-085
SCALE	AS SHOWN
DATE	3/26/20
SHEET	2 OF 2