

MONMOUTH COUNTY PLANNING BOARD

HALL OF RECORDS ANNEX
ONE EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728-1255
(732) 431-7460

Site Plan Action

Our File # NSP10129

This is to inform the Township of Neptune Planning Board

that the Site Plan Application of M & M at Neptune, LLC

known as M & M at Neptune Commercial Development

located in Tax Map Block 701 Lot 1

Owned by: Same as above

Drawn by: Stonefield Engineering and Design

and dated 1/27/2021, was received in this office 1/28/2021. On 2/22/2021 the following action

was taken by the: Development Review Committee Planning Director

REQUEST INFORMATION. NO ACTION WILL BE TAKEN UNTIL THE ITEMS LISTED BELOW ARE SUBMITTED.

If disapproved, the reasons listed below or on the attached sheet must be rectified before approval will be issued. If conditionally approved, the conditions listed below or on the attached sheet must be met before final approval will be issued. This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, the applicant is required to obtain a road opening permit from the Monmouth County Highway Department. A review of the location of subsurface utilities within county road rights-of-way will be conducted by the County Highway Department upon application for a road opening permit. Prior to planting or removal of trees or shrubs within or along the right-of-way of a county highway, the applicant is required to obtain a permit from the Monmouth County Shade Tree Commission. Note: County review is made only on items covered by statutory authority.

The following items must be addressed before formal review and action by the Development Review Committee:

1. Provide a NJDOT jurisdiction map for State Highway 35, State Highway 66, and Asbury Avenue (County Route 16).
2. Revise the site plan to show the limits of NJDOT jurisdiction for the intersection of Highway 33 and Asbury Avenue.
3. Revise the site plan to eliminate the westerly driveway, which is in close proximity to the ramp coming from State Highway 35. The proposed driveway does not meet the Monmouth County Development Regulations criteria for more than two driveways as provided below:
 - "Where more than one (1) two-way driveway is permitted at a county road from a site a minimum distance of at least 550 feet shall be provided between the closest edges of the driveways. The 550-foot distance shall be measured at the point of the widest portion of the driveway at the edge of pavement of the county road. The widest portion of the driveway shall include driveway apron flares and corner radii." (The two driveways are about 275 ft apart.)
4. The easterly driveway is offset from Colonial Drive by approximately 150 feet, whereas a offset of 250 feet is required. Revise the site plan to show the eastern driveway aligned with Colonial Avenue per the Monmouth County Development Regulations cited below:
 - "For undivided county roads, access to a site shall align with existing or proposed roads or driveways located on the opposite side of the county road. If the county engineer determines that design constraints or special circumstances exist that prohibit such driveways and/or roads to be aligned then the new driveway may be offset from the existing or proposed road driveway on the


opposite side of the county road by not less than 250 feet as measured between the centerlines of the roads or driveways."

5. Left turn volumes from Asbury Ave (CR 16) into the site are sufficient to warrant a left turn lane. Revise the site plan to show either a left turn lane or a two way center turn lane.
6. Revise the traffic report calculations for Internal Capture. The Saturday internal capture total should be -111 rather than -11.
7. Clarify whether the two driveways along State Highway 35 are both intended to be full movement as shown on the plan. The traffic impact study indicates that access to the site is proposed via one right-in/right-out driveway and one full-movement driveway along NJSH Route 35 and two full-movement driveways along Asbury Avenue.
8. Revise the site plan to show all existing signs along the frontage of Asbury Avenue (County Route 16) and label them with their respective MUTCD designations.
9. Runoff from the site is tributary to County Structure N 2, Hollow Brook at C.R. 16, Asbury Avenue. A Bridge Assessment will not be necessary at this time.
10. Reduced drainage area plans are not acceptable. Please provide full-size drainage area plans, prepared to proper engineering scale.
11. Verify the consistency between drainage sub-areas as indicated on the plans and drainage sub-areas analyzed in the stormwater management report.
12. Indicate County Structure N 2, Hollow Brook at C.R. 16, Asbury Avenue on the site plan. Identify and indicate the upstream and downstream headwalls, alignment of bridge or culvert, and size of opening.
13. Identify and label the watercourse bordering and flowing through the site.
14. Was an easement for reconstruction and replacement established for County Structure N 2? If so, indicate on the Existing Conditions Plan, Site Plan, Grading Plan and Stormwater Management Plan and provide the following information:
 - Metes and bounds;
 - Area of the easement, in acres and sq.ft.;
 - Grantee of easement;
 - Deed of easement, with parcel description;
 - Deed Book and page.

If an easement has not been established, easement geometry and alignment will be determined upon submission of culvert information.
15. Provide supplemental stormwater analyses to address the change in 25-year storm runoff flowing toward C.R. 16, Asbury Avenue.
16. Label the dashed line across the proposed site driveways.
17. For legibility, use larger text for the notes on the storm drainage structures and pipes, on the Stormwater Management Plan.
18. Label the road in the Storm Utility Runoff Inset on the Utilities Plan, sheet C-8. Does this inset pertain to storm runoff?
19. Where is the discharge point for the existing pipe downstream of the inlet with INV elevation 14.95? Indicate size, shape, slope and material of this pipe.
20. Provide spot elevations along C.R. 16, Asbury Avenue to verify compliance with Monmouth County Development Regulations Vol. 2, §5.2-3.1 J-2. The change in slope from site driveway to cross-slope on C.R. 16, Asbury Avenue shall not exceed 8 percent.

21. Revise sign detail to indicate a minimum 7-foot vertical clear distance from the bottom of the sign to finished ground or pavement, and a minimum 2-foot horizontal clear distance from the side edge of the sign to curb or edge of pavement. Indicate corresponding dimensions.
22. The dimensions and notes on the Monmouth County Standard Curb and Pavement Section are illegible. Revise accordingly.
23. The county's standard curb detail has an 8-inch wide base with 20-inch height and 6-inch wide top, with 6-inch high face. The county's standard pavement detail consists of 2-inch thick Hot Mix Asphalt (HMA) Mix 9.5M64 surface course, over 6-inch thick HMA 18M64 base course, over 6-inch thick dense graded aggregate (DGA) base course. Label pavement courses.
24. Delete text indicating "Face-form new curb" from curb detail.
25. Provide legible text and dimensions on Monmouth County crosswalk detail.
26. Provide a station line along C.R. 16, Asbury Avenue.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information. Revised plans shall be accompanied by the site plan revision fee of \$300.00.



Victor Furmanec, P.P., A.I.C.P.
Supervising Planner
For the Development Review Committee

cc: Stonefield Engineering and Design
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