

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 # NSP10171

This is to inform the Township of Neptune Zoning Board of Adjustment
that the Site Plan Application of GSZ Realty, LLC

known as GSZ Realty – Mixed Use Development

located in Tax Map Block 808 Lots 5, 6, 7 and 8

Owned by: Same as above

Drawn by: Stonefield Engineering and Design

and dated 8/19/2021, was received in this office 8/24/2021. On 9/13/2021 the following action
was taken by the: X Development Review Committee Planning Director

X 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:

Traffic

1. Item 1 of the May 24, 2021, Request for Information letter requested a traffic impact study of both the intersection of State Highway 35 and W. Bangs Avenue, and W. Bangs Avenue and the site driveway. However, a full report was not submitted. The analysis did not include the proposed site driveway, nor a "Build" condition. The 2019 existing condition Saturday peak hour 95th percentile queue is estimated to be 207.5 feet per the applicant's response letter. The centerline of the proposed W. Bangs Avenue driveway is approximately 125 feet from the stop line at State Highway 35. The intent of the prior Request for Information was to determine the type of access, if any, that may be permitted along W. Bangs Avenue. The applicant's cover letter also includes a narrative regarding the character of Monroe Ave. The applicant shall provide the previously requested analyses. Given the site includes retail and residential uses, AM and PM peak hours must also be studied.
2. Pursuant to Comment 2 of the prior Request for Information, an AASHTO sight triangle for W. Bangs Avenue at State Highway 35 is shown on Sheet C-4 of the plan set. However, the 14.5-foot dimension shown should be from the edge of the State Highway 35 travel way, rather than the center. The analysis of the AASHTO sight line seeks to determine whether the proposed berm and stairs will obstruct the sight line for vehicles traveling eastbound on W. Bangs Avenue. If the minimum sight distance is not met, then the applicant should request that NJDOT impose a "No Turn on Red" restriction at the eastbound approach to Highway 35.
3. The signpost detail shall be revised to indicate a break-away feature as required by MUTCD and the county's development regulations.

Stormwater/Road

4. Pursuant to §5.3.1 of the county's development regulations, indicate pavement widening to 20 feet from the centerline of W. Bangs Avenue. In addition, §5.3-14 requires a 50-foot long pavement transition on

approach and 15:1 pavement transition on departure. Correspondence from the applicant's engineer states that existing NJDOT features in the right-of-way prevent pavement widening at this time. An assessment for payment-in-lieu of road widening may be considered in a future approval letter. The Development Review Committee deferred taking action on the waiver request until it acts on the overall application.

5. Revise the site plan to indicate the continuation of County Route 17 to the east of State Highway 35. Indicate the centerline.
6. §5.2-3.1 of the county's development regulations provides that vehicle maneuvering is not permitted within 20 feet of the right-of-way of a county road. The site plan shows parking spaces proximate to the county right-of-way that do not comply with this standard. Correspondence from the applicant's engineer states that a waiver is requested for the non-compliant parking spaces. This waiver has been denied as allowing those proposed spaces has the potential to create an unsafe traffic condition as vehicles attempting to turn into the site from W. Bangs Avenue may be forced to wait within the travel way. Revise the site plan to eliminate the non-compliant spaces.
7. Pursuant to §5.2-3.1 J-4 of the county's development regulations, indicate 10-foot radii curb returns or 5-foot wide flares at the driveway. Correspondence from the applicant's engineer states that the curb return radius is 10 feet. However, the site plan indicates a 14-foot radius. Revise as necessary.
8. The program output indicates infiltration is proposed as a stormwater management method. This is not a method accepted by Monmouth County. Revise as necessary.
9. Provide full-size drainage area plans to support the stormwater management report. Indicate the following: a) boundaries between existing drainage sub-areas and boundaries between proposed drainage sub-areas; b) soil types and boundaries between different soils; c) land use and land cover; d) topography and dominant runoff path, with corresponding segments; and, e) point(s) of analysis.
10. Provide a supplemental stormwater analysis assuming the proposed stormwater management system is unavailable. Indicate the change in discharge toward W. Bangs Avenue.
11. Place a note on the site plan stating: "If inspection reveals less than six (6) feet of clear distance between utility poles and curb, all subsequent relocations will be at contractor's expense."
12. Revise the following construction details as noted below:
 - a. Add a note to construction detail 8 (sign data table) to read as follows: "R1-1 (STOP) signs and R1-2 (YIELD) signs shall be mounted on individual posts."
 - b. On the traffic sign detail, indicate a minimum two-foot horizontal clear distance from the side edge of the sign to the curb or edge of pavement. Provide corresponding dimensions.

Please provide an itemized response. 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 plan revision fee of \$300.00.



David Schmetterer, P.P., A.I.C.P.
Assistant Director of Planning
For the Development Review Committee

cc: Stonefield Engineering and Design
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