



1800 Route 34, Suite 101
Wall Township, New Jersey 07719
T: 732.312.9800
F: 732.312.9801
fpaengineers.com

October 15, 2024

Environmental Impact Statement for
Preliminary and Final Major Site Plan
Neptune Kia Dealership – Block 3705, Lots 15 & 16
Neptune Township, Monmouth County, New Jersey
FPA No. 21867.001

Existing Conditions:

The project site is approximately 6.4 acres and is fully developed as existing car dealerships. The property is located in the C-1 Planned Commercial Development Zone District which allows car dealerships as permitted use. The property has frontage on Route 66 and is currently used as car dealership.

Based on our review of the NJDEP Geoweb and visit to the project site, there are no freshwater wetlands and/or wetland buffer areas on the project site. Based on our review of the FEMA map 34025C0327F, dated September 25, 2009, there are no floodplains located on the project site. A majority of the project site is covered by buildings and/or impervious coverage as the property is developed as a car dealership.

Proposed Conditions;

The applicant/owner is seeking Planning Board approval to renovate the existing dealership building and service building on the above referenced property to meet the Kia brand criteria. The site improvements including new building façade, internal renovation of the Sales Building, internal renovations of the service building, new façade signage, new freestanding Kia sign, compliant ADA parking spaces, barrier free access to the Sales Building, new curb and sidewalk along the front of the Sales Building and EV make ready parking spaces. There is no increase in building area and the site improvements are to enhance the aesthetics of the project site to meet Kia Brand Criteria.

Conclusion;

The property is currently fully developed as a car dealership and the applicant is proposing minor site improvements to comply with the Kia Brand criteria and to enhance the aesthetics of the property and there are no environmentally sensitive areas that shall be impacted as a result of the proposed site improvements.

FRENCH & PARRELLO ASSOCIATES, PA

A handwritten signature in blue ink, appearing to read 'Andrew L. French', is written over a horizontal line.

Andrew L. French, P.E.
Director of Land Development