

SOURCE: USGS ASBURY PARK QUADRANGLE, NEW JERSEY 7.5 MINUTE SERIES, DATED 2019

## LOCATION / KEY MAP

SCALE: 1" = 2000'±

ZONING RELIEF TABLE			
CODE SECTION	REQUIRED	PROPOSED	RELIEF TYPE
ZONING SCHEDULE B	FRONT YARD SETBACK: 50 FT	36.6 (ASBURY AVE) 39.6 (HIGHWAY INTERCHANGE)	VARIANCE
§ 412.18	PARKING IS PROHIBITED WITHIN FRONT YARD SETBACK FOR ALL PROPERTIES FRONTING ALONG NJ 35	DOES NOT COMPLY (V)	VARIANCE
§ 514.B (2)	PARKING LOT SHALL BE LOCATED TO THE REAR OF A BUILDING. NO PARKING LOT SHALL BE LOCATED IN A REQUIRED FRONT YARD.	DOES NOT COMPLY (V)	VARIANCE
§ 514.B (3)	MINIMUM 10 FT BUILDING SETBACK FROM DRIVEWAYS, PARKING SPACES, & PRIVATE STREETS WITHIN THE SITE	5 FT (V)	VARIANCE
§ 502.D.2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	DOES NOT COMPLY (W)	WAIVER
§ 416.07.B.1	WALL-MOUNTED SIGNS (SINGLE TENANT)  SIZE: 48 SF MAXIMUM, OR 1.2 SF FOR EACH LINEAL FOOT OF WALL FACE THAT THE SIGN IS MOUNTED ON, WHICHEVER IS LESS. HEIGHT: 15 FT MAXIMUM & NOT EXCEED ABOVE PARAPET LINE. QUANTITY: 1 HORIZONTAL DIM.: 12 FT MAXIMUM	SUPERMARKET: 75.7 SF (V)  25.75 FT (V)  TWO (V) 7.96 FT	VARIANCE
§ 416.07.B.3 (a)	SECONDARY WALL-MOUNTED SIGN PERMITTED FOR BUILDINGS WITH SIDE OR REAR FACADE, WITH MAX AREA OF 50% PRIMARY BUILDING SIGN AREA.	TWO 75.7 SF SIGNS (V)	VARIANCE
§ 511.G.2. MAXIMUM LIGHTING CONTROLS	THE RATIO OF AVERAGE ILLUMINATION, AS REQUIRED IN TABLE 3.3 SHALL NOT EXCEED 4 TO 1. NOT EXCEED THE MINIMUM ILLUMINATION BY MORE THAN A RATIO OF 10 TO 1.	AVG: 6.0 FC; MIN: 1.4 FC RATIO: 4.3 TO 1 (W) MAX: 16.2 FC; MIN: 1.4 FC RATIO: 11.6 TO 1 (W)	WAIVER
§ 503.B(2) BUFFER	6 FT SCREENING WHERE SUCH PARKING AREA ADJACENT TO A RESIDENTIAL USE OR DISTRICT.	3 FT - SIGHT TRIANGLE CONFLICT (W)	WAIVER
§ 503.C(1) BUFFER	LOADING: 10 FT WIDE BUFFER SURROUNDING ALL SIDES OF LOADING.	2 FT (W)	WAIVER
§ 503.C(2) BUFFER	LOADING: 10 FT HEIGHT SCREEN, PLANTED WITH DECIDUOUS AND EVERGREEN TREES	ALDI - COMPLIES OTHER BUILDINGS: (W)	WAIVER
§ 50914(c) LANDSCAPING	NO MORE THAN EIGHT (8) PARKING SPACES SHALL BE PLACED IN ONE (1) CONTINUOUS ROW OF PARKING.	14 PARKING SPACES (W)	WAIVER
§ 523.A STREET TREES	LOCATION: TREES SHALL BE PLACED 15 FT BEHIND THE CURBLINE.	UP TO 34.0 FT (W)	WAIVER
§ 502.D.2. RETAIL DESIGN STANDARDS	PRIMARY BUILDING ENTRANCES SHOULD BE ORIENTED TOWARDS THE STREET.	CONVENIENCE STORE - COMPLIES RETAIL - DOES NOT COMPLY (W) SUPERMARKET - DOES NOT COMPLY (W) FAST FOOD - COMPLIES	WAIVER

TOWNSHIP OF NEPTUNE 200' PROPERTY OWNERS LIST			
BLOCK	LOT	OWNER	OWNER'S ADDRESS
701	1	M&M NEPTUNE, LLC	1260 STELTON ROAD, PISCATAWAY, NJ 08854
701	2	TOWNSHIP OF NEPTUNE	P.O. BOX 1125, NEPTUNE, NJ 07753
701	3	VETRANO, JOSEPH & GRACE	136 OXONIA AVENUE, NEPTUNE, NJ 07753
701	4	JAVAAD, MUHAMMAD & BANO, SAMREEN	134 OXONIA AVENUE, NEPTUNE, NJ 07753
701	5	TOWNSHIP OF NEPTUNE	P.O. BOX 1125, NEPTUNE, NJ 07753
701	31	APLEGATE, ANNA O'HAGEN & JUNE	2 CORDTLAND STREET, NEPTUNE, NJ 07753
701	32	O'HAGEN, ANNA & JUNE M.	2 CORDTLAND STREET, NEPTUNE, NJ 07753
701	33	APLEGATE, CLIFFORD & JUNE O'HAGEN	2 CORDTLAND STREET, NEPTUNE, NJ 07753
702	1	VETRANO, JOSEPHINE	138 OXONIA AVENUE, NEPTUNE, NJ 07753
702	2	LE BEAU, JOSETTE	140 OXONIA AVENUE, NEPTUNE, NJ 07753
702	3	FIRST PENTECOSTAL ASSEMBLY OF GOD	P.O. BOX 229, NEPTUNE, NJ 07753
702	4	1ST PENTECOSTAL	144 OXONIA AVENUE, NEPTUNE, NJ 07753
702	5	ROBERSON, BUNNY J.	140 ANELVE AVENUE, NEPTUNE, NJ 07753
702	6	WILSON TEENA G.	138 ANELVE AVENUE, NEPTUNE, NJ 07753
702	7	MITCHELL, WILLIAM & CAPUANO, EDWARD	136 ANELVE AVENUE, NEPTUNE, NJ 07753
702	44	REHMAN, ASIF	1639 BELLMORE STREET, OAKHURST, NJ 07755
702	45	TALIAFERRO, GLORIA & MILLER, NELLIE	3633 FORST PARK DRIVE, CINCINNATI, OH 45229
702	46	JONES, BETTY	137 OXONIA AVENUE, NEPTUNE, NJ 07753
703	1	1828 ASBURY AVE, KONVITZ, LLC %AHOS	58 OBBE PLACE/ATT B.DUBEL, SHREWSBURY, NJ 07702
705	1	TOWNSHIP OF NEPTUNE	P.O. BOX 1125, NEPTUNE, NJ 07753
705	11	TOWNSHIP OF NEPTUNE	P.O. BOX 1125, NEPTUNE, NJ 07753
802	35	LOU DINO PROPERTIES, LLC	707 HIGHWAY 35, NEPTUNE, NJ 07753
802	36	SAVITA, LLC % CRYSTAL INN	706 HIGHWAY 35, NEPTUNE, NJ 07753
802	37	TALE OF THE SEA, INC % BILL ATHANS	33 DORSET ROAD, OCEAN, NJ 07712
802	38	FOURTH AVENUE BOWLING CORP	701 HIGHWAY 35, NEPTUNE, NJ 07753
802	39.01	TOWNSHIP OF NEPTUNE	P.O. BOX 1125, NEPTUNE, NJ 07753

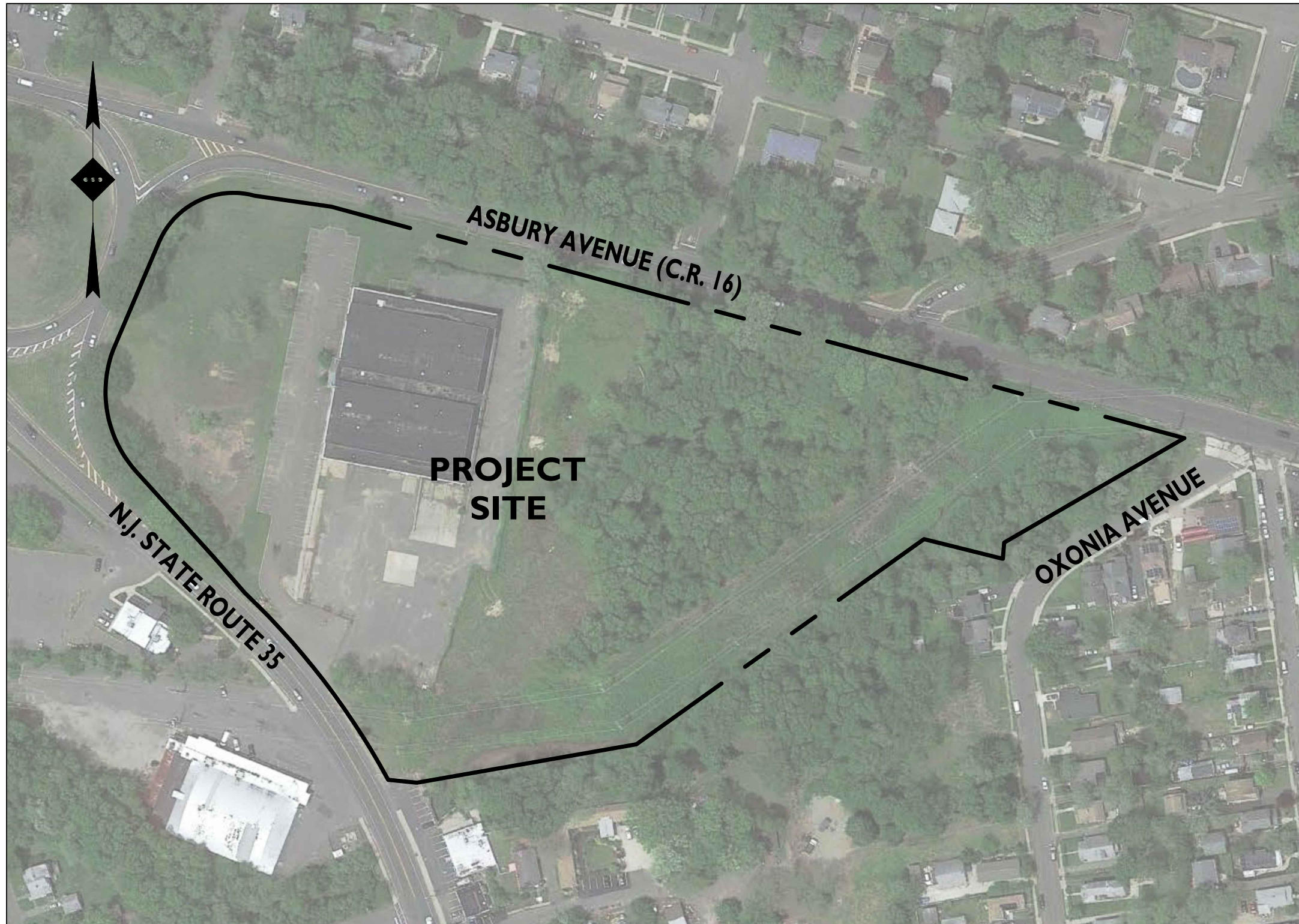
# PRELIMINARY & FINAL MAJOR SITE PLANS FOR M&M NEPTUNE, LLC PROPOSED COMMERCIAL DEVELOPMENT

Know what's below  
Call before you dig.

BLOCK 701, LOT 1 (TAX MAP SHEET 7)

704 N.J. ROUTE 35

TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY



SOURCE: GOOGLE EARTH PRO RETRIEVED 10/19/2020

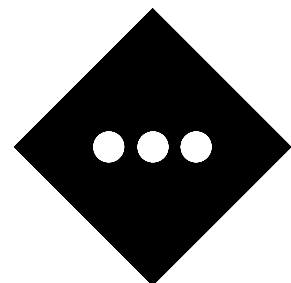
## AERIAL MAP

SCALE: 1" = 150'±

### PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
  - SURVEY PREPARED BY SOLSTICE SURVEYING DATED 02/26/2020
  - ARCHITECTURAL PLANS
  - GEOTECHNICAL REPORT PREPARED BY MASER CONSULTING DATED 05/20/2019
  - AERIAL MAP VIA GOOGLE EARTH RETRIEVED 10/19/2020
  - LOCATION MAP
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

### PLANS PREPARED BY:



**STONEFIELD**  
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Rutherford, NJ • New York, NY • Boston, MA

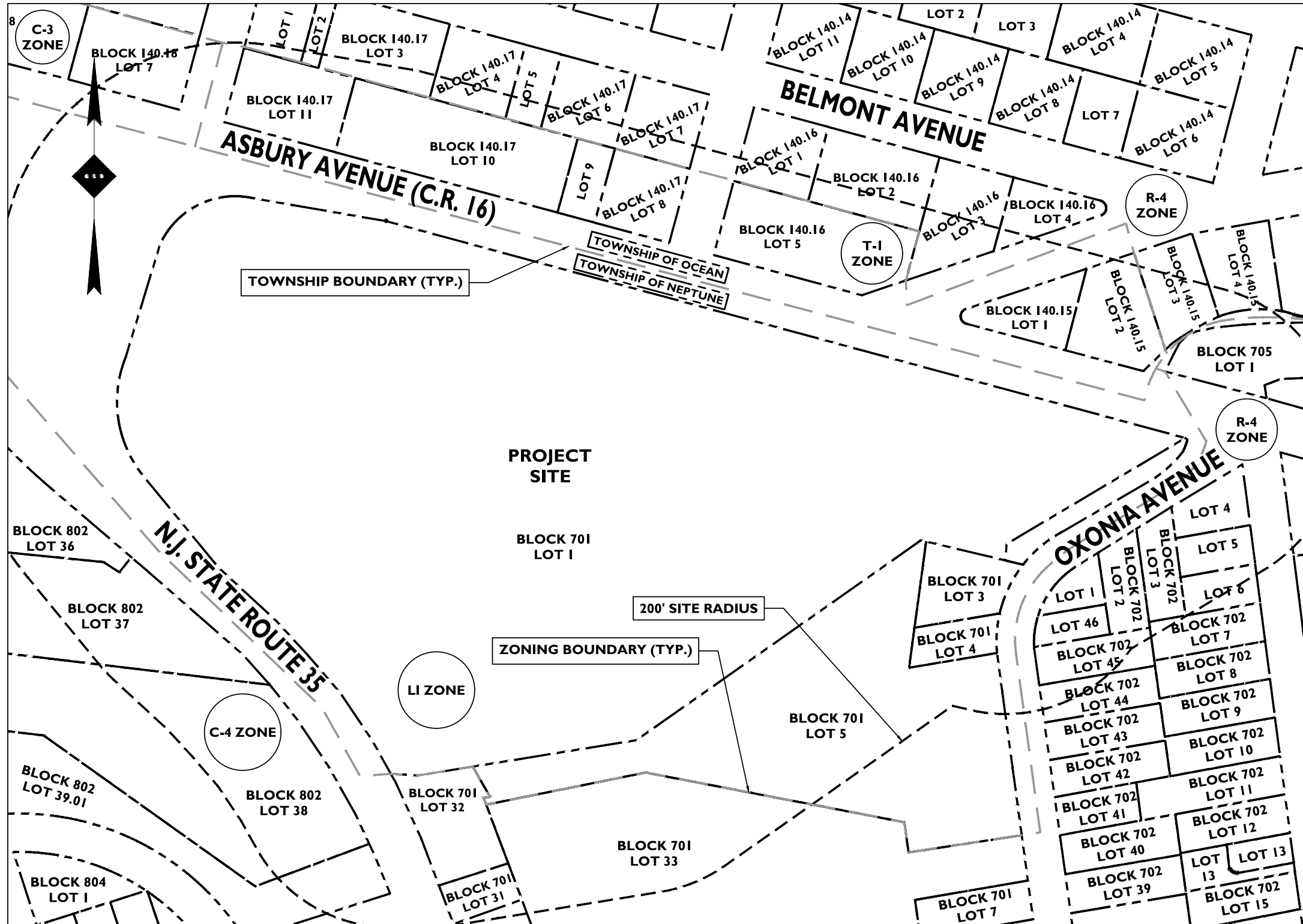
Princeton, NJ • Tampa, FL • Detroit, MI

www.stonefieldeng.com

15 Spring Street, Princeton, NJ 08542

Phone 609.362.6900

APPROVAL BLOCK	
APPROVED BY THE NEPTUNE TOWNSHIP PLANNING BOARD	
BOARD CHAIR	DATE
ADMINISTRATIVE OFFICER	DATE
BOARD ENGINEER	DATE



SOURCE: TOWNSHIP OF NEPTUNE TAX MAP SHEET 7 & 8; TOWNSHIP OF OCEAN TAX MAP SHEET 52; TOWNSHIP OF NEPTUNE ZONING MAP; TOWNSHIP OF OCEAN ZONING MAP

## TAX / ZONING MAP

SCALE: 1" = 150'±

ZONING DISTRICT: PLANNED COMMERCIAL DEVELOPMENT ZONE (C-1)			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2.5 AC (108,900 SF)	13.5 AC (\$91,435.3 SF)	NO CHANGE
MAXIMUM LOT DENSITY	N/A	N/A	N/A
MAXIMUM FLOOR AREA RATIO	0.6	±0.07	0.06
MINIMUM LOT WIDTH	500 FT	527.7 FT	NO CHANGE
MINIMUM LOT FRONTAGE	500 FT	2,244 FT	NO CHANGE
MINIMUM LOT DEPTH	600 FT	753.3 FT	NO CHANGE
MINIMUM FRONT YARD SETBACK			
- ASBURY AVENUE (C.R. 16)	50 FT	84.6 FT	36.6 FT (V)
- HIGHWAY INTERCHANGE	50 FT	±283.5 FT	39.6 FT (V)
- N.J. ROUTE 35	50 FT	189.9 FT	50.0 FT
MINIMUM SIDE YARD SETBACK	30 FT	368.3 FT	199.1 FT
MINIMUM COMBINED SIDE YARD SETBACK	60 FT	368.3 FT	199.1 FT
MINIMUM REAR YARD SETBACK	40 FT	N/A	N/A
MAXIMUM PERCENT BUILDING COVER	30%	±7.1% (42,030 SF)	6.09% (36,042 SF)
MAXIMUM PERCENT LOT COVER	65%	±26.0% (155,300.4 SF)	34.6% (204,694.4 SF)
MAXIMUM NUMBER OF STORIES	TWO (2)	ONE (1)	ONE (1)
MAXIMUM BUILDING HEIGHT	40 FT	±20 FT	CONVENIENCE STORE - 18.5 FT RETAIL - 29.5 FT SUPERMARKET - 29.8 FT FAST FOOD - TBD
MINIMUM IMPROVABLE AREA	84,900 SF	205,196 SF	NO CHANGE
M.I.A. - DIAMETER OF CIRCLE	189 FT	361.9 FT	NO CHANGE
OFF-STREET PARKING SPACES	195 SPACES	100 SPACES	222 SPACES
LOADING SPACES	-	ONE (1)	FOUR (4)
SIGNS	-	-	**
EXISTING USE OR USES:	MANUFACTURING FACILITY		
PROPOSED USE OR USES:	RESTAURANT / TAKE-OUT, GROCERY STORE, CONVENIENCE STORES		
EXISTING FLOOR AREA:	0.96 AC (42,030 SF)		
PROPOSED FLOOR AREA:	0.82 AC (36,042 SF)		

(V) VARIANCE  
(TBD) TO BE DETERMINED  
(\*) SEE CONDITIONAL USE STANDARDS TABLE  
(\*\*) SEE SIGNAGE TABLE

### APPLICANT

M & M AT NEPTUNE, LLC  
1260 STELTON ROAD  
PISCATAWAY, NJ 08854

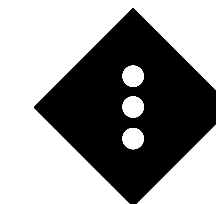
### OWNER

M & M AT NEPTUNE, LLC  
1260 STELTON ROAD  
PISCATAWAY, NJ 08854

### ATTORNEY

DOUG WOLFSON, ESQ.  
WEINGARTEN LAW FIRM  
1260 STELTON ROAD  
PISCATAWAY, NJ 08854

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### PRELIMINARY & FINAL MAJOR SITE PLANS

**M&M NEPTUNE, LLC**

**PROP IMPROVEMENTS**

BLOCK 701, LOT 1 (TAX MAP SHEET 7)  
704 N.J. ROUTE 35  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY

JEFFREY A. MARTELL, P.E.  
NEW JERSEY LICENSE No. 47290  
LICENSED PROFESSIONAL ENGINEER



**STONEFIELD**  
engineering & design

SCALE: AS SHOWN PROJECT ID: PRI-200142

TITLE:

**COVER SHEET**

DRAWING:

**C-1**