



SUMMARY OF VARIANCES AND WAIVERS

Harbor Freight Tools
15 Route 35
Neptune, NJ 07753

Dear Board Members and Professionals:

Pursuant to our application for Minor Site Plan approval, we have taken the opportunity to thoroughly review the Township's Land Development Ordinance, Zoning Ordinance, and Checklist submission requirements. To the best of our knowledge and based upon our interpretations, we have identified and respectfully request the following Variances and Waivers:

VARIANCES FROM ZONING ORDINANCE (CHAPTER 416):

1. Section 416.07.A.6.: For free standing signs, signs shall be setback from the property line $\frac{3}{4}$ of the height of the sign ($15' \times \frac{3}{4} = 11.25$ feet).

Both existing free-standing signs are setback from the respective property line by ± 5 feet. Therefore, a variance is required for the pre-existing conditions.

2. Section 416.07.B.1(a): For wall-mounted signs, the sign ordinance allows a maximum sign area of 48 square feet.

A variance is requested from the requirement to provide a wall mounted sign with an area of ± 92.3 square feet.

3. Section 416.07.B.1(b): For wall-mounted signs, the sign ordinance allows a maximum mounting height of 8 feet.

A variance is requested from the requirement to provide wall mounted signs with a mounting height of 9.25 feet (both primary and secondary signs).

4. Section 416.07.B.3 (a): For secondary wall-mounted signs, the sign ordinance allows a maximum sign area of 50% of primary sign area (46.1 square feet).

A variance is requested from the requirement to provide a secondary wall mounted sign with an area of ± 92.3 square feet.

WAIVERS FROM COMPLETENESS CHECKLIST

ITEM #6 Waiver from providing an Environmental Impact Statement.

The site is an existing retail store and parking lot, and the project requires minimal land disturbance and entails the improvement of previously developed areas.

ITEM #9 Waiver from providing a Letter of Interpretation (LOI) or Letter of Exemption or proof of submission to New Jersey Department of Environmental Protection regarding presence of wetlands.

The site is an existing retail store and parking lot, and the project requires minimal land disturbance and entails the improvement of previously developed areas.

ITEM #11 Waiver from providing the Circulation Impact Study.

The site is an existing retail store and parking lot with existing entrances onto Routes 33 & 35. The project will use the current parking and circulation patterns.

WAIVERS FROM APPLICATION FOR DEVELOPMENT CHECKLIST

ITEM #12 Waiver from providing a grading plan, with existing contours proposed contours, and spot elevations.

The site is an existing retail store and parking lot, and the project will utilize the existing building, entrances and parking lot, with minimal land disturbance. No site grading is required for this project.

ITEM #13 Waiver from providing an onsite drainage plan.

No changes to the on-site drainage and no storm water management improvements are proposed.

ITEM #14 Waiver from providing an offsite drainage plan.

No changes to the on-site drainage, no storm water management improvements, and no off-site improvements are proposed.

ITEM #16 Waiver from providing soil boring logs.



No new pavement design, structures, septic systems, storm drains or stormwater management facilities are proposed. Soil borings are not necessary for the minor site improvements proposed for this project.

ITEM #25 Waiver from providing an exterior lighting plan.

No changes are proposed to the existing site lighting.

ITEM #25 Waiver from providing a landscaping and screening plan.

No significant Fiscal Impacts anticipated as a result of the improvements proposed under this project.

ITEM #27 Waiver from providing type of screening to be utilized for refuse storage areas.

Because all disturbance is limited to existing pre-disturbed developed lands and there is no impact to Environmentally Critical Features, a waiver is being requested.

ITEM #30 Waiver from providing a sectionalization and staging plan.

Construction will occur in one general stage. Existing entrances will be available for emergency access.

ITEM #32 Waiver from providing a traffic analysis report

As per ITE traffic generation handbook, the proposed hardware and tool store will have significantly less trips than the previous grocery store use. The site will utilize the existing entrances onto Routes 33 & 35.

We trust that the information provided herein will assist the Board and the Board's Professionals in their review and evaluation of this application. Should you have any questions or concerns, please do not hesitate to contact me at (856) 464-9600.

Sincerely,
THE PETTIT GROUP, LLC

James L Curran, PE
Principal Engineer

