

**NEPTUNE TOWNSHIP PLANNING BOARD
RESOLUTION NO. 25-**

**RESOLUTION OF THE NEPTUNE TOWNSHIP PLANNING BOARD,
TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, STATE OF NEW
JERSEY APPROVING AN PRELIMINARY & FINAL MAJOR SITE PLAN
WITH VARIANCES APPROVAL TO WALMART, INC. FOR PROPERTY
LOCATED AT 3555-3575 ROUTE 66 ALSO KNOWN AS BLOCK 3903 LOT 2 AS
DESIGNATED ON THE MUNICIPAL TAX MAP FOR THE TOWNSHIP OF
NEPTUNE**

WHEREAS, the Applicant, Walmart, Inc., has made application to the Township of Neptune Planning Board for a preliminary and major site plan approval for a one-story building addition adjacent to the northeast corner of the existing building in conjunction with minor site improvements for expansion of Walmart's online order pickup operations for property located at 3555-3575 Route 66, also known as Block 3903 Lot 2 as illustrated on the Tax Map of the Township of Neptune; and

WHEREAS, such proof of publication of notice of hearing as may be required by the New Jersey statutes and municipal ordinance requirements has been furnished; and

WHEREAS, A public hearing was held concerning the application on October 22, 2025 at the Municipal Building in the Township of Neptune and testimony and exhibits were presented on behalf of the applicant, who was represented by Thomas Lerizia, Esquire and all interested parties were afforded an opportunity to be heard; and

WHEREAS, the Township of Neptune Planning Board having considered said application, testimony and exhibits submitted, and listened to the applicant's testimony, and after having received information from its professional staff, the Township of Neptune Planning Board does hereby make the following findings of fact and law:

- A. The subject property, known as Lot 2, Block 3903 consisting of approximately $\pm 1,024,059$ square feet (23.509 acres) with frontages on State Route 66 and Jumping Brook Road.
- B. The Applicant is proposing to construct a 4,906 square foot one-story building addition adjacent to the northeast corner of the existing 187,079 square foot building in conjunction with minor site improvements for expansion of Walmart's online order pickup operations. The proposed improvements are to include minor parking space reconfiguration and pavement/stripping modification, new signage, and other miscellaneous site improvements. The application also proposed to refresh the building exterior and signage.
- C. The Applicant was previously granted the following approvals:
1. Resolution No. 02/20 – Minor Subdivision, Variance and waiver for Block 10017, Lots 1, 3, 19 and 20.
 2. Resolution No. 02/21 – Preliminary and Final Site Plan, Conditional Use, Variances and Waivers for Block 10017, Lot 1, 3, 19 and 20.
 3. Resolution No. 08-11 – Amended Preliminary and final Major site Plan/Final Major Site Plan – Phase II for Block 10017, Lot 3.01.
 4. Resolution No. 08-26 – Resolution of Denial of Request for Amendment to Site plan for Block 10017, Lot 3.01
 5. Resolution No. 08-29 – Amendment to Site Plan for Block 10017, Lot 3.01

D. The property is bounded by Jumping Brook Road and an Amazon Warehouse to the north, Satet Route 66 to the south, commercial properties/wooded areas to the east, and Jumping Brook Road to the west.

E. The property is located in the C-1 – Planned Commercial Development Zone District. As outlined under Ordinance Section 404.04.A., the purpose of the C-1 Zone District is to provide nosiness uses appropriate to the Route 66 highway corridor.

F. The Applicant under the application proposes the following:

1. Construct a 4,906 square foot one-story building addition to the existing 187,079 square foot building, dedicated to Walmart’s online order pickup operations.

The exact square footage of the existing/proposed buildings should be confirmed. Plan Sheet SSM-1 indicates 187,079 square feet for the existing building, Resolution 08-11 (Walmart Expansion) indicates 191,560 square feet, and the stormwater management statement indicates 183,329 square feet. The plans shall be revised to indicate the correct existing building area.

2. The site improvements include existing north parking lot/space minor reconfiguration, general pavement/stripping improvements throughout entire site parking lot, new signage and building façade, and minor stormwater improvements.

G. The following table indicates proposed bulk variances:

	Required	Existing	Proposed
Minimum Lot Area	2.5 acres	23.509 acres	No Change
Minimum Lot Width	500 ft	±1,076 ft	No Change

Minimum Lot Frontage	500 ft	±1,091 ft	No Change
Minimum Lot Depth	600 ft	±908 ft	No Change
Minimum Front Yard Setback	50 ft	89.3 ft	No Change
Minimum Side Yard Setback	30 ft	206.4 ft	No Change
Minimum Side Yard Setback Combined	60 ft	526 ft	No Change
Minimum Rear Yard Setback	40 ft	N/A	No Change
Maximum Percent Building Coverage	30 % (307,218 sf)	18.8% (192,082 sf)	19.9% (203,816 sf)
Maximum Percent Lot Coverage	65%	±69.9% (NC)	±70.1% (V)
Maximum Floor Area Ratio	0.8	0.2 (194,004 sf)	0.2 (198,910 sf)
Maximum Building Height	40 ft, 2 stories	±25 ft, 1 story	No Change
Minimum Improvable Lot Area	84,900 sf	861,610 sf	No Change
Minimum Improvable Area – Diameter of Circle	189 ft	406.5 ft	No Change

(NC) – Existing Non-Conformity (V) – Variance Required (N/A) – Not Applicable

H. The Applicant is seeking the following bulk variances:

1. A maximum percent lot coverage of 65% is required, whereas 70.1% is proposed. A variance is required.

I. Ordinance 412.11, states lighting shall be provided by fixtures with a mounting height not more than fourteen (14) feet or the height of the building, whichever is less, measured from the ground level to the centerline of the light source.

The Applicant's plans indicate existing and proposed light poles shall have a mounting height of 27 feet. A variance is required.

J. Ordinance Section 412.17.D, states in all zone districts, except for uses in designated historic zone districts, there shall be provided, at the time that any building or structure is erected, enlarged, increased in capacity or has a change of use, parking spaces in accordance with the requirements in Table 4.2: Parking Regulations.

Per the above referenced ordinance, a total of ±790 parking spaces are required for retail and garden center/nursery uses.

Proposed parking is approximately a total of ±861 parking spaces, with ±36 handicapped parking spaces, thus in compliance with parking quantity requirements.

K. The following tables indicate the existing and proposed signage variances:

Existing Primary/Secondary Façade Signage – Warehouse (Walmart, Inc.)

SIGNAGE LOCATION	QTY	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE:					
Walmart w/ Spark	1	White/Yellow	5'-6"	299.04 sf	299.04 sf
Pickup w/ Spark	1	White/Yellow	2'-6"	66.76 sf	66.76 sf
Grocery	1	White	2'-6"	42.05 sf	42.05 sf
Home & Pharmacy	1	White	2'-6"	97.66 sf	97.66 sf
Lawn & Garden	1	White	2'-6"	63.89 sf	63.89 sf
Address Sign	1	White	1'-0"	0 sf	0 sf
Total Front Signage:					569.40 sf
PHARMACY DRIVE-THRU SIGNAGE:					
Enter	1	White	1'-0"	17.77 sf	17.77 sf
Pharmacy Drive-Thru	1	White	1'-0"	3.18 sf	3.18 sf
Exit	1	White	1'-0"	2.25 sf	2.25 sf
Total Drive-Thru Signage:					23.20 sf
Total Building Signage:					592.60 sf

Proposed Primary/Secondary Façade Signage – Warehouse (Walmart, Inc.)

NEW	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	TOTAL AREA
FRONT:						
New	Walmart	6'-0"	White	Yes	1	200.12 sf
New	Spark	10'-4"	Yellow	Yes	1	28.54 sf
New	Pickup »	2'-6"	White	Yes	1	51.34 sf
New	Grocery	2'-6"	White	No	1	42.95 sf
New	Home & Fashion	2'-6"	White	No	1	73.60 sf
New	Outdoor	2'-0"	White	No	1	24.96 sf
New	Pharmacy	2'-0"	White	No	1	34.84 sf
New	Vision	2'-0"	White	No	1	18.25 sf
New	Pharmacy Drive-Thru (stacked)	1'-6"	White	No	1	42.90 sf
New	Address Numbers	1'-0"	White	No	1	0 sf
Front Total:					10	517.50 sf
PHARMACY DRIVE-THRU SIGNAGE:						
New	Pharmacy Drive-Thru	1'-6"	White	No	1	42.46 sf
New	Enter	1'-0"	White	No	2	7.60 sf
New	Clearance [XX'-X"] Max.	8"	White	No	1	0 sf
New	Exit	1'-0"	White	No	1	2.77 sf
Pharmacy Drive-Thru Total:					5	52.83 sf
Grand Total:					15	570.33 sf

L. Ordinance Section 416.06.D, states non-public banners that stretch across a public right-of-way between telephone poles, trees or other structures; no advertising flags, banners pinwheels, portable signs, or similar advertising devices shall be permitted.

The Applicant's plans indicate proposed banner pole 'Pickup' signs within the northeast online pickup parking area. A variance is required.

M. Ordinance Section 416.07.A.1, states where a lot has multiple street frontages, then two freestanding signs subject to the following standards shall be permitted. Where two freestanding signs are permitted by virtue of multiple street frontage, each permitted sign shall be allowed to have the maximum square footage allowed based in the formulas shown below. In addition, the sign area allowed may be transferred from one sign to another, provided that no freestanding sign shall exceed 400 square feet in area.

The Applicants have reduced the number of 'Pickup' signs from eight (8) to four (4), eliminating the need for a variance.

N. Ordinance Section 416.07.A.7, states freestanding sign height shall not exceed the following:

Sign Area	Permitted Height
150 square feet or less	15 feet
151 square feet to 190 square feet	20 feet
11 square feet to 400 square feet	40 feet

The Applicant's plans do not indicate freestanding sign areas and height.

O. Ordinance Section 416.07.B.1.(b), states mounting height is eight (8) feet maximum (including hardware) and not to extend more than two (2) feet above the roof line.

The Applicant's plans indicate multiple wall mounting heights to exceed 8 feet for the proposed primary 'Walmart' and multiple secondary signs. A variance is required.

P. Ordinance Section 416.07.B.1.(c), states wall mounted signs shall project from the wall face a maximum of one (1) foot.

The Applicant's plans indicate multiple wall mounted signs but do not indicate how far they will project from the wall face.

Q. Ordinance Section 416.07.B.4, states buildings and uses in the Planned Development Districts (LI, PUD and C-1) in excess of 75,000 square feet in floor area may provide two wall signs per building with a maximum area of up to 5% of the wall area, not to exceed 240 square feet.

The Applicant's plans indicate multiple (± 15) wall mounted signs that shall exceed the requirements of this ordinance. A variance is required.

R. Ordinance Section 416.07.E.(1), states maximum directional sign size shall not exceed three (3) square feet.

The Applicant's plans indicate parking lot 'Pickup' directional signs proposed at a size of 4.5 square feet. The Board Planner requested that the proposed height of the directional signs be reduced to 3.5 feet and the Applicant agreed. A variance is required.

S. Ordinance Section 416.07.E.(2), states maximum directional sign height shall not exceed three (3) feet.

The Applicant's plans indicate directional 'Pickup' signs proposed at a height of 8.5 feet. A variance is required.

- T. Ordinance Section 509.G., states certain trees have been identified as having a high degree of transplantation failure if planted during the Fall season. These should be noted on the landscape plans as Spring planting only.

The Applicant's landscaping plans shall include a note indicating spring planting only for the deciduous trees.

- U. Ordinance Section 509.I.3., states for parking lots with 100 or more spaces, a minimum of 5% of the interior area of the parking lot shall be provided with planting islands containing a minimum of one deciduous tree planted for every five (5) parking spaces.

The Applicant's plans indicate all existing landscaping within planting islands is to remain for the north parking lot adjacent to the proposed building expansion. Two (2) deciduous trees are also proposed.

- V. Ordinance Section 5011.D., states light fixtures attached to the exterior of a building shall be designed to be architecturally compatible with the style, materials, colors and details of such building and other lighting fixtures used on the site. Consideration shall also be given to the type of light source used on buildings, signs, parking areas, pedestrian walkways and other areas of a site shall be the same or compatible. The use of high-pressure sodium lighting shall be prohibited for all fixtures.

The Applicant's plans indicate both freestanding light poles and wall-mounted lighting fixtures proposed.

W. The project has been previously approved for compliance with NJDEP Best Management Practices with regard to green infrastructure, TSS removal, groundwater recharge, and stormwater quantity reduction.

The project proposes only an increase of .0136 acres of impervious area and is located in the PA-1 Metropolitan Zone and has been previously disturbed, this water quality and groundwater recharge requirements are not applicable.

The Applicant has previously designed the stormwater management system to address the NJDEP BMP Manual and Township of Neptune Stormwater Management Ordinance 21-07, Section III.A.

The following previous approvals have been provided from the Applicants Stormwater Management Statement:

1. In 2003, this site received preliminary and final approval. This approved plan was designed for the full built-out scenario, which included a total building area of 218,631 square feet and a total impervious area of 19.05 acres. Note: the original design and associated stormwater management system were designed to accommodate future expansions.
2. In 2007, the subsequent building expansion application received approval. The proposed expansion brought the total building area to 183,329 square feet and the total impervious area to 18.38 acres, which remained below the original approved plan.
3. The current application proposes an additional 4,906 square feet of building expansions, with limited sidewalk. The total building area

shall be 188,235 square feet and the impervious area will increase to 18.52 acres. Note: the overall impervious area of 18.52 acres remains below the original approved plan (19.05 acres). The Applicant needs to confirm exact square footage of the existing/proposed building.

4. The Applicant's stormwater improvements include the relocation of several existing drainage pipes within the footprint of the building expansion and the addition of a 6-inch roof drain for the proposed expansion that shall connect to the existing stormwater system.
5. The Applicant has previously addressed the following ordinance regulations throughout the latest applications and resolutions:

- a) Groundwater Recharge

- 1) The property is located within the New Jersey State Planning Area PA-1 (Metropolitan Planning Area). In compliance with NJDEP Best Management Practices for Groundwater Recharge, the Applicant is not required to provide recharge within the "Urban Redevelopment Area". This is also in compliance with Neptune Township's Stormwater Ordinance Section 528.3.F.b(3)a with regards to areas of high pollutant loading.

- b) TSS Removal

- 1) Ordinance m21-07 Section IV.Q.2.i states eighty percent TSS removal of the anticipated load expressed

as an annual average shall be achieved for the stormwater runoff from the net increase of motor vehicle surface.

- 2) The stormwater design previously approved complies with water quality requirements and standards per the MSWMP and the NJDEP Stormwater Management Rules (NJAC 7:8).

Impervious Area Coverage

	Pre-Development Conditions (AC)	Post-Development Conditions (AC)
Impervious Area	18.38	18.52

c) Stormwater Runoff Quantity Standards

- 1) Ordinance Section 21-07 Section IV.R.2.III states in order to control stormwater runoff quantity impacts, the design engineer shall, using the assumptions and factors for stormwater runoff calculations at Section V, complete one of the following:

- i. Design stormwater management measures so that the post-construction peak runoff rates for the 2-, 10-, and 100-year storm events are 50, 75, and 80 percent, respectively, of the preconstruction peak runoff rates. The percentages apply only to one of the postconstruction stormwater runoffs that is

attributable to the portion of the site on which the proposed development or project is to be constructed.

- 2) The Applicant has received previous approval for the existing stormwater system that has been designed to accommodate the full built-out scenario (218,631 square feet of building area and 19.05 acres of impervious coverage).
6. The Applicant has previously provided a stormwater maintenance manual in accordance with NJDEP BMP standards. Within the manual, the following maps (11" x17") have been provided:
- a) Grading Plan
 - b) Drainage and Utility Plan
 - c) Landscape Plan and Details
 - d) Soil Erosion Seeding Notes
7. The following notes shall be added to the Grading and Drainage Plan:
- a) Stormwater management facilities shall be regularly maintained to ensure they function at design capacity and to prevent health hazards associated with debris buildup and stagnant water.
 - b) Responsibility for operation and maintenance of the stormwater facilities, including periodic removal and

disposal of accumulated particulate material and debris, shall remain with the owner or owners of the property. Maintenance shall follow the operations maintenance manual previously approved by the Neptune Township Planning Board.

c) In the event that the facility becomes a danger to public safety or public health, or if it is in need of maintenance, the owner shall affect such maintenance and repair of the facility in a manner that is approved by the Township Engineer.

8. As outlined under Ordinance 21-07, Section IV, Part M, any stormwater management measure authorized under the Municipal Stormwater Management Plan or Ordinance shall be reflected in a deed notice recorded in the Office of the Clerk of the County of Monmouth. The Township will require quarterly reports of drainage maintenance as compliance of this approval and maintenance manual.
9. The Applicant's plans do not indicate how the existing stormwater runoff from offsite is handled.
10. The Applicant has been previously compliant with Ordinance 07-11, Section 529 (Township Acceptance of Stormwater Management System) and Section 530 (Stormwater Management Maintenance Fee).

X. The Applicant shall address Environmental Impact in compliance with the Township of Neptune Land Development Ordinance No. 4-23, Section 2 entitled “Environmental Impact Statement”.

Y. The Applicant’s plans do not indicate related key elements of the Environmental Impact with regards to noise, lighting, air pollution and impacts of water quality from the proposed improvements.

Z. The existing lighting pattern for the property is provided by a majority of freestanding light poles with some wall mounted lighting fixtures.

AA. The following notes shall be added to the Lighting Plan:

1. Security lighting with times shall be provided on all or a portion of the site reducing the average illumination to the minimum requirements of the ordinance within one hour after close of business or before midnight, whichever occurs earlier.
2. The usage of high-pressure sodium lighting shall be prohibited for all fixtures.
3. All lighting shall provide for non-glare lights focused downward.

BB. A tree removal permit shall be obtained from the Township Conservation Office prior to any tree removal.

CC. The Applicant’s plans do not indicate the effects of off-premises lighting in accordance with Ordinance Section 511.C.

DD. The Applicant’s plans do not indicate intentions for the following utility services to be connected internally:

1. Domestic water service

2. Sewer service

3. Gas service

EE. The Applicant's plans do not indicate details with regards to housing for the domestic and fire backflow preventers, if required.

FF. General Site Improvements

1) The following General Notes shall be added to the plan:

a) "All construction shall be in accordance with Neptune Township Design Standards and Details."

b) "No soil shall be removed from the site without the written approval of the Director of Engineering and Planning."

c) "During construction, the Applicant shall comply with solid waste, public health and noise codes."

d) "Any fill to be imported shall be certified clean."

GG. Thomas Letizia, Esq. advised the Board on behalf of his client that the property is on 23.5 acres in the C-1 Commercial Zone. Retail is a permitted use for this zone. The Applicant is proposing a 4,906 square foot addition on the northeast corner as well as a façade refresh. The online pickup and delivery area is being expanded. There is no change in the store hours. The parking spaces are being modified. There will be 10 parking spaces removed. A total of 790 parking spaces are required whereas 871 are provided. There are two permanent banner signs provided which will be mounted on light poles. There will be 4 total light poles and 3 of them will be 28 feet in height. The variances required are for lot coverage where 70.1% is proposed whereas 65% is required. There are 39 informational "Pickup" signs proposed, and the

average sign is 7.5 square feet. There are 4 proposed directional signs averaging 4.5 square feet each whereas 3 square feet is permitted. There are 2 banner signs proposed whereas none are permitted.

HH. Alex Lomei, P.E. testified in support of the application as an expert in Engineering. Mr. Lomei stated the striping and signage plan was revised on 10/7/25. The directional signs will now be 3 ½ feet in height. Banner signs require variance. The parking lot is to be restriped. There is a 5,932 square foot increase in impervious coverage. For landscaping, there are 35 evergreen shrubs and 2 evergreen trees (2 trees being replaced) to be added. There will be 36 ADA compliant parking spaces to remain and 8 proposed EV stalls will be provided by the Applicant.

II. John McDonough, P.P. testified in support of the application as an expert in Planning. Mr. McDonough stated the proposed changes reflect market changes in the use by the public for online shopping and the proposed sign package reflects those changes. The C(2) bulk variance benefits outweigh any detriments. Relief can be granted without impairment to the Master Plan and zoning ordinances.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Neptune, on the 22nd day of October 2025 that the Applicant's request for Preliminary and Final Major Site Plan approval with variances be approved for the addition for the expanded online pickup and delivery area; and

BE IT FURTHER RESOLVED, that a copy of the Resolution be forwarded to the Planning Board Secretary, to the Applicant's attorney, the Township Clerk and the Building Department.

BE IT FURTHER RESOLVED, that notification of this favorable approval be published in an official newspaper of the Township of Neptune, by the applicant.

BE IT FURTHER RESOLVED, that this approval is subject to the following conditions:

1. The Applicant shall comply with all representations made before the Planning Board, by its attorney and its expert.
2. If required, Applicant shall obtain certification by the Local Soil Conservation District of a plan for soil erosion and sediment control in accordance with N.J.S.A. 4:24-39 et seq., commonly known as the "Soil Erosion and Sediment Control Act".
3. All materials, methods of construction and detail shall be in conformance with the current engineering and building requirements of the Township of Neptune, which are on file in the office of the Township Engineer.
4. Applicant shall obtain all approvals required by any Federal, State, County or Municipal agency having regulatory jurisdiction of this development. Upon receipt of such approval(s), the applicant shall supply a copy of the permit(s) to the Board. In the event that any other agency requires a change in the plans approved by this Board, the applicant must reapply to the Township of Neptune Planning Board for approval of that change.

5. Applicant shall resubmit its entire package for re-approval should there be a deviation from the terms and conditions of this resolution or the documents submitted as part of this application, all of which are made a part hereof and shall be binding upon the applicant.
6. Applicant shall provide a statement from the Township of Neptune Tax Collector that all taxes are paid in full as of the date of this Resolution and as of the date of the fulfillment of any condition(s) of this Resolution.
7. Prior to the issuance of a construction permit for each Phase or Subphase, the Applicant shall furnish the Township Clerk with a cash bond and performance guarantee in an amount to be determined by the Township Engineer.
8. Unless specifically modified herein, the Applicant shall comply with all terms and conditions of all prior resolutions of the Township of Neptune Planning Board regarding this application.
9. The Applicant shall reimburse the Township of Neptune Planning Board for all professional fees expended or to be expended with regard to this application.
10. The Applicant shall comply with all the provisions of the engineering report of Leon S. Avakian, P.E. dated August 15, 2025, unless otherwise modified through testimony at the hearings.
11. The approval is conditioned upon, but not limited to approvals from NJDOT, NJDEP, if required.
12. During construction, the Applicant shall comply with solid waste, public health and noise codes.
13. Any fill to be imported shall be certified clean.

MOTION TO ADOPT & MEMORALIZE:

Offered By:

Seconded By:

ROLL CALL ON VOTE

Robert Lane, Jr. _____

Dyese Davis _____

Stephanie Oppegaard _____

Bishop Paul Brown _____

Brian Acciani _____

Lisa Boyd _____

Patrick Gilliam _____

Richard Culp _____

Richard Schlossbach (Alt. 1) _____ Roslyn Hurt-Steverson (Alt. 2) _____

CERTIFICATION

I hereby certify that this is a true copy of a resolution of the Township of Neptune Planning Board adopted on December 17, 2025.

Heather Kepler, Administrative Officer
Neptune Township Planning Board