

M & M at Neptune, L.L.C.  
AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN  
FOR  
PROPOSED CONVENIENCE STORE WITH GAS  
BLOCK 701, LOT 1  
NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

RIDER #1  
VARIANCE AND WAIVER LIST  
October 16, 2024

**Proposed Variances:**

<b>Code Section:</b>	<b>Description</b>
§ 416.07.B.1(b)	(Primary Sign) Wall sign mounting height: 8' maximum whereas 19' is proposed
§ 416.07.B.1(b)	(#1 Secondary Sign) Wall sign mounting height: 8' maximum whereas 21' is proposed
§ 416.07.B.3(a)	(#1 Secondary Sign) Wall sign area not to exceed 50% of the area of the primary sign whereas 77.94% SF is proposed
§ 416.07.B.1(b)	(#2 Secondary Sign) Wall sign mounting height: 8' maximum whereas 21' is proposed
§ 416.07.B.3(a)	(#2 Secondary Sign) Wall sign area not to exceed 50% of the area of the primary sign whereas 77.94% SF is proposed
§ 416.06.S	(Menu Board) Any sign not expressly permitted by this Chapter (§ 416) is prohibited
§ 416.06.S	(Pre-Sale Menu Board) Any sign not expressly permitted by this Chapter (§ 416) is prohibited
§ 416.06.S	(Clearance Bar) Any sign not expressly permitted by this Chapter (§ 416) is prohibited

**Proposed Submission Waivers:**

To accompany the Development Application Checklist, please see below for written justification for the items marked "W" for waiver and "N/A" for not applicable.

**Completeness Checklist Submission Requirements**

Checklist Item #3—Zoning Permit denial

*A waiver is requested as denials for the proposed project have been previously submitted.*

Checklist Item #5—Tree Removal Application

*This item is not applicable because no tree removal is proposed.*

Checklist Item #6—Environmental Impact Statement

*A waiver is requested from this item as the EIS has been previously submitted for prior applications and the proposed development presents no significant changes to the previously approved application.*

Checklist Item #7—Stormwater Management Report

*A waiver is requested from this item as the Stormwater Management Report has been previously submitted for prior applications and the proposed development presents no significant changes to the previously approved application.*

Checklist Item #8–Proof of Submission to Monmouth County Planning Board (if applicable)

*This item is not applicable because the previous application was reviewed and approved by Monmouth County and all conditions of the prior County approval have been satisfied. The proposed development presents no significant changes to the previously approved application.*

Checklist Item #10–Proof of Submission to CAFRA (if applicable)

*This item is not applicable because the site is not located within the CAFRA Jurisdiction.*

Checklist Item #11–Circulation Impact Study

*A waiver is requested from this item as the proposed development present no significant changes to the previously approved site circulation.*

Checklist Item #12–Community Impact Statement

*A waiver is requested from this item as the proposed development is a commercial development and is not anticipated to impact community resources.*

### **Development Checklist–Part B Plat Submission Requirements**

Checklist Item #14–Off Site Drainage Plan: The Plan shall be accompanied by an off-site drainage plan prepared in accordance with the following standards:

*All proposed stormwater management structures and improvements are contained within the boundary line of the project site. The existing stormwater management system off-site will not be negatively impacted by the proposed development. This item is not applicable because the proposed Stormwater Design complies with all Township and NJDEP requirements satisfying quantity and quality while improving the existing site.*

Checklist Item #15–If required by the Township Engineer, center line profiles of streets bordering the site, internal roadways, and major circulation aisles showing existing and final grades and slopes, and pipe sizes, type inverts and grate or rim elevations or drainage or sanitary sewer facilities.

*This item is not applicable as this information has not been requested. If Required by the Township Engineer, the requested items will be provided. Not Applicable*

Checklist Item #16–Soil Boring Logs: Unless the Township shall determine that a lesser number of boring logs is required or that some or all of the boring logs may be deferred to the final plan stage, the site plan shall be accompanied by a set of boring logs and soil analyses for borings made in accordance with the following:, etc.

*A waiver is requested from this item as geotechnical analyses have been previously conducted. Further geotechnical analysis is not required.*

Checklist Item #19–The location, area, dimensions and proposed disposition of any area or areas of the site proposed to be retained as common open space, indicating the facilities to be provided in such areas.

*There are no proposed area(s) to be retained as open space within the project scope. Not applicable.*

Checklist Item #30–Developers of Large uses such as shopping centers, multifamily dwellings, industrial parks, or other such uses proposed to be developed in stages shall submit Sectionalization and staging plan showing the following:, etc.

*This item is not applicable because the proposed development is to take place in one phase and therefore there will be no occupancy conflict.*

Checklist Item #32-Traffic report

*A waiver is requested from this item as required DOT permits have been obtained and constructed. The proposed fast food restaurant will create a minor reduction in traffic volumes that have already been approved.*