

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 LIST
August 11, 2023

Proposed Variances:

Code Section:	Description
§ 416.07.B.1.(a)	Wall-mounted signs (single tenant) are limited to 48 SF maximum or 1.2 SF for each lineal foot of wall face that the sign is mounted on, whichever is less, whereas two (2) wall-mounted signs are proposed to be 57.7 SF
§ 416.07.B.1.(c)	Wall-mounted signs (single tenant) are limited to a maximum of 1 sign, whereas a total of five (5) wall-mounted signs are proposed.
§ 416.07.B.3.(a)	Secondary wall-mounted signs. Business uses that have a side or rear building façade fronting on a parking lot or face a secondary street frontage may have a secondary wall-mounted sign not to exceed 50% of the area of the primary building sign. Proposed secondary sign is the same area as primary sign.
§ 416.07.B.1.(b)	Wall-mounted signs (single tenant) Mounting height: 15' maximum and not to extend above the parapet whereas a total of seven (7) signs are proposed to be mounted at heights above 15'.
§ 416.07.B.1.(d)	Wall-mounted signs (single tenant) Horizontal sign dimension: 16' maximum whereas two (2) signs are proposed with a horizontal dimension of 17.75'.
§ 416.07.B.3.(b)	Secondary wall-mounted signs. Service station canopies may have a secondary wall-mounted sign not to exceed 50% of the area of the primary building sign whereas canopy secondary sign is proposed to be same area as primary canopy sign.