

September 19, 2023

Neptune Township Planning Board
25 Neptune Boulevard
P.O. Box 1125
Neptune, NJ 07754-1125

**Re: Minor Site Plan
Hobby Lobby (Neptune Plaza Shopping Center)
Lot 1, Block 802
Our File NTPB 23-16**

Dear Board Members:

Our office received and reviewed an application for minor site plan approval in conjunction with the above referenced project.

1. Submitted Documents

- Minor Site Plan for Hobby Lobby Commercial Addition, Lot 1, Block 802, consisting of five (5) sheets prepared by John H. Nourzad, P.E., of Atwell, dated July 18, 2023, with no revision date.
- Architectural Plan (Partial Architectural Floor Plan and Elevations), consisting of four (4) sheets prepared by Harold E. Staples, AIA, dated February 7, 2023 with no revision date.
- Sign Detail Packet for 2200 NJ 66, Neptune, NJ 07753, prepared by Blair Image Elements dated August 10, 2022, with no revision date.
- Elevation Plan (color) for Hobby Lobby, prepared by Harold E. Staples, AIA, dated December 19, 2022, with no revision date.
- Lighting Floor Plan for 2200 NJ 66, Neptune City, NJ 07753, prepared by Page Interworks, PA, dated February 7, 2023, with no revision date.

We have completed our engineering and planning review of the submitted documents and offer the following comments:

2. Completeness Waiver Review

The Applicant has requested the following completeness waivers from the Township's Land Use Ordinance Completeness Checklist.

Testimony to be provided:

- A. Ordinance Section 802.A.5 – Tree Removal Application Package
- B. Ordinance Section 802.A.6 – Submission of Environmental Impact Statement. Under proposed conditions, the existing building will be modified to reflect current Hobby Lobby's branding and ADA access improvements to comply with current applicable standards.
- C. Ordinance Section 802.A.7 – Submission of Stormwater Management Report: Under proposed conditions, the improvements will maintain the current on-site drainage features and patterns.
- D. Ordinance Section 802.A.9 – NJDEP LOI: According to NJDEP Geoweb, the site does not contain any wetlands within or near the property boundary.
- E. Ordinance Section 802.A.10 – Submission of CAFRA: The proposed project is not located within the jurisdiction of CAFRA.
- F. Ordinance Section 802.A.11 – Submission of Circulation Impact Study: Existing circulation throughout the site will remain the same.

3. Site Analysis

- A. The subject property, known as Lot 1, Block 802, consisting of 21.555 Ac. (933,980 sq. ft.) with frontage on State Highway Route 66, with site access via Neptune Boulevard and Route 66.
- B. The Applicant proposes updated ADA parking lot improvements, pedestrian access, wall mounted sign, free-standing sign (in-kind replacement), temporary signs, loading area and trash enclosure improvements.

4. Zoning and Land Use

- A. The property is located in the C-1 Planned Commercial Development Zone.
- B. In accordance with SICCODE, Hobby Lobby. is listed as NAICS Code 451120 – Hobby, Toy and Game Stores.

- C. A Hobby Lobby is a permitted use within the zone under Ordinance 14-26.B (NAICS 451) Sporting Goods, Hobby, Musical Instrument and Book Stores.
- D. As is consistent with its location in the Route 66 corridor, the entire district is limited to commercial uses.

5. Variance and Design Waivers

- A. Outlined in the table below are the proposed bulk conditions for the site:

Description	Required	Existing	Proposed
Minimum Lot Area	2.5 ac	21.555 ac	21.555 ac
Minimum Lot Depth	600 ft.	1,107 ft.	1,107 ft
Minimum Lot Width	500 ft.	603.1 ft.	603.1 ft
Minimum Lot Frontage	500 ft.	1,859.1 ft.	1,859.1 ft
Maximum Impervious Coverage	65%	85.2% (NC)	85.2% (NC)
Minimum Improvable Area	84,900 sf	697,411 sf	697,411 sf
Minimum Front Yard Setback			
Plaza – West Side	50 ft	210.07 ft	210.07 ft
Bank West Side	50 ft	76.9 ft	76.9 ft
South Side	50 ft	126.3 ft	126.3 ft
Minimum Side Yard Setback			
Plaza North Side	30 ft	303.4 ft	288.6 ft
Bank North Side	30 ft	77.5 ft	77.5 ft
Minimum Side Setback (combined)	60 ft.	N/A	N/A
Minimum Rear Setback	40 ft.	41.7 ft.	41.7 ft.
Maximum Building Height	40 ft.	22.28 ft.	32 ft. 7 in.
Maximum Building Stories	2 story	1 story	1 story
Maximum Building Coverage	30%	24.3%	24.3%
Maximum Floor Area Ratio	0.243	0.243	0.243

(V) Variance required (NC) Existing Non-Conformity

- B. Ordinance Section 416.07.B.1(a) – size (Wall Mounted Sign)

Under ordinance Section 416.07.B.1(a) – the Applicant is permitted one (1) 48 square foot sign. The Applicant proposes 261 square feet wall mounted signs. **A variance is required.**

- C. Ordinance Section 416.07.B.1(b) (Wall Mounted Sign)

Permits a maximum mounting height of 15 feet. The prior tenant was previously granted to exceed this height. The Applicant proposes to exceed the 15 feet requirement.

Testimony to be provided on proposed height needed. A variance to exceed 15 feet would be required.

D. The Applicant proposes the following temporary signs:

- Free standing 32 square foot sign (4 ft by 8 ft)
 - Sign will be 6 feet tall
- Window signs (Qty 2)
 - Banner “Hobby Lobby Coming Soon” (4 ft by 8 ft) = 32 sq ft.
 - Banner “Grand Opening” (3 ft by 12 ft) = 36 sq ft

Under Ordinance 416-05.A – states banners, pennants and bunting may be used for special events, holidays and grand openings. Such banners, pennants and bunting may not be displayed more than two (2) time per calendar year, and may be in place for no more than two (2) months at a time. Banners, pennants and bunting may constitute an aggregate area not to exceed sixteen (16) square feet, must be attached flush to a wall, and may not be illuminated in any fashion.

Two (2) variances are required to exceed the 16 square feet of maximum size. The window banners are proposed at 32 sq ft and 36 sq ft.

Under Ordinance 416.05.B – states project signs may be permitted for new major residential and non-residential development pursuant to final approval from the approving authority. No more than one (1) project sign shall be permitted on any lot identifying builders, contractors, architects, engineers or others associated with the construction of any building situated on any such lot. Such signs shall be set back at least ten (10) feet from all property lines, and shall not exceed twenty (20) square feet in area or twelve (12) feet in height. Project signs are to be removed within two (2) weeks of the completion of a project, or if work on the project has substantially slowed.

A variance is required to exceed the temporary free standing sign size. The Applicant proposes 32 square feet, where 20 square feet is permitted.

6. Site Plan Reviews

A. General Site Improvements

- 1) The Applicant shall revise the coversheet to address the following:
 - a. The authorized agent for the Owner/Applicant notarized signature block should appear on the cover sheet.

- 2) The following General Notes shall be added to the plan:
 - a) “All proposed improvements are in accordance with ADA requirements.”
 - b) “All construction shall be in accordance with Neptune Township Design Standards and Details.”
 - c) “No soil shall be removed from the site without the written approval of the Director of Engineering and Planning.”
- 3) The Applicant proposes to expand the loading dock area from 3,672 sf to 4,094 sf. With the expansion, the Applicant shall address buffer and screening of the area as outlined in Ordinance 503.C.1 and 2. As stated in the ordinance, the following criteria apply:

The ordinance states:

Loading areas – All loading areas, including loading dock areas of buildings and driveways providing access to the same, shall be suitably buffered and screened to minimize the impacts of noise, loading and unloading activities, lighting and glare, exhaust fumes, views of loading and unloading vehicles and other nuisances. Buffering and screening shall minimize such impacts both from within the site itself, as well as from adjacent and nearby properties and public rights-of-way, as follows:

- a) Buffering shall consist of a minimum ten (10) foot wide area surrounding all sides of a loading area exposed to view. Where such loading area is located on a tract adjacent to a residential use or district, such buffering shall consist of a minimum of twenty five (25) foot wide area surrounding all sides of a parking lot exposed to view.
- b) Screening shall consist of a minimum ten (10) foot high visually impervious screen. If such screen consists of a wall or fence, the buffer area between the wall or fence and the lot line shall be a minimum of ten (10) feet in width and shall also be extensively planted with both deciduous and evergreen trees.

Testimony to be provided.

- 4) Under this application, the property owner propose improvements to the refuse and recycling areas. The plans shall address Ordinance Section 515.A.1 and 2 for compliance with the ordinance. The proposed plan does not show construction details and how compliance will be achieved.

The ordinance states:

a) Non-residential uses

- (1) All non-residential refuse and recyclable disposal collection areas shall be suitably buffered and screened to minimize the impacts of noise, odors, disposal and collection activities and views of collection bins and dumpsters. Buffering and screening shall minimize such impacts both from within the site itself, as well as from adjacent and nearby properties and public rights-of-way. Buffering shall consist of a minimum four (4) foot wide area surrounding all sides of such facility exposed to view. If such facility is located on a site adjacent to a residential use or zone, such buffering shall consist of a minimum ten (10) foot area surrounding all sides of such facility exposed to view. Screening shall consist of a minimum six (6) foot-high masonry wall, solid wooden fence or accessory building with gates or doors and ramped access to facilitate the movement of bins or dumpsters. The base of such screen shall be planted with a minimum four (4) foot high evergreen hedge along the sides and rear of the same.
- (2) All storage facilities shall be located in proximity to one another or may be combined in a single common facility. Such facilities shall be centrally located and convenient for the uses of the site. Designated recyclable storage facilities may be located inside a building. Such facilities shall not be located as to be visual focal points in courtyards or parking lots. Where located in a parking lot, such facilities shall not be permitted to be placed on the paved surface of the parking lot and shall be placed on a curbed area setback a minimum two (2) feet from the curb edge of such parking lot. No refuse and recycling area may be located within a required principal building setback are.

Testimony to be provided.

B. Traffic Circulation and Parking

- 1) The Applicant has requested a waiver from a Circulation Impact Study in accordance with Ordinance Section 811.

The Applicant shall provide testimony regarding peak traffic impacts to local roadways.

The Applicant should provide testimony on the following on-site circulation:

- a) The Applicant should address the proposed queuing in front of the store front and that there will be no negative impact to the proposed Handicap parking area circulation.
- b) **The Applicant should provide testimony** on store deliveries, store peak busy times and the internal circulation of the site.
- c) Delivery times and truck idling within the loading area shall be addressed.
- 2) In accordance with Ordinance Section 412.17 Table 4.2 (Retail Sales and Services) requires one (1) space per 250 square feet of gross floor area.

Calculation:

60,069.50 SF *	1 space/250 SF	= 240 spaces
(Hobby Lobby only)	Total Required	240 spaces

The entire retail site has a total of one thousand and twenty-four (1,024) spaces, ten of which will be ADA compliant along the Hobby Lobby store front.

Testimony to be provided to confirm compliance with the ordinance.

- 3) The Applicant should be prepared to discuss the following comments as outlined below:
- a) Site deliveries with regards to an unloading area and effects on traffic circulation, per Ordinance Section 412.12.D.

- b) Hours of operation and number of parking spaces needed for staffing.
- c) Trash pick-up
- 4) The plans shall be submitted to the Neptune Township Fire Official to address fire lanes, proposed hydrants, hydrant connections (if required), directional markings and emergency access within the proposed site.

C. Grading and Stormwater Management

- 1) The project disturbance is less than one (1) acre and the Applicant does not exceed a quarter of an acre of new impervious surfaces. The project is exempt from the NJDEP Best Management Practices threshold with regard to groundwater recharge and TSS removal.

D. Utilities

- 1) No new utilities are proposed with the application.

E. Environmental Impact

- 1) The Applicant has requested a waiver from the Environmental Impact Statement as required per the Township of Neptune Land Development Ordinance No. 4-23; Section 2 entitled "Environmental Impact Statement".
- 2) **The Applicant shall also provide testimony** to address related key elements of the Environmental Impact Statement with regards to noise, lighting, air pollution and impacts of water quality from the proposed parking lot.

F. Lighting and Landscaping

- 1) No changes have been proposed for site lighting or landscaping.

7. Conditions of Approval

- A. Neptune Township Developers Agreement
- B. Neptune Fire Official
- C. Performance guarantees and engineering inspection fees

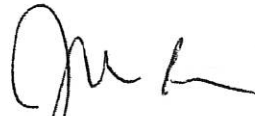
D. Payment of Affordable Housing Contribution in accordance with Ordinance Section 1001

Please be advised that additional comments may follow upon completion of testimony and/or submission of further revisions by the Applicant.

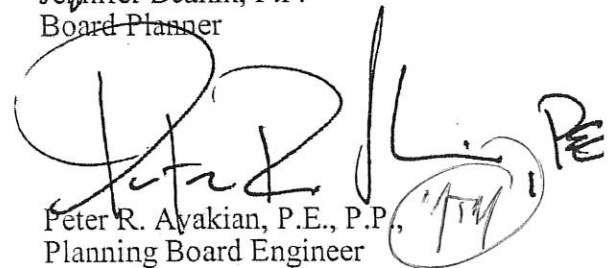
Should you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Jennifer Beahm, P.P.
Board Planner



Peter R. Avakian, P.E., P.P.,
Planning Board Engineer

MM:mcs

cc: Kristie Dickert, Administrative Officer
Mark Kitrick, Esq., Board Attorney
Gary E. Cohen, Applicant's Attorney
John Nourzad, P.E., Applicant's Engineer
Travis Godbeer, Director of Construction, Hobby Lobby, Applicant

NT/PB/23/23-16