

BLOCK 3903 PROPOSED LOT 12.01 ZONING TABLE 3501 STATE ROUTE 66 REDEVELOPMENT ZONING DISTRICT: BLOCK No. 3903, LOT No. 12 & 13 REDEVELOPMENT PLAN (SECTION B)					
Item	Required / Allowable	Proposed	Regulation Reference	Condition	
Land Use:					
Principal Use	General Warehousing	General Warehousing	Redevelopment Plan Section VIII	C	
Area, Bulk & Yard Requirements:					
Min. Lot Area (AC)	2.5 AC	37.59+ AC	Redevelopment Plan Section VIII	C	
Max. Floor Area Ratio	1.0	0.31	Redevelopment Plan Section VIII	C	
Min. Lot Width (FT)	500 FT	1,057.2 FT	Redevelopment Plan Section VIII	C	
Min. Lot Frontage (FT)	500 FT	1,057.5 FT	Redevelopment Plan Section VIII	C	
Min. Lot Depth (FT)	600 FT	600 FT	Redevelopment Plan Section VIII	C	
Min. Front Yard Building Setback (FT)	30 FT	110 FT	Redevelopment Plan Section VIII	C	
Min. Side Yard Building Setback (FT)	50 FT	50.6 FT	Redevelopment Plan Section VIII	C	
Min. Combined Side Yard Building Setback (FT)	50 FT	376.5 FT	Redevelopment Plan Section VIII	C	
Min. Rear Yard Building Setback (FT)	40 FT	1,022.2 FT	Redevelopment Plan Section VIII	C	
Max. Building Coverage (%)	30%	15.3%	Redevelopment Plan Section VIII	C	
Max. Lot Coverage (%)	65%	29.3%	Redevelopment Plan Section VIII	C	
Max. Number of Stories	3	1	Redevelopment Plan Section VIII	C	
Max. Building Height ¹ (FT)	50 FT	50 FT	Redevelopment Plan Section VIII	C	
Driveway, Parking & Loading Area Regulations					
Min. / Max. Nonresidential Driveway Width (FT)	20 FT / 25 FT	N/A	Redevelopment Plan Section VIII	N/A	
Min. / Max. Warehouse Driveway Width (FT)	35 FT / 40 FT	30 FT / 70 FT	Redevelopment Plan Section VIII	V	
Access Permitted Onto Green Grove Road	No	No	Redevelopment Plan Section VIII	C	
Min. Nonresidential Driveway Setback from Property Lines (FT)	5 FT	N/A	412.06.A	N/A	
Min. Distance of Driveway from Intersection of Two Streets (FT)	50 FT	N/A	412.06.B	N/A	
Driveway Shall Serve Use Other Than the Permitted Use on the Lot Upon Which the Driveway is Located	No	No	412.06.D	C	
Max. Driveway Grade (%)	6%	6%	505.5.B	C	
Barrier-Free Walkway Shall be Provided to the Building from the Parking Lot and Township Sidewalk	Yes	Yes	412.06.E	C	
Separate Entrance and Exit Provided for Nonresidential Use Parking Area with More Than 25 Spaces	Yes	No	514.B.1	W	
Min. Number of Parking Spaces ²	142	144	412.17.D	C	
Provided Parking for Nonresidential Use Allowed to Exceed Minimum Requirements by More Than 20%	No	No	412.17.F	C	
Min. Parking Space Size (FT x FT)	9 FT x 18 FT	9 FT x 18 FT	412.17.B	C	
Min. Drive Aisle Width (FT)	24 FT	24 FT	514.B.9	C	
Min. Front Yard Parking Setback ³ (FT)	30 FT	121.2 FT	412.18	C	
Min. Side & Rear Yard Parking Setback (FT)	10 FT	159.1 FT	509.1.1	C	
Min. Parking and Driveway Setback from Nonresidential Building (FT)	10 FT	10 FT	514.B.3	C	
Building Oriented to Front Toward a Parking Lot	No	No	521.B.2	C	
Min. Number of Loading Berths ⁴	16	32	412.12.A	C	
Min. Loading Space Size (FT x FT)	15 FT x 60 FT	13.6 FT x 60 FT	412.12.B	V	
Min. Trailer Parking Space Size (FT x FT)	12 FT x 60 FT	12 FT x 60 FT	514.B.8(i)	C	
Landscape & Buffering Regulations					
Min. Buffer Zone for Loading Areas Adjacent to Residential Zones (FT) ⁵	70 FT	N/A	Redevelopment Plan Section VIII	N/A	
Min. Parking Lot Buffer Area Width (FT)	10 FT	8.3 FT	503.B.1	W	
Min. Loading Area Buffer Area Width (FT)	10 FT	14.8 FT	503.C.1	C	
Min. Utility Equipment Buffer Area Width (FT)	3 FT	3 FT	503.D.1	C	
Parking Lot Buffer in Side and Rear Yards	6 FT Evergreens @ 3 FT O.C.	6 FT Evergreens @ 3 FT O.C.	509.1.1(a)	C	
Parking Lot Buffer in Front Yard	Evergreen & Deciduous Hedge with Shade Trees @ 30 FT O.C.	Evergreen & Deciduous Hedge with Shade Trees @ 30 FT O.C.	509.1.1(b)	C	
Min. % Landscaping of Interior Parking Lot Area	5%	11.1%	509.1.4	C	
Min. Number of Parking Lot Shade Trees	1 per 5 Parking Spaces	1 per 5 Parking Spaces	509.1.4	C	
Diamond-Shaped Tree Islands Utilized Between Head-to-Head Parking Bays	Yes	No	509.1.4(a)	W	
Min. Size of Diamond-Shaped Tree Islands (SF)	36 SF	0 SF	509.1.4(a)	W	
Min. Width of Landscape Strip at End of Parking Row (FT)	4 FT	2 FT	509.1.4(b)	W	
Max. Number of Parking Spaces Without Landscape Island	8	8	Redevelopment Plan Section VIII	C	
Min. Landscape Island Width (FT)	7 FT	9 FT	509.1.4(c)	C	
Min. Sidewalk Width Adjacent to Landscape Island Strips	4 FT	N/A	509.1.4(d)	N/A	
Interior Parking Landscape Islands Not Planted with Trees to Have Low-Growing Evergreen Shrubs	Yes	Yes	509.1.4(f)	C	
Benches and Trash Receptacles Located Adjacent to Proposed Use	Yes	Yes	509.M	C	
Min. Trash Enclosure Buffer Width (FT)	10 FT	0 FT	515.A.1	W	
Min. Trash Enclosure Wall Height (FT)	6 FT	6 FT	515.A.1	C	
Min. Trash Enclosure Evergreen Screen Height (FT)	4 FT	4 FT	515.A.1	C	
Trash Enclosure Permitted with Building Setbacks	No	No	515.A.2	C	
Street Tree Setback from Curbside (FT)	15 FT	15 FT	523.A	C	
Min. Street Tree Spacing for Large Street Trees (FT)	35 FT	35 FT	523.B	C	
Min. Street Tree Spacing for Medium Street Trees (FT)	30 FT	N/A	523.B	N/A	
Sidewalk Regulations					
Min. Sidewalk Width for Warehouse Uses (FT)	5 FT	5 FT	Redevelopment Plan Section VIII	C	
Pedestrian Access Via Crosswalk at Princeton Avenue Intersection	Yes	Yes	Redevelopment Plan Section VIII	C	
Sidewalks Required on Both Sides of Roads for Nonresidential Development	Yes	Yes	519.B.1	C	
Private Walkway Access to Public Sidewalk in the Right-of-Way	Yes	Yes	519.B.2	C	
Public Access Easement for Sidewalk Not Within the Right-of-Way	Yes	Yes	519.B.3	C	
Max. Setback of Street Furniture from the Curbside (FT)	4 FT	10.0 FT	519.B.3(a)	W	
Min. Clear Passageway in Front of Street Furniture (FT)	7.5 FT	6 FT	519.B.3(a)	W	
Provide Internal Sidewalk Links Between Development and Streets	Yes	Yes	519.B.3(b)	C	
Provide Access Easements for Pedestrian Links	Yes	Yes	519.B.3(b)	C	
Sidewalks Less Than 6 FT in Width to Provide 6 FT Width for 6 FT Length Every 200 FT for Handicap Passage	Yes	Yes	519.B.6	C	
Min. Number of Bicycle Parking Spaces	10% of Total Required Parking up to 100 Spaces + 2% Thereafter (i)	15	519.C	C	
Fence, Retaining Wall & Slope Regulations					
Max. % Disturbance of Total Lot Area Consisting of 15%-25% Slopes	30%	39.8%	421.D.1(a)	V	
Creation of Critical Slopes (>25%) During Construction Permitted	No	Yes	421.D.1(b)	V	
Max. Area of Disturbance of Critical Slope Areas (>25% Slopes)	0 SF	13,964 SF	421.D.2	V	
Final Grading Results in Net Increase of Total Steep Slope Areas on the Lot	No	No	421.E.2(a)	C	
Max. Fence Height Within 15 FT of R.O.W. (FT)	4 FT	4 FT	412.07.B.1(b)(i)	C	
Max. Fence Height More Than 15 FT from R.O.W. and in Side or Rear Yards (FT)	6 FT	4 FT	412.07.B.2(i)	C	
Chain Link Fence Permitted / Located in Front Yard	No	Yes	412.07.B.2(i)(ii)	V	
Max. Retaining Wall Height (FT)	8 FT	10.0 FT	421.G.1	C	
Max. Retaining Wall Height in Front Yard Setback (FT)	4 FT	7.6 FT	421.G.1	V	
Max. Combined Retaining Wall and Safety Fence Height (FT)	12 FT	14.0 FT	421.G.4	V	
Min. Retaining Wall Setback from Property Lines (FT)	Height of Retaining Wall	0 FT	421.H.1	V	

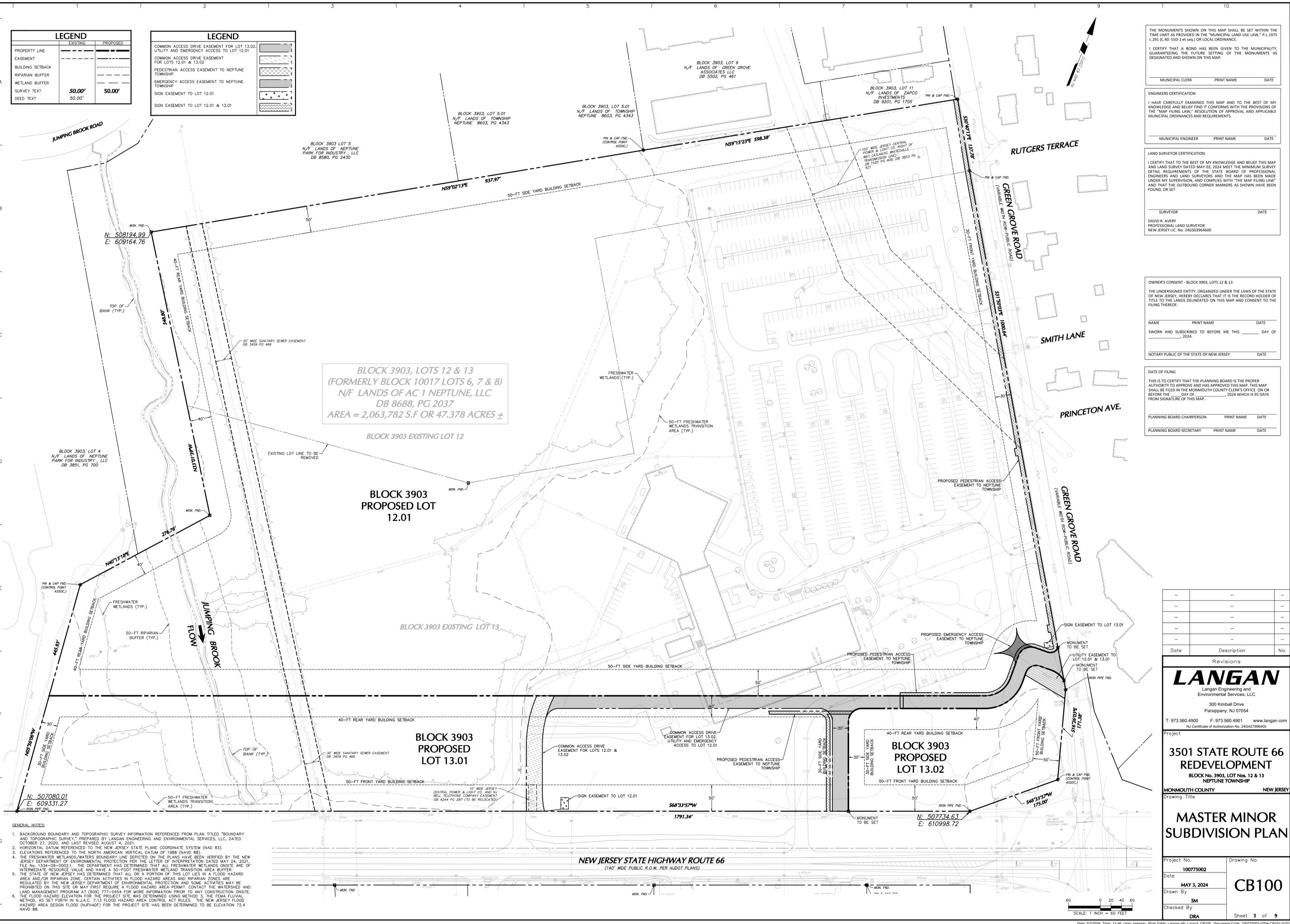
BLOCK 3903 PROPOSED LOT 12.01 ZONING TABLE 3501 STATE ROUTE 66 REDEVELOPMENT ZONING DISTRICT: BLOCK No. 3903, LOT No. 12 & 13 REDEVELOPMENT PLAN (SECTION B)					
Item	Required / Allowable	Proposed	Regulation Reference	Condition	
Lighting & Signage Regulations					
Max. Light Fixture Mounting Height (FT)	14 FT	25 FT	412.11	V	
Decorative Lamppost Height (FT)	10 FT to 12 FT	12 FT	521.B.4	C	
Decorative Lamppost Spacing Along Street Lines (FT)	40 FT to 60 FT	60 FT	521.B.4	C	
Decorative Lamppost Spacing Along Interior Walkways (FT)	30 FT to 40 FT	N/A	521.B.4	N/A	
Signage	See Note 11	See Note 11	Redevelopment Plan Section VIII	C	
Abbreviations:					
V - Variance	W - Waiver	C - Compliance	NC - Existing Nonconformity	N/A - Not Applicable	
Notes:					
1. Zoning regulations and design standards referenced from Block No. 3903, Lot No. 12 & 13 Redevelopment Plan, adopted December 2021. The redevelopment plan splits the subject project site into Section A (the site frontage along Route 66) and Section B (the remaining portion of the site). Per the Redevelopment Plan, the bulk requirements for Section A shall be governed by the existing requirements set forth with C-1 Planned Commercial Development Zone District and the H-S Hospital Support Zone Overlay, while the bulk requirements for Section B shall be governed by the requirements set forth within the Redevelopment Plan. Please note that portions of the development design have been governed by the process associated with the adoption of a Redevelopment Agreement for the project site.					
2. A 70 foot buffering zone, which may include detention basins, sound berms, or landscaping, is required when loading areas are directly adjacent to residential zones.					
3. For office uses, a minimum of 1 parking space per 300 square feet of gross floor area shall be provided. For warehouse uses, a minimum of 1 parking space per 2,500 square feet of gross floor area shall be provided. The proposed development includes approximately 14,000 square feet of office space, which requires 47 parking spaces, and includes approximately 237,000 square feet of warehouse space, which requires 95 parking spaces. The total number of required parking spaces is 142.					
4. No parking shall be located in a required front yard per Section 514.B.2.					
5. For light industrial and warehouse uses with a total floor area greater than 40,000 square feet, the number of loading berths that shall be provided is 5 plus 1 for each additional 20,000 square feet.					
6. Chain link fences are prohibited in front yards in all zone districts per 412.07.B.1(i).					
7. The project exceeds the criteria for maximum disturbance areas listed under Section 421.D.2. For disturbance of critical slope areas (slopes of 25 percent or greater): (a) The total soil disturbance in the critical slope area of the lot is no greater than one (1) cubic yard; (b) The total area of removal or disturbance of vegetation in the critical slope area of the lot is no greater than twenty-five (25) square feet; (c) The increase in impervious ground cover in the critical slope area of the lot is no greater than twenty-five (25) square feet; (d) The construction does not include the removal of any tree, having a diameter at point of measurement greater than eighteen (18) inches; and, (e) The applicant must demonstrate that the proposed slope disturbance is essential to a reasonable use of property.					
8. The maximum size of wall mounted signs for single-tenant structures is 48 square feet, or 1.2 square feet for each linear foot of wall face that the sign is mounted on, whichever is less, per Section 416.07.B.2(i).					
9. Businesses that have a side or rear building facade front on a parking lot or secondary street frontage may have a secondary wall-mounted sign not to exceed 50% of the area of the primary building sign, per Section 416.07.B.3(a). This provision shall not apply where a parking lot is located between a building and a public street.					
10. Building height is defined as the vertical distance from finished grade to the top of the highest roof beams on a flat roof, per the definition provided in Section 201. As the finished grade around the perimeter of the proposed warehouse building varies, an average has been calculated, with finished grade measurements taken approximately every 50 feet. Based on these parameters, the average finished grade was calculated to be approximately EL. 100.04. The finished floor elevation of the proposed warehouse building is EL. 102.00, representing a vertical distance of 1.96 feet compared to average finished grade. The vertical distance from the finished floor elevation to the highest roof beam on the flat roof is 43.33 feet. Therefore, the building height has been calculated to be 45.3 feet.					
11. Redevelopment Plan Signage section states "Permitted Signage will be on a per use basis, at the discretion of the Township Redevelopment Committee."					

BLOCK 3903 PROPOSED LOT 13.01 ZONING TABLE 3501 STATE ROUTE 66 REDEVELOPMENT ZONING DISTRICT: BLOCK No. 3903, LOT No. 12 & 13 REDEVELOPMENT PLAN (SECTION A)					
Item	Required / Allowable	Proposed	Regulation Reference	Condition	
Land Use:					
Principal Use	Retail Stores	Retail Stores	404.04.B	C	
Accessory Use	Parking for Principal Use	Parking for Principal Use	404.04.D	C	
Area, Bulk & Yard Requirements:					
Min. Lot Area (AC)	2.5 AC	7.97 AC	404.04.E	C	
Max. Floor Area Ratio	0.8	0.10	Ordinance No. 16-20 ¹	C	
Min. Lot Width (FT)	500 FT	1,548.7 FT	404.04.C	C	
Min. Lot Depth (FT)	500 FT	1,562.6 FT	404.04.C	C	
Min. Front Yard Building Setback (FT)	50 FT	219 FT	404.04.E	V	
Min. Side Yard Building Setback (FT)	30 FT	119 FT	404.04.E	C	
Min. Side Yard Building Setback (FT)	30 FT	146.7 FT	404.04.E	C	
Min. Combined Side Yard Building Setback (FT)	60 FT	1,222.6 FT	404.04.E	C	
Min. Rear Yard Building Setback (FT)	40 FT	40 FT	404.04.E	C	
Max. Building Coverage (%)	30%	4.3%	404.04.E	C	
Max. Lot Coverage (%)	65%	26.4%	404.04.E	C	
Max. Number of Stories	2	1	404.04.E	C	
Max. Building Height (FT)	40 FT	26.3 FT	404.04.E	C	
Min. Improvable Lot Area (SF)	84,900 SF	91,555 SF	404.04.E	C	
Min. M.I.A. Diameter of Circle (SF)	189 FT	159 FT	404.04.E	V	
Driveway, Parking & Loading Area Regulations					
Min. / Max. Nonresidential Driveway Width (FT)	20 FT / 24 FT	24 FT / 36.3 FT	505.B.4	W	
Min. Nonresidential Driveway Setback from Property Lines (FT)	5 FT	0 FT	412.06.A	V	
Min. Distance of Driveway from Intersection of Two Streets (FT)	50 FT	242 FT	412.06.B	V	
Driveway Shall Serve Use Other Than the Permitted Use on the Lot Upon Which the Driveway is Located	N/A	Yes	412.06.D	V	
Max. Driveway Grade (%)	6%	7.0%	505.5.B	W	
Barrier-Free Walkway Shall be Provided to the Building from the Parking Lot and Township Sidewalk	Yes	Yes	412.06.E	C	
Separate Entrance and Exit Provided for Nonresidential Use Parking Area with More Than 25 Spaces	Yes	No	514.B.1	W	
Min. Number of Parking Spaces	60	100	412.17.D ²	C	
Provided Parking for Nonresidential Use Allowed to Exceed Minimum Requirements by More Than 20%	No	Yes	412.17.F	V	
Min. Parking Space Size (FT x FT)	9 FT x 18 FT	9 FT x 18 FT	412.17.B	C	
Min. Drive Aisle Width (FT)	24 FT	24 FT	514.B.9	C	
Min. Front Yard Parking Setback ³ (FT)	50 FT	50 FT	412.18	C	
Min. Side & Rear Yard Parking Setback (FT)	10 FT	41 FT	509.1.1	C	
Min. Parking and Driveway Setback from Nonresidential Building (FT)	10 FT	9 FT	514.B.3	W	
Building Oriented to Front Toward a Parking Lot	No	Yes	521.B.2	W	
Min. Number of Loading Berths	1	1	412.12.A	C	
Min. Loading Space Size (FT x FT)	15 FT x 45 FT	16 FT x 190 FT	412.12.B	C	
Landscape & Buffering Regulations					
Min. Parking Lot Buffer Area Width (FT)	10 FT	6.5 FT	503.B.1	W	
Min. Loading Area Buffer Area Width (FT)	10 FT	0 FT	503.C.1	W	
Min. Utility Equipment Buffer Area Width (FT)	3 FT	3.5 FT	503.D.1	C	
Parking Lot Buffer in Side and Rear Yards	6 FT Evergreens @ 3 FT O.C.	6 FT Evergreens @ 3 FT O.C.	509.1.1(a)	C	
Parking Lot Buffer in Front Yard	Evergreen & Deciduous Hedge with Shade Trees @ 30 FT O.C.	Evergreen & Deciduous Hedge with Shade Trees @ 30 FT O.C.	509.1.1(b)	C	
Min. % Landscaping of Interior Parking Lot Area	5%	15.0%	509.1.4	C	
Min. Number of Parking Lot Shade Trees	1 per 5 Parking Spaces	1 per 5 Parking Spaces	509.1.4	C	
Diamond-Shaped Tree Islands Utilized Between Head-to-Head Parking Bays	Yes	N/A	509.1.4(a)	N/A	
Min. Size of Diamond-Shaped Tree Islands (SF)	36 SF	N/A	509.1.4(a)	N/A	
Min. Width of Landscape Strip at End of Parking Row (FT)	4 FT	4 FT	509.1.4(b)	C	
Max. Number of Parking Spaces Without Landscape Island	8	8	509.1.4(c)	C	
Min. Landscape Island Width (FT)	7 FT	9 FT	509.1.4(c)	C	
Min. Sidewalk Width Adjacent to Landscape Island Strips	4 FT	N/A	509.1.4(d)	N/A	
Interior Parking Landscape Islands Not Planted with Trees to Have Low-Growing Evergreen Shrubs	Yes	Yes	509.1.4(f)	C	
Benches and Trash Receptacles Located Adjacent to Proposed Use	Yes	Yes	509.M	C	
Min. Trash Enclosure Buffer Width (FT)	4 FT	4 FT	515.A.1	C	
Min. Trash Enclosure Wall Height (FT)	6 FT	6 FT	515.A.1	C	
Min. Trash Enclosure Evergreen Screen Height (FT)	4 FT	4 FT	515.A.1	C	
Trash Enclosure Permitted within Building Setbacks	No	No	515.A.2	C	
Street Tree Setback from Curbside (FT)	15 FT	N/A	523.A	N/A	
Min. Street Tree Spacing for Large Street Trees (FT)	35 FT	N/A	523.B	N/A	
Min. Street Tree Spacing for Medium Street Trees (FT)	30 FT	N/A	523.B	N/A	

BLOCK 3903 PROPOSED LOT 13.01 ZONING TABLE 3501 STATE ROUTE 66 REDEVELOPMENT ZONING DISTRICT: BLOCK No. 3903, LOT No. 12 & 13 REDEVELOPMENT PLAN (SECTION A)					
Item	Required / Allowable	Proposed	Regulation Reference	Condition	
Sidewalk Regulations					
Sidewalks Required on Both Sides of Roads for Nonresidential Development	Yes	No	519.B.1	W	
Private Walkway Access to Public Sidewalk in the Right-of-Way	Yes	Yes	519.B.2	C	
Public Access Easement for Sidewalk Not Within the Right-of-Way	Yes	Yes	519.B.3	C	
Max. Setback of Street Furniture from the Curbside (FT)	4 FT	11.3 FT	519.B.3(a)	W	
Min. Clear Passageway in Front of Street Furniture (FT)	7.5 FT	6 FT	519.B.3(a)	W	
Provide Internal Sidewalk Links Between Development and Streets	Yes	Yes	519.B.3(b)	C	
Provide Access Easements for Pedestrian Links	Yes	Yes	519.B.3(b)	C	
Minimum Sidewalk Widths for Retail Development:					
Along Non-Residential Streets Separated from the Curb by at Least 5 Feet	6 FT	N/A	519.B.7(a)	N/A	
Along Non-Residential Streets Adjacent to Curb	8 FT	N/A	519.B.7(b)	N/A	
Between Main Building Entrance and Curbside	10 FT	9 FT	519.B.7(c)	W	
Where Vehicles Overhang the Sidewalk	6 FT	6 FT	519.B.		

PROPERTY LINE	LEGEND	
	EXISTING	PROPOSED
EASEMENT		
BUILDING SETBACK		
RIPIARIAN BUFFER		
WETLAND BUFFER		
SURVEY TEXT	50.00'	50.00'
DEED TEXT	50.00'	

LEGEND	
	COMMON ACCESS DRIVE EASEMENT FOR LOT 13.02. UTILITY AND EMERGENCY ACCESS TO LOT 12.01
	COMMON ACCESS DRIVE EASEMENT FOR LOTS 12.01 & 13.02
	PEDESTRIAN ACCESS EASEMENT TO NEPTUNE TOWNSHIP
	EMERGENCY ACCESS EASEMENT TO NEPTUNE TOWNSHIP
	SIGN EASEMENT TO LOT 12.01
	SIGN EASEMENT TO LOT 12.01 & 13.01



THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT AS PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975 c.291 (C.40:55D-1 et seq.) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK: _____ PRINT NAME _____ DATE _____

ENGINEERS CERTIFICATION

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER: _____ PRINT NAME _____ DATE _____

LAND SURVEYOR CERTIFICATION

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED MAY 03, 2024 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

SURVEYOR: _____ DATE _____

DAVID R. AVERY
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LIC. NO. 24650384600

OWNER'S CONSENT - BLOCK 3903, LOTS 12 & 13

THE UNDERSIGNED ENTITY, ORGANIZED UNDER THE LAWS OF THE STATE OF NEW JERSEY, HEREBY DECLARES THAT IT IS THE RECORD HOLDER OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND CONSENT TO THE FILING THEREOF.

NAME: _____ PRINT NAME _____ DATE _____

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC OF THE STATE OF NEW JERSEY: _____ DATE _____

DATE OF FILING

THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP. THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE, ON OR BEFORE THE _____ DAY OF _____, 2024 WHICH IS 95 DAYS FROM SIGNATURE OF THIS MAP.

PLANNING BOARD CHAIRPERSON: _____ PRINT NAME _____ DATE _____

PLANNING BOARD SECRETARY: _____ PRINT NAME _____ DATE _____

Date	Description	No.

LANGAN
Langan Engineering and Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certificate of Authorization No. 246A27896400

Project
3501 STATE ROUTE 66 REDEVELOPMENT
BLOCK No. 3903, LOT Nos. 12 & 13
NEPTUNE TOWNSHIP

MONMOUTH COUNTY NEW JERSEY
Drawing Title
MASTER MINOR SUBDIVISION PLAN

Project No. 100775002	Drawing No. CB100
Date MAY 3, 2024	Checked By SM
Drawn By DRA	Sheet 3 of 9

GENERAL NOTES:

- BACKGROUND BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION REFERENCED FROM PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC, DATED OCTOBER 27, 2020, AND LAST REVISED AUGUST 4, 2021.
- HORIZONTAL DATUM REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD 83).
- ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- THE FRESHWATER WETLANDS/WATERS BOUNDARY LINE DEPICTED ON THE PLANS HAS BEEN VERIFIED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION PER THE LETTER OF INTERPRETATION DATED MAY 24, 2021, FILE NO. 1334-09-00021. THE DEPARTMENT HAS DETERMINED THAT ALL FRESHWATER WETLANDS ON-SITE ARE OF INTERMEDIATE RESOURCE VALUE AND HAVE A 50-FOOT FRESHWATER WETLAND TRANSITION AREA BUFFER.
- THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FLOOD HAZARD AREA AND/OR RIPIARIAN ZONE. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS AND RIPIARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONTACT THE WATERSHED AND LAND MANAGEMENT PROGRAM AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON-SITE.
- THE FLOOD HAZARD ELEVATION FOR THE PROJECT SITE WAS DETERMINED USING METHOD 3, THE FEMA FLUVIAL METHOD, AS SET FORTH IN N.J.A.C. 7:13 FLOOD HAZARD AREA CONTROL ACT RULES. THE NEW JERSEY FLOOD HAZARD AREA DESIGN FLOOD (NFHAD) FOR THE PROJECT SITE HAS BEEN DETERMINED TO BE ELEVATION 72.4 NAVD 88.

SCALE: 1 INCH = 60 FEET

