

13 June 2024

Kristie Dickert
Administrative Officer
Neptune Township Planning Board
2201 Heck Avenue
Neptune, New Jersey 07753

**Re: 3501 Route 66 Redevelopment
Preliminary & Final Major Site Plan & Minor Subdivision
Block 3903, Lots 12 & 13
Langan Project No.: 100775002**

Dear Ms. Dickert:

On behalf of the applicant, 3501 Rt 66 LLC, please find enclosed twenty-five (25) hard copies of supplemental exhibits in support of the Preliminary & Final Major Site Plan and Minor Subdivision application for the proposed improvements at 3501 State Route 66, identified as Block 3903, Lots 12 & 13, on the Township of Neptune tax assessment maps.

The enclosed exhibits represent changes to the proposed site plan layout based upon feedback from the Planning Board at the May 22, 2024 hearing. Furthermore, a series of subsequent meetings were held with the Township's professional planner and engineer to elicit additional feedback and develop an alternative site plan layout. This alternative site plan layout is presented in the enclosed exhibits as follows:

- Exhibit EX04 – Alternative Zoning Tables
- Exhibit EX05A through EX05C – Alternative Overall & Partial Site Plans
- Exhibit EX06 – Alternative Truck Circulation Plan
- Exhibit EX07 – Alternative Firetruck Circulation Plan

The following major changes were made to the plans and are represented on the enclosed exhibits:

- The northern portion of the eastern driveway connection to Route 66, which services the retail portion of the development, was re-aligned in order to bend westward toward the eastern portion of the retail parking area. This re-alignment eliminates the previously proposed driveway crossing adjacent to the park that pedestrians travelling between the public park and retail areas would need to traverse. A crosswalk at the remaining drive aisle crossing adjacent to the retail, which is preceded by a series of two stop signs, will enable pedestrians to safely cross at this location. The new driveway geometry also enables a reduction in proposed grade from 7% to 6%.
- The realignment of the eastern driveway connection to Route 66 required a reconfiguration of the retail parking lot. The number of parking spaces supporting the retail portion of the development was reduced from 100 to 89 parking spaces.

- There were previously three freestanding signs proposed along Route 66, with one in support of the warehouse building, and two in support of the retail building. One of the proposed retail signs has been eliminated in order to demonstrate compliance with the maximum number of freestanding signs permitted on one lot.
- An additional 5 parking spaces were added in support of the public park, bringing the total number of parking spaces for the public park to 10 parking spaces.
- The walkway within the public park was widened from 5 feet to 6 feet.
- Traffic calming devices in the form of two speed humps are proposed along the service driveway that parallels the public park. Additional traffic calming devices along Green Grove Road are subject to future coordination with the Township DPW and Township Committee.
- All previously proposed black chain link fence on the proposed warehouse, retail, and public park properties has been modified to be split rail fence with mesh.
- Trash compactor bays for the warehouse building are now depicted on the plans, along with an additional trash enclosure, which is proposed to be land-banked and constructed if needed by the Township and/or warehouse tenant(s).
- The light fixture mounting heights within the loading dock area of the warehouse building have been reduced from 25 feet to 20 feet. This is the lowest height achievable that still maintains safe lighting levels within the loading dock area. All other light fixture mounting heights throughout the rest of the proposed warehouse, retail, and public park properties remain at a maximum of 14 feet.

The proposed alterations to the site plan layout, in addition to a reevaluation of the interpretation of several land development ordinance requirements, reduces the number of requested variances and waivers. The interpretation reevaluations are based upon concurrence between the applicant and the Township professionals during a series of meetings. The revised zoning tables on Exhibit EX04 – Alternative Zoning Tables summarize the design standards for each property and the requested variances and design waivers. The following variances and waivers have been eliminated:

- Proposed Lot 12.01 (Warehouse):
 - Section 412.07.B.2.(c) – chain link fence permitted within the front yard (variance)
 - Section 503.B.1 – minimum parking lot buffer area width (waiver)
 - Section 515.A.1 – minimum trash enclosure buffer width (waiver)
- Proposed Lot 13.01 (Retail):
 - Section 412.07.B.2.(c) – chain link fence permitted within the front yard (variance)
 - Section 416.07.A.1 – maximum number of freestanding signs per lot (variance)
 - Section 505.B.5 – maximum driveway grade (waiver)
 - Section 503.B.1 – minimum parking lot buffer area width (waiver)
 - Section 503.C.1 – minimum loading area buffer area width (waiver)
- Proposed Lot 13.02 (Public Park):
 - All variance and design waiver requests associated with proposed Lot 13.02, which contains the public park, have been eliminated. There were previously 10 variance requests and 5 design waiver requests associated with proposed Lot 13.02. In accordance with Section 103 of the Township of Neptune Land Development Ordinance, any Township-owned use, either existing or proposed, shall not be subject to the provisions of the Land Development Ordinance. The public park property is proposed to be dedicated to the Township of Neptune.

The remaining variance and design waiver requests will be covered through engineering and professional planning testimony at the next planning board hearing. The applicant proposes to work directly with the Township professionals to revise the full set of Preliminary & Final Major Site Plans (e.g. grading, drainage, landscape, and lighting designs associated with the revised eastern driveway layout and retail parking lot reconfiguration, etc.) in accordance with the proposed alternative site plan layout depicted on the enclosed exhibits as a condition of approval through the resolution compliance process.

Please feel free to contact me directly at 973-560-4987 with any questions.

Sincerely,

Langan Engineering and Environmental Services, LLC



John Coté, P.E., LEED AP
Associate Principal/VP

JCC/kk

Enclosure(s): Exhibit EX04 – Alternative Zoning Tables
Exhibit EX05A through EX05C – Alternative Overall & Partial Site Plans
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Exhibit EX07 – Alternative Firetruck Circulation Plan

cc: Gregory Woodruff, PP, Langan
Gregory Williams, 3501 Rt 66 LLC
Patrick McAuley, Connell Foley