

December 7, 2022

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

**Re: PMB 66 Realty, LLC
(a.k.a. Sansone Route 66 Auto Mall)
Lots 15 & 16 Block 3705
Our File NTPB 22-20**

Dear Board Members:

Our office has received and reviewed an application for Preliminary and Final Major site Plan approval in conjunction with the above referenced project. The following documents have been reviewed:

1. Submitted Documents:

- Site Plan for Lots 15 and 16, Block 3705, consisting of two (2) sheets prepared by Angelo J. Valetutto, P.E., P.P. of AJV Engineering, Inc., dated August 17, 2022, last revised October 11, 2022.
- Architectural Plan, entitled “Sansone Mitsubishi, New Service Drive, 3401 NJ-66, Neptune City NJ”, consisting of five (5) sheets prepared by John E. Giammarino, AIA of John E. Giammarino Architect, LLC, dated January 20, 2022, with no revision date.

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

2. Completeness Review

In accordance with the major site plan and major subdivision checklist, Ordinance Section 812.02, the following check list items have been requested *to be waived* by the Applicant. **Testimony to be provided.**

- A. Ordinance Section 802.A.6 and Ordinance 4.23 Section 2 require a submission of an Environmental Impact Statement.
- B. Ordinance Section 802.A.7 requires a Stormwater Management Report.

- C. Ordinance Section 802.A.9 requires a copy of the Letter of Interpretation (LOI) or Letter of Exemption or proof of submission to the New Jersey Department of Environmental Protection regarding presence of wetlands.
- D. Ordinance Section 802.A.11 requires Circulation Impact Study.
- E. Ordinance Section 812.02.B.6 requires paving and right-of-way widths of existing street within two hundred (200') feet of the site.
- F. Ordinance Section 812.02.B.9 requires all existing structures on the site and within two hundred (200') feet thereof, including their use, indicating those to be destroyed or removed and those to remain.
- G. Ordinance Section 812.02.B.12 requires a grading plan showing existing and proposed grading contours at one (1') foot intervals throughout the tract, except if slopes exceed five (5%) percent, a two (2') foot interval may be used, and if they exceed ten (10%) percent, at five (5') interval is permissible.

Datum shall be United States Coast and Geodetic Survey Datum (MSL=O) to proposed grading contours, sufficient additional spot elevations shall be drawn to clearly delineate proposed grading.

- H. Ordinance Section 812.02.B.13 (a) through (d) requires an on-site drainage plan.
- I. Ordinance Section 812.02.B.13 (i) requires soil boring, including logs and water tables.
- J. Ordinance Section 812.02.B.14 requires off site drainage plan.
- K. Ordinance Section 812..2.B.29 requires landscaping and screening plan showing the location, type spacing and number of each type of tree or shrub and the location, type and size, spacing and number of each type of ground cover to be utilized and planting details for trees, shrubs and/or ground cover.
- L. Ordinance Section 512.02.B.35 requires written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution fire hazards or safety hazards. The written description shall also include the hours of operation of the use, the number of vehicles to be stored or parking on the site and provisions to be made for stie maintenance.

- M. Application Checklist Item 32 requires a traffic analysis report and recommendation from a qualified traffic engineer.

3. Site Analysis

- A. The property is known as Lots 15 & 16, Block 3705 consisting of approximately 279,084.35 square feet (6.41 acres) with frontage on NJ State Highway Route 66.
- B. The property contains an existing car dealership and is located along the westbound lane of NJ State Highway 66. The property is bounded by Route 66 to the south, Dunkin Donuts to the east and residential properties to the north and west.
- C. The Applicant proposes a 20.67 ft by 50 ft (1,033.5 square feet) addition to the Mitsubishi sales building to provide an enclosed service drive for patrons.
- D. The Applicant was previously granted the following approvals:
- 1) The Applicant received use variance approval from the Planning Board on August 5, 1998 under Resolution No. 98-12 for the construction of the 3,000 square foot Dodge showroom (currently Mitsubishi Sales). Under current zoning, the sales of automobiles are permitted. The Applicant proposed a stand alone operation of automotive product sales, which is a permitted accessory use in this zone.
 - 2) The Applicant received Planning Board approval on February 20, 2008 under Resolution No. 08-19. The Board granted variances for five (5) new wall mounted signs associated with the sale of Suzuki and Kia products along with two (2) additional freestanding signs.
 - 3) The Applicant has been denied a zoning permit application on June 8, 2011, based on the proposed sign changes which are a deviation from the variances granted under Resolution No. 08-19.
 - 4) Under Resolution No. 12-11 dated March 28, 2012, the Planning Board reviewed additional wall mounted signage, the elimination of internally lit cantilevered sign on the Nissan Building, renovation of Dodge freestanding sign to a LED digital sign, modifications to previously approved wall mounted signs and confirmation of use of the 3,000 square foot Dodge Building for automotive product sales. The Planning Board granted modification with the exception to the LED digital sign.

4. Zoning and Land Use

- A. The property is located in the (C-3) Route 66W Commercial Zone District.
- B. Permitted Uses:
 - 1) Ordinance Section 404.06.B.1 – Automobile Dealerships
- C. The purpose of the C-3 Zone District provides for business uses appropriate to Route 66 highway corridor situated west of Route 18.

5. Variances and Design Waivers

- A. The following table indicates a detailed tabulation of the Bulk Zoning Compliance from the provisions of the Township Land Use Development Ordinance.

C-3 Route 66 West Commercial

	Required	Existing	Proposed
Minimum Lot Area	50,000 sq ft	279,084.35 sq ft	279,084.35 sq ft
Maximum Density	N/A	N/A	N/A
Maximum F.A. R.	0.6	0.16	0.16
Minimum Lot Width	200 ft	471.03 ft	471.03 ft
Minimum Lot Frontage	200 ft	1,033.68 ft	1,033.68 ft
Minimum Lot Depth	250 ft	150 ft	150 ft
Minimum Front Yard Setback	40 ft	60.2 ft	60.2 ft
Minimum Side Yard Setback	30 ft	33.9 ft	33.9 ft
Minimum Combined Side Yard Setback	60 ft	101.6 ft	101.6 ft
Minimum Rear Yard Setback	40 ft	27.7 ft	27.7 ft
Maximum Building Coverage	30%	15.90%	16.27%
Maximum Lot Coverage	65%	84.97% (NC)	84.97% (NC)
Maximum Number of Stories	2	1	1
Maximum Building Height	30 ft	21 ft	21 ft
Minimum Improvable Lot Area	19,500 sq ft	252,807 sq ft	252,807 sq ft
Maximum Improvable Area Diameter of Circle	91 ft	130 ft	130 ft
Loading Spaces	3	3	3

The Applicant requires relief from the following standards:

Parking and Circulation Deviations

- B. Ordinance Section 412.17.B states standard parking spaces shall measure nine (9) feet wide by eighteen (18) feet long. Handicapped parking spaces

shall measure twelve (12) feet wide by eighteen (18) feet long. The Applicant proposes to increase the standard parking size to the following:

- 1) Along the proposed addition 8.5 ft by 18 ft – **A variance is required in compliance with previous approvals.**

C. Ordinance Section 503.B states – Driveways and Parking Lots – All driveways and parking lots shall be suitable buffered and screened to minimize the impacts of noise, lighting and glare, exhaust fumes, views of parked 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. The site plan does not fully address landscaping along driveways entering and exiting the site.

Existing non-conformity

D. Ordinance Section 509.I.1(b) states – Front yards shall be landscaped with a combination of an alternating evergreen and deciduous hedge a minimum of three (3) feet tall at the time of planting, with deciduous shade trees located a spacing of thirty (30) feet on-center, said spacing to supplement and alternate with required street trees. **Existing non-conformity**

E. Ordinance Section 509.I.4 states – For parking lots with one hundred (100) or more spaces, a minimum of five percent (5%) of the interior area of the parking lot shall be provided with planting islands containing a minimum of one (1) deciduous tree planted for every five (5) parking spaces. Planting islands in such parking lots shall conform to the following requirements:

The Applicant proposes the following site parameters:

151 parking spaces/5 = 30 trees required
 None proposed

191,731 interior asphalt area x 5% = 95,865 sf required

Existing non-conformity

F. Ordinance Section 514.N.9 (Aisle Dimension) Table 5.5 allows the following parking aisle widths:

Angle of Parking Stall (degrees)	Width of One-Way Traffic Aisle (FT)	Width of Two-Way Traffic Aisle (FT)
0 (parallel)	12	18
30	12	Not permitted
45	13	Not permitted
60	18	Not permitted
90 (perpendicular)	22	24

The Applicant proposes to exceed the standards as follows:

- 90° - one way width 22 feet (allowed) 20.5 feet (existing)
Existing non-conformity

Architectural Deviations

- G. Ordinance Section 502.B.2 states – Horizontal courses: All visibly exposed sides of building shall have an articulated base course and cornice the base course shall be traditionally proportionate to the overall horizontal and vertical dimensions of a façade and shall align with either the kickplate or sill level of the first story. The cornice shall terminate the top of a building wall, may project out horizontally from the vertical building wall plane and shall be ornamented with moldings, brackets and other details that shall be appropriate to the architectural style of a building. The middle section of a building may be horizontally divided at floor, lintel or sill levels with belt courses. Building courses shall be considered an integral part of the design of a building and shall be architecturally compatible with the style, materials, colors and details of the building.

The Applicant does not provide an articulated base course for the proposed addition, around the entire building. **A design waiver is required.**

- H. Ordinance Section 502.B.4 states – Roof: The type, shape, pitch, texture and color of a roof shall be considered as an integral part of the design of a building and shall be architecturally compatible with the style, materials, colors and details of such building. The minimum permitted roof pitch shall be eight on 12, and all gables on a building shall be of the same pitch. A flat roof may be permitted on a building of a minimum of two stories in height, provided that all visibly exposed walls shall have an articulated cornice that projects out horizontally from the vertical building wall plane. A mansard roof may be permitted, but only if such is located on the third story of a building, completely and integrally enclosing such story. Flat or mansard roofs shall be prohibited on all one-story buildings. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys, cupolas, clock towers and such similar elements shall be permitted, provided that such are architecturally compatible with the style, materials, colors and details of the building.

The Applicant proposes flat roofs on all four buildings. Each building provides only a stucco polymer and no articulated cornice. **A design waiver is required.**

Landscaping & Lighting Deviations

- I. Ordinance Section 509.G. states – Foundation plantings: The base of all sides of a building shall be planted with foundation plantings consisting of evergreen and/or semi-evergreen shrubs and trees. Such plantings shall be a minimum of two (2) feet high at time of planting and spaced an average of three feet in center. This foundation planting requirement shall not apply to the sides of buildings that are directly abutting a public right-of-way.

The building addition does not comply with the landscaping design standards. **A design waiver are required.**

- J. Ordinance Section 503.A. Table 5.1 requires a 20 foot buffer to residential use, the proposed addition continues a previously approved waiver condition under the original 1988 application along the rear property line. **Approved under Resolution 98-12.**

- K. Ordinance Section 509 states the landscaping plan shall be prepared by a New Jersey certified landscape architect. The Applicant does not have a plan prepared by a certified landscape architect. **A waiver is requested to provide a landscaping plan for the new building addition.**

- L. Ordinance Section 515.A.1 requires 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 shall consist of a minimum 4 foot wide area surrounding all sides of such facility exposed to view. The Applicant does not comply with the standard. No solid screening is provided with exception of 6 foot high landscape screen proposed along the south side. **A waiver is required.**

- M. Ordinance Section 511.G. Table 5.3 states:

Table 5.3: Minimum Illumination for Surface Parking

Activity Type	Vehicular Traffic Footcandles	Pedestrian Safety Footcandles	Pedestrian Security Footcandles
Low activity	0.5	0.2	0.5
Medium activity	1.0	0.5	1.5
High activity	1.5	0.9	2.5

The Applicant proposes 0.1 footcandle for vehicular traffic, pedestrian safety and pedestrian security under a medium activity.

The ordinance requires a minimum footcandle of 1.0. **No lighting has been provided.**

6. Site Plan Review

A. General Site Improvements

- 1) 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.”
 - d. “All proposed utilities shall be placed underground.”
 - e. “Any existing sidewalk damaged during construction will be replaced by the Applicant as directed by the Township Engineer.”
 - f. “During construction, Applicant shall comply with solid waste, public health and noise codes.”
- 2) The Applicant shall provide testimony on the following:
 - a. All internal uses of the building. It is unclear if the retail portion of the original auto parts business is still active.
 - b. Ordinance Section 509H – Foundation planting along the building.
 - c. Ordinance Section 511F – Pedestrian sidewalk illumination along the outside sidewalk path.
 - d. Ordinance Section 519.B.6 – Six foot wide handicap sidewalk passage.

B. Traffic Circulation and Parking

- 1) The Applicant shall provide testimony with regards to peak traffic impacts to local roadways. Testimony should include number of

deliveries, number of staff/shifts, and retail traffic in and out of the site.

- 2) The Applicant should be prepared to discuss the following:
 - a. Site deliveries unloading area and effects on traffic circulation and schedule time of deliveries and shipments.
 - b. Trash/recycling pick up.
 - c. Hours of operation and number of parking spaces needed.
- 3) In accordance with Ordinance Section 412.17 Table 4.2 the following spaces are required:

	Required	Square Footage	Required
Automotive Sales	2.5 spaces per 1,000 sq ft	KIA Sales 7,645 sq ft	$7.6 \times 2.5 = 19$
		Nissan Sales 8,724 sq ft	$8.7 \times 2.5 = 21.75$
		Mitsubishi Sales 4,047 sq ft	$4.0 \times 2.5 = 10$
Service Bay	3 spaces per service	Nissan 21 bays	$21 \times 3 = 63$
		Commercial Service 11 bays	$11 \times 3 = 33$
		Total	96
		Total Required	147

The Applicant has stated the following on the site plan:

Employee/customer parking = 151 spaces
 Inventory (display & storage) parking = 423 spaces

Testimony should be provided to address total proposed square footage and the total number of garage bays.

- 4) Site triangles and associated easements in accordance with the NJDOT shall be shown on the plans.
- 5) The plans shall be submitted to the Neptune Township Fire Official to address fire lanes, hydrant connections (if required) and directional markings.

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) Testimony should be provided addressing existing services for the building.
- 2) In accordance with Ordinance Section 526 all utility services shall be placed underground.
- 3) The Applicant shall provide testimony and construction details with regards to housing for the domestic and fire backflow preventers, (if necessary).

E. **Environmental Impact**

- 1) The Applicant shall address Environmental Impact in compliance with the Township of Neptune Land Development Ordinance No. 4-23; Section 2 entitled “Environmental Impact Statement”.
- 2) The Applicant shall provide testimony to address related key elements of the Environmental Impact with regards to noise, lighting, air pollution and impacts of water quality from the proposed improvements.

F. **Lighting and Landscaping**

- 1) The following note shall be added to the Lighting Plan:
 - a. Security lighting with timers shall be provided on all or a portion of the site reducing the average illumination to the minimum requirements of the Ordinance within one hour after close of business or before midnight, whichever occurs earlier.
 - b. The use of high pressure sodium lighting shall be prohibited for all fixtures.
 - c. All lighting shall provide for non-glare lights focused downward.

- 2) The Applicant shall shield all parking lot lighting spillage from adjacent properties.
- 3) The lighting plans shall be revised to show photometrics and lighting impacts for wall mounted lights.

7. **Conditions of Approval**

- A. NJDOT-Access Permit, Utility Road Opening Permit, Highway Occupancy Permit (if needed)
- B. Freehold Soil Conservation District (or letter of no interest)
- C. Monmouth County Planning Board
- D. Neptune Township Developer's Agreement
- E. New Jersey American Water
- F. Neptune Fire Official
- G. Performance guarantees and engineering inspection fees


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

Please be advised that additional comments may follow upon submission of further revisions by the Applicant.

Should you have any questions or require additional information, please contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Jennifer Beahm, P.P.
Planning Board Planner



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

MM:mcs

cc: Mark Kitrick, Esq., Board Attorney
Angelo J. Valetutto, P.E., Applicant's Engineer
Daniel J. O'Hern, Jr., Esq., Applicant's Attorney

NT/PB/22/22-20a