

MONMOUTH COUNTY PLANNING BOARD

HALL OF RECORDS ANNEX
ONE EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728-1255
(732) 431-7460

Site Plan Action

Our File # NSP10129

This is to inform the Township of Neptune Zoning Board of Adjustment

that the Site Plan Application of GSZ Realty, LLC

known as M & M at Neptune Commercial Development

located in Tax Map Block 701 Lot 1

Owned by: Same as above

Drawn by: Stonefield Engineering and Design

and dated 5/10/2021, was received in this office 5/14/2021. On 5/24/2021 the following action

was taken by the: Development Review Committee Planning Director


Conditional Approval

If conditionally approved, the conditions listed below or on the attached sheet must be met before final approval will be issued. This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, the applicant is required to obtain a road opening permit from the Monmouth County Highway Department. A review of the location of subsurface utilities within county road rights-of-way will be conducted by the County Highway Department upon application for a road opening permit. Prior to planting or removal of trees or shrubs within or along the right-of-way of a county highway, the applicant is required to obtain a permit from the Monmouth County Shade Tree Commission.

Note: County review is made only on items covered by statutory authority.

Conditions:

1. Provide required signage for the proposed two-way center turning lane.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Asbury Avenue (County Route 16) right-of-way. The performance guarantee may be in the form of a bond, letter of credit, or bank/certified check. Sample formats for bonds and letters of credit acceptable to the County of Monmouth may be found at the Division of Planning webpage at www.visitmonmouth.com. The application will be referred to the Division of Engineering for preparation of a bond estimate upon receipt of a revised site plan that addresses the above condition.
3. Receipt of a deed for a bridge maintenance and reconstruction easement at County Structure N2. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.


Victor Furmanec, P.P., A.I.C.P.
Supervising Planner
For the Development Review Committee

cc: Stonefield Engineering and Design
Doug Wolfson, Esq.
Mark R. Aikins, Esq.
Joseph Barris, P.P., A.I.C.P., C.F.M.
J. Ettore; R. Bragg; V. Cardone; V. Zabat
Highway Department/Construction Office
NSP10129 1372 CA