

# STONEFIELD

## Checklist Justification Memorandum

RE: Proposed Mixed Use Development  
Block 808, Lots 5-8  
NJSH Route 35, West Bangs Ave, Monroe Ave  
Township of Neptune, Monmouth County, New Jersey

DATE: March 24<sup>th</sup>, 2021

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GSZ Realty, LLC is proposing the construction of a mixed use development on Neptune Township Block 808 Lots 5, 6, 7, and 8. The development would consist of a four (4) story building which will house a 4,250 SF commercial space on the first floor, and a total of 42 residential units. Other supporting site improvements include providing a total of 97 parking spaces, site lighting, landscaping, stormwater management facilities. The subject property is currently bound Route 35, West Bangs Ave, and Monroe Ave.

To accompany the Development Application Checklist, please see below for written justification for the items marked "W" for waiver and "N/A" for not applicable.

### Completeness Checklist Submission Requirements

#### *Checklist Item #1 – Certificate of Ownership*

**This item is not applicable because GSZ Realty, LLC is both the Applicant and Owner for the proposed development and the requested Certificate of Ownership is not required.**

#### *Checklist Item #3 – Zoning Permit Denial*

**This item is not applicable because this is the initial submission of this application. No zoning decisions have been rendered.**

#### *Checklist Item #4b – Proof of Submission to SCD*

**Temporary waiver requested. Submission is being prepared to the SCD. Proof of submission will be provided once submission has been made.**

#### *Checklist Item #8 – Proof of Submission to County*

**Temporary waiver requested. Submission is being prepared to the County. Proof of submission will be provided once submission has been made.**

#### *Checklist Item #9 – NJDEP LOI*

**This item is not applicable because the site was previously developed and there are no wetlands in the vicinity of the property.**

#### *Checklist Item #10 – Proof of Submission to CAFRA (if applicable)*

**This item is not applicable because the site is not located within the CAFRA Jurisdiction.**



*Checklist Item #12 – Community Impact Statement*

**A waiver is being requested from this item. This project was designed in accordance with the Redevelopment Plan. The proposed residential use is a conditional use where all of the conditions are met.**

Development Checklist – Part B Plat Submission Requirements

*Checklist Item #5 – The tops of the banks and boundaries of the floodways and flood hazard areas of all existing water courses.*

**This item is not applicable because the site is not located in the vicinity of flood hazard area or in any floodways.**

*Checklist Item #14 – Off Site Drainage Plan: The Plan shall be accompanied by an off-site drainage plan prepared in accordance with the following standards:*

- *The plan shall consist of an outline of the entire drainage basin in which the site is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.*
- *The pertinent off site existing drainage shall be shown with elevations and inverts and grates to the nearest on tenth of a foot.*
- *To the extent that information is available and maybe obtained from the County or Township Engineer, any existing plans for drainage improvements shall be shown*
- *In the event a temporary system is proposed, full plans of that system shall be shown.*
- *The off site drainage plans shall be accompanied by profiles of all proposed drainage, showing existing details, pipe sizes, type inverts, crowns, slopes, all proposed structures and connections and design hydraulic grade lines for all conduits designed to carry forty [40] or more cubic feet per second. Cross sections at intervals not exceeding one hundred [100] feet shall be shown for all open channels.*

**All proposed stormwater management and compliance with stormwater quantity, quality and recharge is designed to occur onsite. The existing stormwater management system off-site will not be negatively impacted by the proposed development. This item is not applicable because the proposed Stormwater Design complies with all Township and NJDOT requirements satisfying quantity and quality while improving the existing site.**

*Checklist Item #15 – If required by the Township Engineer, center line profiles of streets bordering the site, internal roadways, and major circulation aisles showing existing and final grades and slopes, and pipe sizes, type inverts and grate or rim elevations or drainage or sanitary sewer facilities.*

**This item is not applicable as this information has not been requested. If Required by the Township Engineer, the requested items will be provided. Not Applicable**

*Checklist Item #16 – Soil Boring Logs*

- *In those areas where water table is found to be five feet or less below existing or proposed grade two additional borings per acres will be required*

**The groundwater is found to be more than 6 feet below existing or proposed grade. Please refer to the enclosed Geotechnical report found as Appendix D within the Stormwater Report.**



- *Based on the borings, the site plan shall clearly indicated all areas having water table within 2 feet of existing or proposed grade*

**The groundwater is found to be more than 6 feet below existing or proposed grade. Please refer to the enclosed Geotechnical report found as Appendix D within the Stormwater Report.**

*Checklist Item #30 – Developers of Large uses such as shopping centers, multifamily dwellings, industrial parks, or other such uses proposed to be developed in stages shall submit Sectionalization and staging plan showing the following:*

- *The anticipated date of commencing construction of each section or stage.*

**This item is not applicable because the proposed development is to take place in one phase at a date yet to be determined.**

- *Plans for separate construction emergency access for the project in order to avoid occupancy conflict.*

**This item is not applicable because the proposed development is to take place in one phase and therefore there will be no occupancy conflict.**

Prepared by:

Paul Mutch, PE  
**Stonefield Engineering and Design, LLC**