

505 ROUTE 35 REDEVELOPMENT
NEPTUNE, NJ
MONMOUTH COUNTY, NEW JERSEY 07753

PROJECT DATA:

Table with project details including Owners (Simon Zaltsberg, GSZ Realty, Inc.), Applicant (GSZ Realty, Inc.), Location (Block 249 - Lots 1,4,5,6 & 10.1), Lot Area (58,677 SF), Building Footprint (8,490 SF), Net Residential Area (14,355 SF), Total Net Residential Area (43,065 SF), Hallways (1,870 SF), Total Hallway Area (5,610 SF), Non-Residential Space Breakdown (Ground Floor: 4,250 SF), Lot Coverage (Residential Area Allowable: @35% Coverage = 20,521 GSF Per Floor), Residential Area Proposed: @30% Coverage = 17,435 GSF Per Floor, FAR (FAR Allowable: 0.6 (30,536 SF), FAR Proposed: 1.04 (60,795 SF)), Parking Spaces Provided (Commercial: 17, Residential: 80, Total: 97), Residential Unit Types Provided (1 Bedroom: 18, 2 Bedroom: 24, Total: 42), Proposed Building Height (42'-0").

DRAWING LIST:

Table with drawing list including Title Sheet (A000), General Information (A001), Floor Plans (A100, A101, A200).



LOCATION AERIAL



LOCATION MAP

Table with revision history including columns for no., description, date, and revision details.

OWNER(S)
Simon Zaltsberg
GSZ Realty, Inc.
606 West Union Avenue
Boundbrook, NJ 08805

Civil Engineer of Record
Aaron Chan
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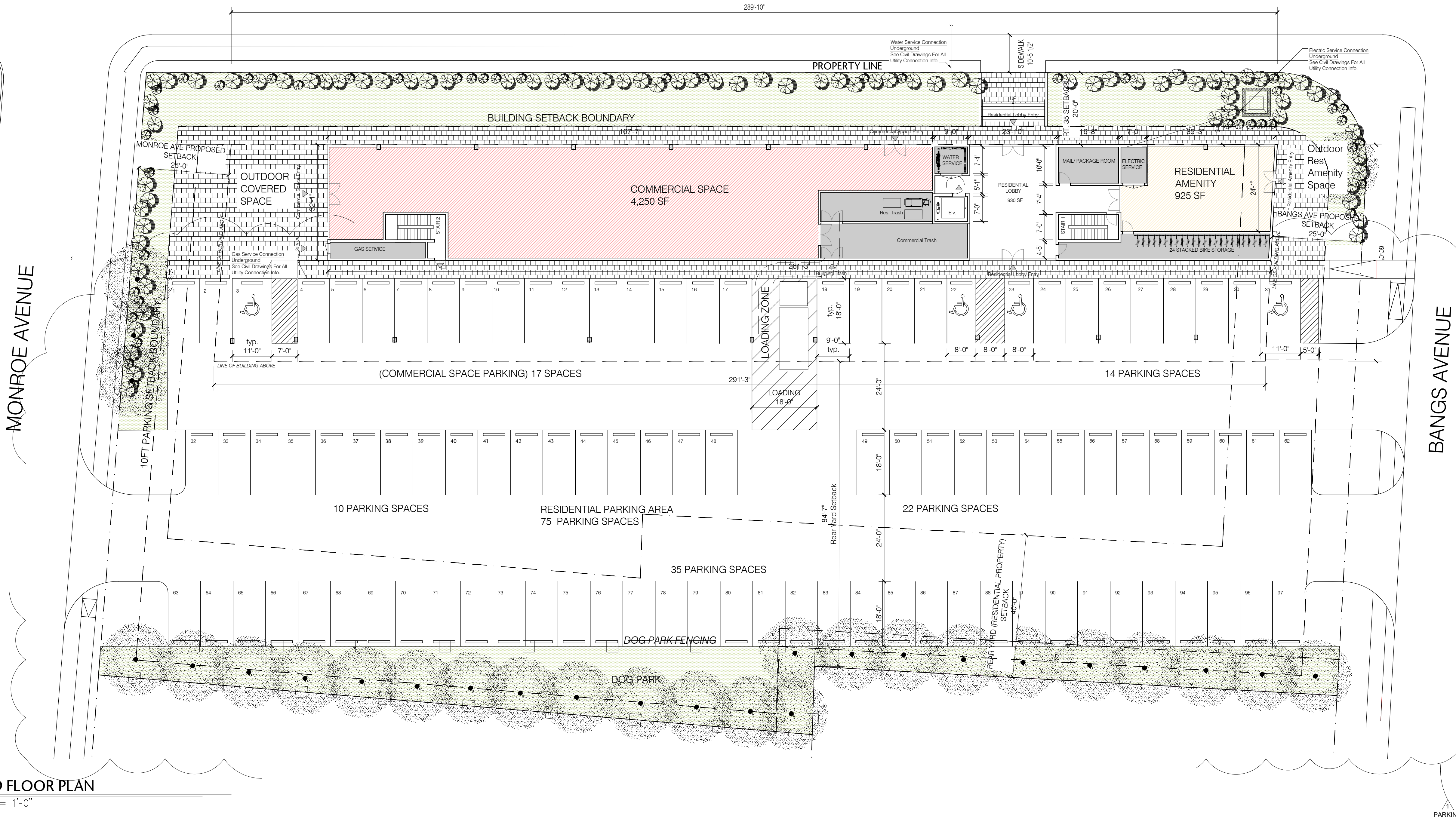
Project information and architectural details including address (Bangs Ave. Apartments, 505 Route 35, Neptune, NJ 07753), block/lot information, architect logo (nastasi architects), and contact information (321 Newark Street, Hoboken, NJ 07030).

Zoning Information
Location Map

date: March 1, 2021
scale: as shown
drawn by: GY
checked by: JN
phase: Planning

A001

NEW JERSEY STATE HIGHWAY RT 35



1 GROUND FLOOR PLAN
scale: 1/16" = 1'-0"

PROJECT DATA:
LOT AREA: 58,677 SF

GROUND FLOOR GSF:
8,490 SF
GROUND FLOOR NET RESIDENTIAL/COMMON:
1,860 SF
GROUND FLOR COMMERCIAL: 4,250 SF

RESIDENTIAL UNIT TOTAL BREAK DOWN

1BR: 18 UNITS
2 BR: 24 UNITS
TOTAL: 42 UNITS

RESIDENTIAL UNIT BREAKDOWN PER FLOOR:

1BR: 6 UNITS
2BR: 8 UNITS

RSIS PARKING REQUIREMENTS

1 BR @ 1.8 PER UNIT : 32 SPACES
2 BR @ 2.0 PER UNIT : 48 SPACES

RESIDENTIAL PARKING REQ'D:
SPACES 80

PROPOSED RESIDENTIAL PARKING:
SPACES 80

COMMERCIAL SPACE REQUIREMENT
1 SPACE PER 250 SF(4,250 SF) = 17 SPACES

COMMERCIAL PARKING PROVIDED: 17 SPACES

TOTAL PARKING REQ'D RESIDENTIAL
(AS PER RSIS): 80 SPACES

TOTAL PARKING PROPOSED: 97 SPACES

REVISION		
no.	description	date
1	Neptune Planning Board	8/18/2021

1	Neptune Planning Board	4/2/2021
no.	to whom issued	date
ISSUE		

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Bangs Ave.
Apartments
505 Route 35
Neptune, NJ 07753

Block: # 249 - Lots: # 1,4,5,6 & 10.1
Block: # 250 - Lots: # 1.01 & 3

n a s t a s i
architects

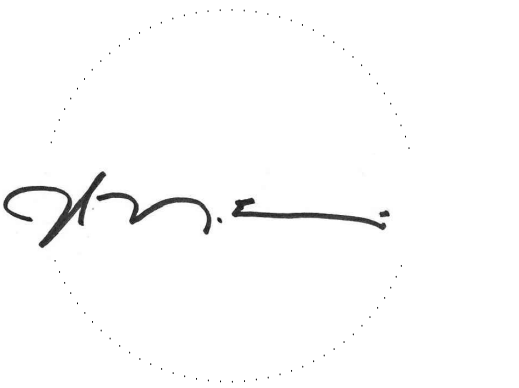


321 newark street hoboken, nj 07030
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www.nastasiarchitects.com
NJ license: A111550
NY license: 021574

Ground Floor Plan

date: March 1, 2021
scale: as shown
drawn by: GY
checked by: JN
phase: Planning

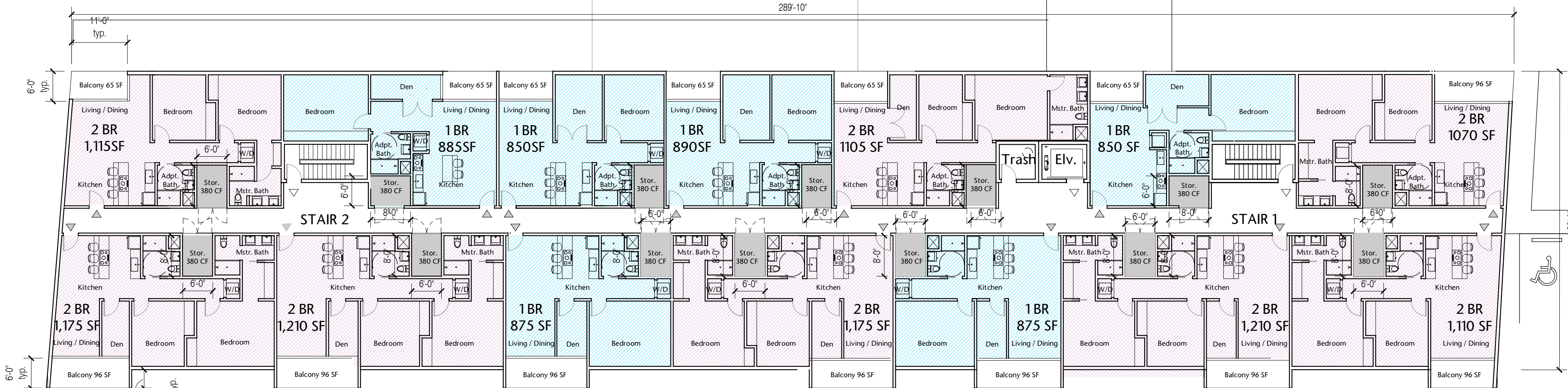
A100



NEW JERSEY STATE HIGHWAY RT 35

MONROE AVENUE

BANGS AVENUE



1 2ND, 3RD, & 4TH FLOOR PLAN
scale: 1/16" = 1'-0"

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ISSUED FOR: PLANNING BOARD

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A102

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An analog clock face with a single hand pointing to the 10 o'clock position.

BANGS AVENUE

MONROE AVENUE

NEW JERSEY STATE HIGHWAY RT 35



STAIR 1

 $289 \cdot 10^3$

291'-3"

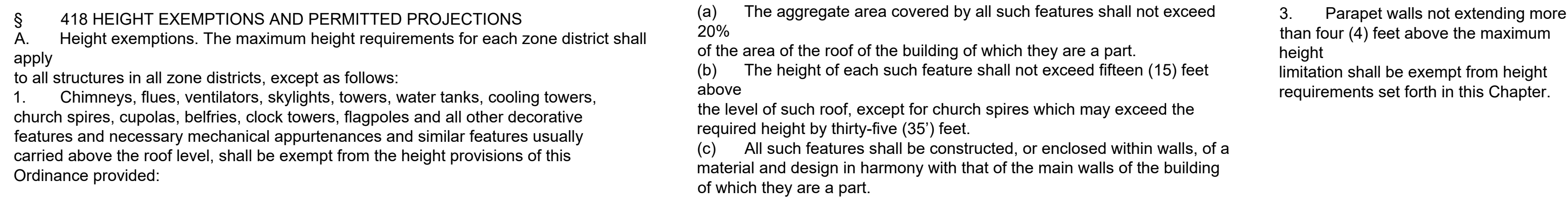
ROOF PLAN

scale: $1/16'' = 1'-0''$

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A200

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