

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 # NSP10171

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

that the Site Plan Application of GSZ Realty, LLC

known as GSZ Realty – Mixed Use Development

located in Tax Map Block 808 Lots 5, 6, 7 and 8

Owned by: Same as above

Drawn by: Stonefield Engineering and Design

and dated 3/24/2021, was received in this office 5/11/2021. On 5/24/2021 the following action

was taken by the: Development Review Committee Planning Director

Request Information. No action will be taken until the items listed below are submitted.

If disapproved, the reasons listed below or on the attached sheet must be rectified before approval will be issued. 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.

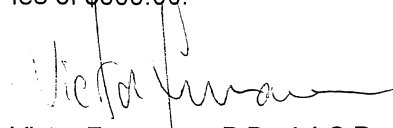
Note: County review is made only on items covered by statutory authority.

The following items must be addressed before formal review and action by the Development Review Committee:

1. Pursuant to §5.2-3.1B of the county's development regulations, "Access to a county road shall not be permitted if the site plan also abuts a municipal road or adjacent driveway and access to the municipal road or adjacent driveway can be reasonably provided." Access should be provided via one two-way driveway (with possible turning restrictions), or two one-way driveways pursuant to §5.2-3.1I. The applicant shall submit a traffic impact study that includes an analysis of the intersection of Highway 35 and W. Bangs Avenue, to evaluate the eastbound queues along the approach. The intersection of W. Bangs Avenue and the site driveway should be analyzed as well.
2. The site is being filled so that the new building will sit 2 to 2.5 feet above the existing grade. The applicant shall provide an analysis of the AASHTO sight line at the intersection of W. Bangs Avenue and Highway 35 to determine whether the berm and stairs will obstruct the sight line for vehicles traveling eastbound on W. Bangs Avenue. If the minimum sight distance is not met, then the applicant should request that NJDOT add a "No Turn on Red" at the eastbound approach to Highway 35.
3. Revise the site plan to indicate MUTCD designations on all relocated signs.
4. The sign post detail for signs along the county road shall be the NJDOT standard sign post detail.
5. The county's road plan indicates the designated right-of-way width for this section of W. Bangs Avenue is 60 feet. Revise the site plan to show appropriate right-of-way information and provide a right-of-way widening dedication to a distance of 30 feet from the centerline.
6. Pursuant to §5.3.1 of the county's development regulations, indicate pavement widening to 20 feet from the centerline of W. Bangs Avenue. In addition, §5.3-14 requires a 50-foot long pavement transition on approach and 15:1 pavement transition on departure.

7. Revise the site plan to indicate the entire intersection of W. Bangs Avenue and Highway 35. Indicate the limit of NJDOT jurisdiction at this intersection. Indicate right-of-way, curb and curb returns, pavement striping, crosswalks, reflective-pavement markers, etc.
8. §5.2-3.1 of the county's development regulations provides that vehicle maneuvering is not permitted within 20 feet of the right-of-way of a county road. The site plan shows that parking spaces proximate to the county right-of-way do not comply with this standard.
9. §5.2-3.1 J-2 of the county's development regulations provides that the longitudinal slope of driveways does not exceed 3 percent within 25 feet of the county right-of-way, that the longitudinal slope of the driveway does not exceed 7 percent at any point thereafter, and, that the change in slope from the driveway onto the W. Bangs Avenue cross-slope does not exceed 8 percent. Provide sufficient spot elevations on the site plan to allow for a determination of the proposed driveway slope.
10. Pursuant to §5.2-3.1 J-3 of the county's development regulations the minimum driveway width at the throat is 24 feet. Revise as necessary and label the dimension.
11. Pursuant to §5.2-3.1 J-4 of the county's development regulations, indicate 10-foot radii curb returns or 5-foot wide flares at the driveway.
12. Pursuant to §5.2-3.1 J-7 of the county's development regulations, provide a R1-1 (STOP) sign and a thermoplastic stop bar on the exit side of driveway onto W. Bangs Avenue.
13. The stormwater management report is dated March 24, 2021, whereas program output included in the report is dated March 30, 2021. The applicant shall confirm that the conclusions are based on the correct set of supporting output data. Resolve and revise as necessary.
14. Provide full-size drainage area plans to support the stormwater management report. Indicate the following: a) boundaries between existing drainage sub-areas and boundaries between proposed drainage sub-areas; b) soil types and boundaries between different soils; c) land use and land cover; d) topography and dominant runoff path, with corresponding segments; and, e) point(s) of analysis.
15. Provide supplemental stormwater analyses to address site runoff under proposed conditions, assuming infiltration is unavailable and without the proposed stormwater management system. Provide comparison of site discharge toward W. Bangs Avenue.
16. The utility plan indicates utility poles to be relocated. Provide a minimum 6-foot clear distance from the relocated utility pole to the curb. Place dimension on the plan. In addition, place a note on plan stating: "If inspection reveals less than six (6) clear distance between utility poles and curb, all subsequent relocations will be at contractor's expense."
17. Provide TC and BC elevations at 25-foot intervals along W. Bangs Avenue.
18. Indicate double yellow stripe along the centerline of the driveway leading to W. Bangs Avenue, beginning at thermoplastic stop bar and extending 25 feet into the site.
19. Revise the site plan to provide details for the following:
 - a. County curb and pavement repair. Standard county curb has an 8-inch wide base with a 20-inch height and a 6-inch wide top with a 6-inch tall face. County pavement consists of 2-in. thick Hot Mix Asphalt (HMA) 9.5M64 surface course, over 6-inch thick HMA 19M64 base course, over 6-inch thick dense graded aggregate base course. Label pavement courses.
 - b. R1-1 (STOP) sign, 30 inches by 30 inches.
 - c. R5-1 (Do Not Enter) sign, 30 inches by 30-inches.
 - d. For traffic signs, indicate a minimum 7-foot clear distance from the bottom of the sign to the finished ground or pavement, and a minimum 2-foot clear distance from the side edge of the sign to the curb or edge of pavement. Provide corresponding dimensions.
 - e. Thermoplastic stop bar, 24 inches wide.
 - f. Thermoplastic pavement arrows. Provide dimensions.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information. Revised plans shall be accompanied by the site plan revision fee of \$300.00.



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

cc: Stonefield Engineering and Design
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