

# PRELIMINARY & FINAL SITE PLAN

FOR

## PLANET CAR WASH

### PAY STATION

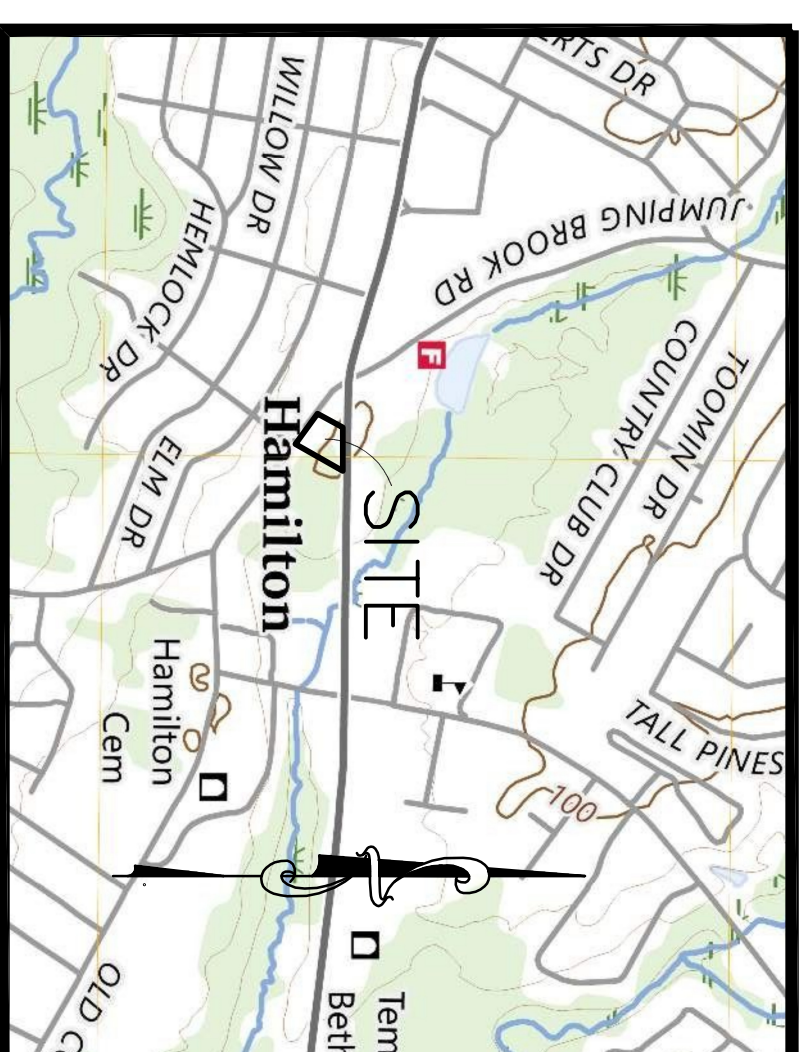
LOT 2  
BLOCK 3102

SITUATED IN

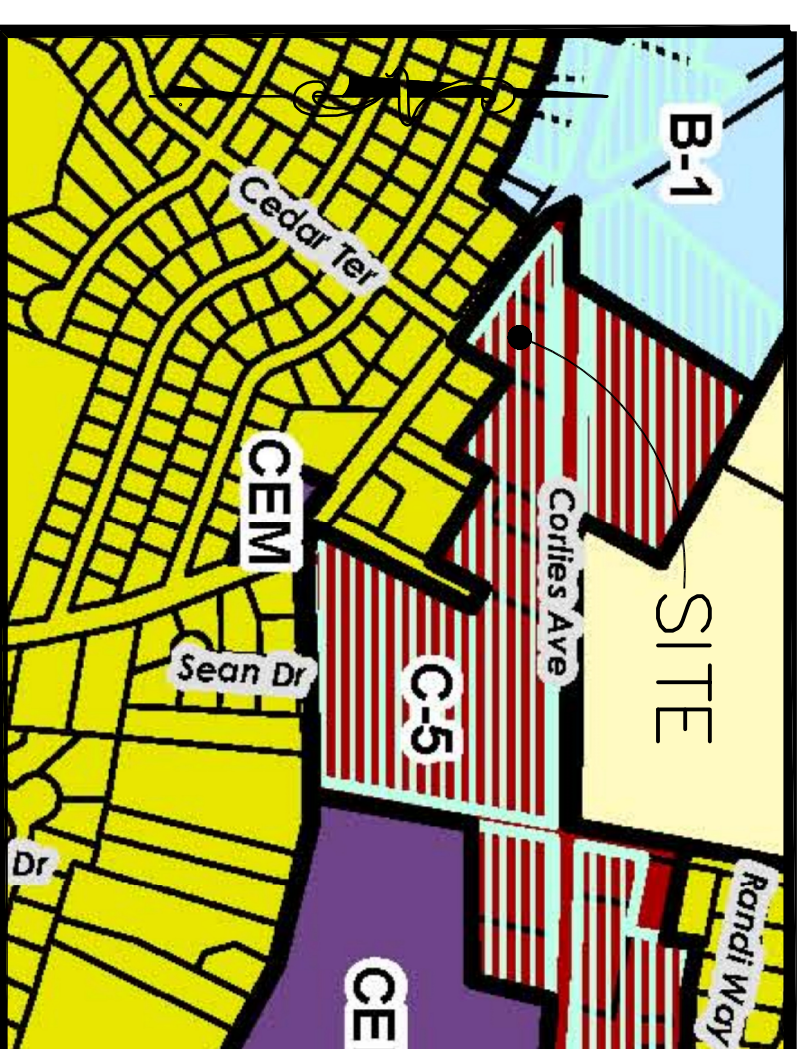
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY

#### PROPERTY OWNERS WITHIN 200 FT.

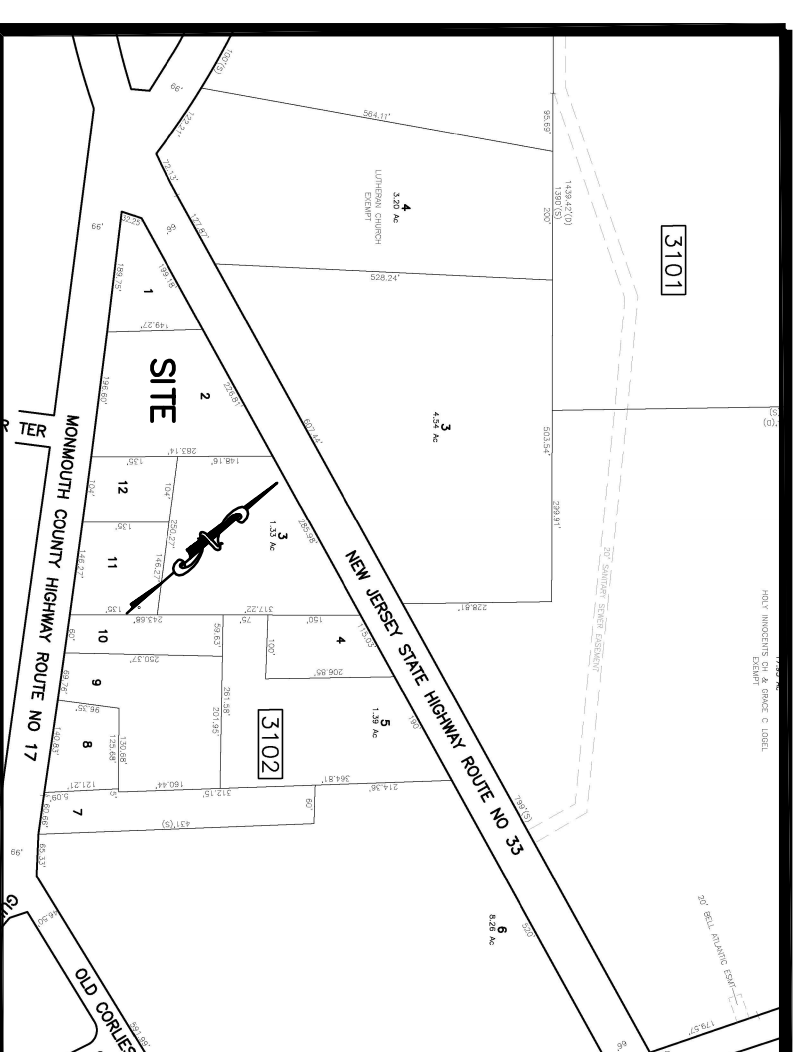
Neptune 3101 3	3525 HIGHWAY D	LIPSCHITZ JACOB & AMYAN	188 HADDOCKS LAKE	LAKEMOOD, NJ 08701
Neptune 3101 4	3531 HIGHWAY C	REDENBER LUTHERAN CHURCH	3331 HIGHWAY 33	NEPTUNE, NJ 07753
Neptune 3102 1	3530 HIGHWAY 33	3530 HIGHWAY 33, LLC	79 ROUTE 520	ENGLISHTOWN, NJ 07726
Neptune 3102 2	3536 HIGHWAY 33	1019 OLD CORNELIUS AVENUE, LLC	79 ROUTE 520	ENGLISHTOWN, NJ 07726
Neptune 3102 3	3530 HIGHWAY 33	PATMAGGIO PLAZA LLC	3530 HIGHWAY 33	NEPTUNE TWP, NJ 07753
Neptune 3102 11	1015 OLD CORNELIUS AVE	BOWER MARCUS J & ZALINGER MANDY	1015 OLD CORNELIUS AVENUE	NEPTUNE, NJ 07753
Neptune 3102 12	1017 OLD CORNELIUS AVE	PHIL DONALD & JOYCE	1017 OLD CORNELIUS AVENUE	NEPTUNE, NJ 07753
Neptune 4104 12	3607 HIGHWAY 33	DCD LLC	3 OLD HWY 28 PO BOX 600	WHITEHOUSE STATION, NJ 08889
Neptune 4301 3	3609 HIGHWAY 33	SEARK RIVER HILLS FIRST AD	PO BOX 513	NEPTUNE, NJ 07754
Neptune 4301 4	1030 OLD CORNELIUS AVE	MARVIN/ARIEL REAL ESTATE LLC	1030 OLD CORNELIUS AVE	NEPTUNE, NJ 07753
Neptune 4301 5	1026 OLD CORNELIUS AVE	CIRCLE CORNELIUS LLC	1026 OLD CORNELIUS AVENUE	NEPTUNE TWP, NJ 07753
Neptune 4301 7	1024 OLD CORNELIUS AVE	CASZYNIA STEVEN & CHRISTIN KAHLY	1024 OLD CORNELIUS AVE	NEPTUNE, NJ 07753
Neptune 4301 8	1020 OLD CORNELIUS AVE	CASSANIKKA HERBER	1020 OLD CORNELIUS AVENUE	NEPTUNE, NJ 07753
Neptune 4301 9	1018 OLD CORNELIUS AVE	MOVES, BRIAN D & KATHYNS	1018 OLD CORNELIUS AVE	NEPTUNE, NJ 07753
Neptune 4301 10	101 ELMDR	MONTE, VASILIOS	101 ELMDR	NEPTUNE, NJ 07753
Neptune 4301 11	103 ELMDR	WORLDWIDE LEONARD CIR & ROSALEE	103 ELMDR	NEPTUNE, NJ 07753
Neptune 4301 12	108 ELMDR	SECOR, MICHAEL I & MENDEL JANET E	108 ELMDR	NEPTUNE, NJ 07753
Neptune 4301 13	107 ELMDR	COL RECORD JUSTIN R & ROBERT J	107 ELMDR	NEPTUNE, NJ 07753
Neptune 4302 1	1016 OLD CORNELIUS AVE	LUDYKSEN, MARIBEL H	1016 OLD CORNELIUS AVE	NEPTUNE, NJ 07753
Neptune 4302 2	1012 OLD CORNELIUS AVE	ELDRIDGE, KEVIN E & JENNIFER	1012 OLD CORNELIUS AVE	NEPTUNE, NJ 07753
Neptune 4302 14	23 ELMDR	WOOD, DONALD & TERESA ANNICKS	23 ELMDR	NEPTUNE, NJ 07753
Neptune 4302 15	25 ELMDR	SULLIVAN, JUDITH	25 ELMDR	NEPTUNE, NJ 07753



USGS MAP  
SCALE: 1" = 1000'



ZONING MAP  
SCALE: 1" = 500'



TAX MAP  
SCALE: 1" = 300'

- NOTES:
1. PROPERTY BEING KNOWN AS LOT 2, BLOCK 3102 AS SHOWN ON THE TOWNSHIP OF NEPTUNE TAX MAPS, SHEET 31, AND DESCRIBED IN DEED BOOK 5222 PAGE 18 AND DEED BOOK 6524 PAGE 7346 AS LOT 2, BLOCK 10015.
  2. OWNER/APPLICANT: 1019 OLD CORNELIUS ROAD, LLC ENGLISHTOWN, NJ 07726
  3. SURVEY INFORMATION TAKEN FROM ASBUILT PLAN ENTITLED "FINAL AS-BUILT SURVEY, LOT 2, BLOCK 3102 TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY" DATED DECEMBER 7, 2016, LATEST REVISED JUNE 29, 2018 PREPARED BY CHALLONER & ASSOCIATES, LLC.
  4. IN ACCORDANCE WITH THE EFFECTIVE FLOOD INSURANCE RATE MAP PANEL # 34025003296, DATED JUNE 15, 2022, THE SITE LIES WITHIN FLOOD ZONE X.
  5. THE SITE IS CURRENTLY DEVELOPED WITH A CAR WASH AND QUICK LUBE.
  6. THE PROPERTY IS SITUATED IN THE C-5 ZONE. THE REQUIRED ZONE SCHEDULE IS ELSEWHERE ON THIS SHEET.

ZONE C-5 REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	50,000 SF	42,485 SF	42,485 SF *
MAXIMUM DENSITY	N/A	N/A	N/A
MINIMUM LOT WIDTH	200 FT	197 FT	197 FT *
MINIMUM LOT FRONTAGE (ROUTE 33)	200 FT	228.15 FT	228.15 FT *
MINIMUM LOT DEPTH (ROUTE 33)	200 FT	197.11 FT	197.11 FT *
MINIMUM LOT PERIMETER (ROUTE 33)	250 FT	214.75 FT	214.75 FT *
MINIMUM FRONT YARD SETBACK (ROUTE 33)	40 FT	78.5 FT	78.5 FT *
MINIMUM SIDE YARD SETBACK (ROUTE 33)	30 FT	31 FT	31 FT *
MINIMUM REAR YARD SETBACK (ROUTE 33)	40 FT	125.5 FT	125.5 FT *
MINIMUM OPEN SPACE COVERAGE	40%	10.96%	10.96%
MINIMUM PERCENT LOT COVERAGE	65%	63.76%	63.76%
MAXIMUM BUILDING HEIGHT	< 30FT	30 FT	< 30FT
MINIMUM IMPROVABLE AREA DIA. OF CIRCLE	17,752 SF	17,752 SF	17,752 SF *
OFF STREET PARKING SPACES	12	12	12
LOADING SPACES	0	0	0

- \* EXISTING NON-COMFORMANCE PERVIOUSLY GRANTED BY BOARD
- SIGN REQUIREMENTS
- PRESTANDING SIGN (MAIN SIGN ROUTE 33)
- PERMITTED AREA
- (14,650 SF - 1,507' / 50' = 35-97.98 SF)
- 15 FT
- SETBACK FROM PROPERTY LINE
- 3/4' OF SIGN HEIGHT (20' x 0.75 = 15')
- 15 FT
- 5.5 FT\*\* NO CHANGE\*\*
- PRESTANDING SIGN (2 MENU BOARDS)\*\*
- 2 MENU BOARDS SIGNS PROPOSED
- 15 FT
- 8.08 FT
- 8.76 FT
- SETBACK FROM PROPERTY LINE
- 3/4' OF SIGN HEIGHT (8.76' x 0.75 = 6.57')
- 6.57 FT
- 41 FT
- 26.2 FT
- WALL MOUNTED SIGNS
- CAR WASH TENNET
- PREMOUNTED SIGN (ROUTE 33 SIDE)
- 15 SF PER LINEAR FOOT OF WALL FACE
- (1.5 SF x 36.67' = 55 SF)
- 55 SF
- 25 SF
- NO CHANGE
- 50% OF PRIMARY SIGN
- (55 SF x 0.50 = 27.5 SF)
- 27.5 SF
- 25 SF
- NO CHANGE
- OIL CHANGE TENNET
- PREMOUNTED SIGN (ROUTE 33 SIDE)
- 15 SF PER LINEAR FOOT OF WALL FACE
- (1.5 SF x 34.33' = 51.50 SF)
- 51.50 SF
- 25 SF
- 31.3 SF
- 50% OF PRIMARY SIGN
- (51.50 SF x 0.50 = 25.75 SF)
- 25.75 SF
- 25 SF
- 19.6 SF
- OPERATIONAL SIGNS
- HAND OFF WHEEL SIGN
- 9.83 SF\*\*
- NO CHANGE
- PLEASE REMAIN IN VEHICLE SIGN
- 0.62 SF\*\*
- NO CHANGE
- OPEN PIT SIGNS (2 SIGNS 1.25 SF EACH)
- 2.5 SF\*\*
- NO CHANGE
- WELCOME SIGN
- 1.02 SF\*\*
- NO CHANGE
- CHANGE SIGN
- 4 SF\*\*
- NO CHANGE
- CHANGE EMPLOYED DAILY SIGN
- 6 SF\*\*
- NO CHANGE
- 7'-2" CLEARANCE SIGN (3.35 SF EACH)
- 3.35 SF\*\*
- NO CHANGE
- OUTLETLESS SIGN (3.67 SF EACH)
- 3.67 SF\*\*
- 7.34 SF\*\*
- \*\* VARIANCE REQUIRED
- \*\*\* VARIANCE REQUIRED FOR ADDITIONAL PRESTANDING MENU BOARD SIGNS

DATE	REVISION
OCT. 17, 2024	UPDATE SIGN INFORMATION
JUNE 6, 2024	PER TOWNSHIP COMMENTS

Date:	Apr. 16, 2024	Scale:	AS NOTED	Drawn By:	SCC	Checked By:	S.C.C.	File No.:	16003	Field Book:		Sheet No.:	1 of 2
-------	---------------	--------	----------	-----------	-----	-------------	--------	-----------	-------	-------------	--	------------	--------

<b>STUART CHALLONER, P.E.</b> PROFESSIONAL ENGINEER N.J. LIC. NO. 34437 PROFESSIONAL PLANNER N.J. LIC. NO. 4489			<b>CHALLONER &amp; ASSOCIATES</b> CONSULTING ENGINEERS AND DESIGN PROFESSIONALS Certificate of Auth. No. 246248057700 201 Main Street 2nd Floor Toms River, New Jersey 08753 Phone: 732-818-9880 Fax: 732-818-9881	<b>PROPOSED DUAL LANE PAY STATION</b> LOT 2 BLOCK 3102 SITUATED IN TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY
<b>COVER SHEET</b>				