

LAND USE AND ZONING			
BLOCK 808, LOTS 5, 6, 7, & 8			
ZONE B-1 (TOWN COMMERCIAL)			
PROPOSED USE	MIXED USE (RESIDENTIAL OVER RETAIL)		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 SF	58,667 SF	NO CHANGE
MAXIMUM FLOOR AREA RATIO	0.60	N/A	0.95 (V)
MINIMUM LOT WIDTH	100 FT	169.5 FT	NO CHANGE
MINIMUM LOT FRONTAGE	100 FT	666.8 FT	NO CHANGE
MINIMUM LOT DEPTH	100 FT	164.6 FT	NO CHANGE
MINIMUM FRONT YARD SETBACK	15 FT	N/A	SEE COND. USE REQ.
SIDE YARD SETBACK	0/10 FT	N/A	N/A
COMBINED SIDE YARD SETBACK	25 FT	N/A	N/A
REAR YARD SETBACK	20 FT	N/A	SEE COND. USE REQ.
MAXIMUM PERCENT BUILDING COVER	35%	N/A	28.1% (16,475 SF)
MAXIMUM PERCENT TOTAL LOT COVER	80%	N/A	78.3% (45,935 SF)
MAXIMUM BUILDING HEIGHT	42 FT	N/A	42 FT
MINIMUM IMPROVABLE AREA (DIA. OF CIRCLE)	7,200 SF	23,876.2 SF	NO CHANGE
MINIMUM IMPROVABLE AREA (DIA. OF CIRCLE)	55 FT	174.30 FT	NO CHANGE

CONDITIONAL USE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 404.01 CONDITIONS FOR MIXED USE 1.	NO RESIDENTIAL USES SHALL BE PERMITTED ON GROUND FLOOR	COMPLIES
§ 404.01 CONDITIONS FOR MIXED USE 2.	A VEGETATIVE BUFFER AND FENCING SHALL BE PROVIDED ALONG THE EASTERN BOUNDARY OF THE SITE NO LESS THAN 15 FEET	15 FT VEGETATIVE BUFFER PROVIDED
§ 404.01 CONDITIONS FOR MIXED USE 3.	PARKING SHALL NOT BE IN ROUTE 35 FRONT YARD AREA	COMPLIES
§ 404.01 CONDITIONS FOR MIXED USE 4.	FRONT YARD SETBACK FROM ROUTE 35: 20 FT	20.0 FT
§ 404.01 CONDITIONS FOR MIXED USE 5.	FRONT YARD SETBACK FROM BANGS AVE: 20 FT	25.0 FT
§ 404.01 CONDITIONS FOR MIXED USE 6.	FRONT YARD SETBACK FROM MONROE AVE: 20 FT	25.0 FT
§ 404.01 CONDITIONS FOR MIXED USE 7.	RESIDENTIAL SETBACK: 40 FT	84.6 FT
§ 404.01 CONDITIONS FOR MIXED USE 8.	MAXIMUM BUILDING COVERAGE: 35%	28.1% (16,475 SF)
§ 404.01 CONDITIONS FOR MIXED USE 9.	MAXIMUM IMPERVIOUS COVERAGE: 80%	78.3% (45,935 SF)
§ 404.01 CONDITIONS FOR MIXED USE 10.	MAXIMUM BUILDING HEIGHT: 42 FT	42 FT

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
RSIS PARKING STANDARDS	1 BR. APT: 1 BR @ 1.8 PER UNIT 18 X 1.8 = 32 SPACES 2 BR. APT: 2 BR @ 2 PER UNIT 22 X 2 = 44 SPACES TOTAL REQUIRED SPACES = 76 SPACES	76 SPACES
§ 412.17 TABLE 4.2 - PARKING REQUIREMENTS	PARKING REQUIREMENT - RETAIL: 1 SPACE PER 250 SF OF GFA 4,000 SF / 250 SF = 16 SPACES	16 SPACES
§ 412.17 (B)	STANDARD PARKING SPACES - 9 FT X 18 FT HANDICAPPED PARKING SPACES - 12 FT X 18 FT	STANDARD PARKING SPACES - 9 FT X 18 FT HC SPACES - MINIMUM OF 8 FT X 18 FT WITH 5 FT ACCESS AISLE PROVIDED (V)
§ 412.17 (G)	ALL PERMITTED & REQUIRED ACCESSORY PARKING STRUCTURE SHALL BE LOCATED ON THE SAME LOT AS THE USE TO WHICH THE SPACES ARE ACCESSORY, OR UPON AN ADJACENT LOT IN COMMON OWNERSHIP.	COMPLIES
§ 412.18	EXCEPT FOR SINGLE-DWELLINGS IN NON-HISTORIC ZONE DISTRICTS, NO INDIVIDUAL PARKING SPACES SHALL BE PERMITTED IN ANY FRONT YARD SETBACK AREA. PARKING IS PROHIBITED IN ALL DISTRICTS ON LAWN AREAS WITHIN FRONT YARD SETBACK.	DOES NOT COMPLY (V)

OFF-STREET PARKING REQUIREMENTS (CONTINUED)		
CODE SECTION	REQUIRED	PROPOSED
§ 514.8 (2)	PARKING LOT LOCATION - SHALL BE LOCATED TO THE REAR OF THE BUILDING AND/OR THE INTERIOR OF THE SITE WHERE ITS VISUAL IMPACT TO ADJACENT PROPERTIES AND PUBLIC R.O.W. CAN BE MINIMIZED.	COMPLIES
§ 514.8 (3)	THE MINIMUM SETBACKS FOR BUILDINGS FROM DRIVEWAYS, PARKING SPACES, AND PRIVATE STREETS WITHIN THE SITE SHALL BE 10 FT FOR NONRESIDENTIAL DEVELOPMENTS	10.1 FT
§ 514.8 (9) TABLE 5.5 - PARKING AISLE WIDTHS	90' PARKING STALLS - TWO-WAY - 24 FT	24 FT

SYMBOL DESCRIPTION

- PROPERTY LINE
- SETBACK LINE
- SAWCUT LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED SIGNS / BOLLARDS
- PROPOSED BUILDING
- PROPOSED PERVIOUS PAVEMENT
- PROPOSED CONCRETE
- PROPOSED AREA LIGHT
- PROPOSED BUILDING DOORS

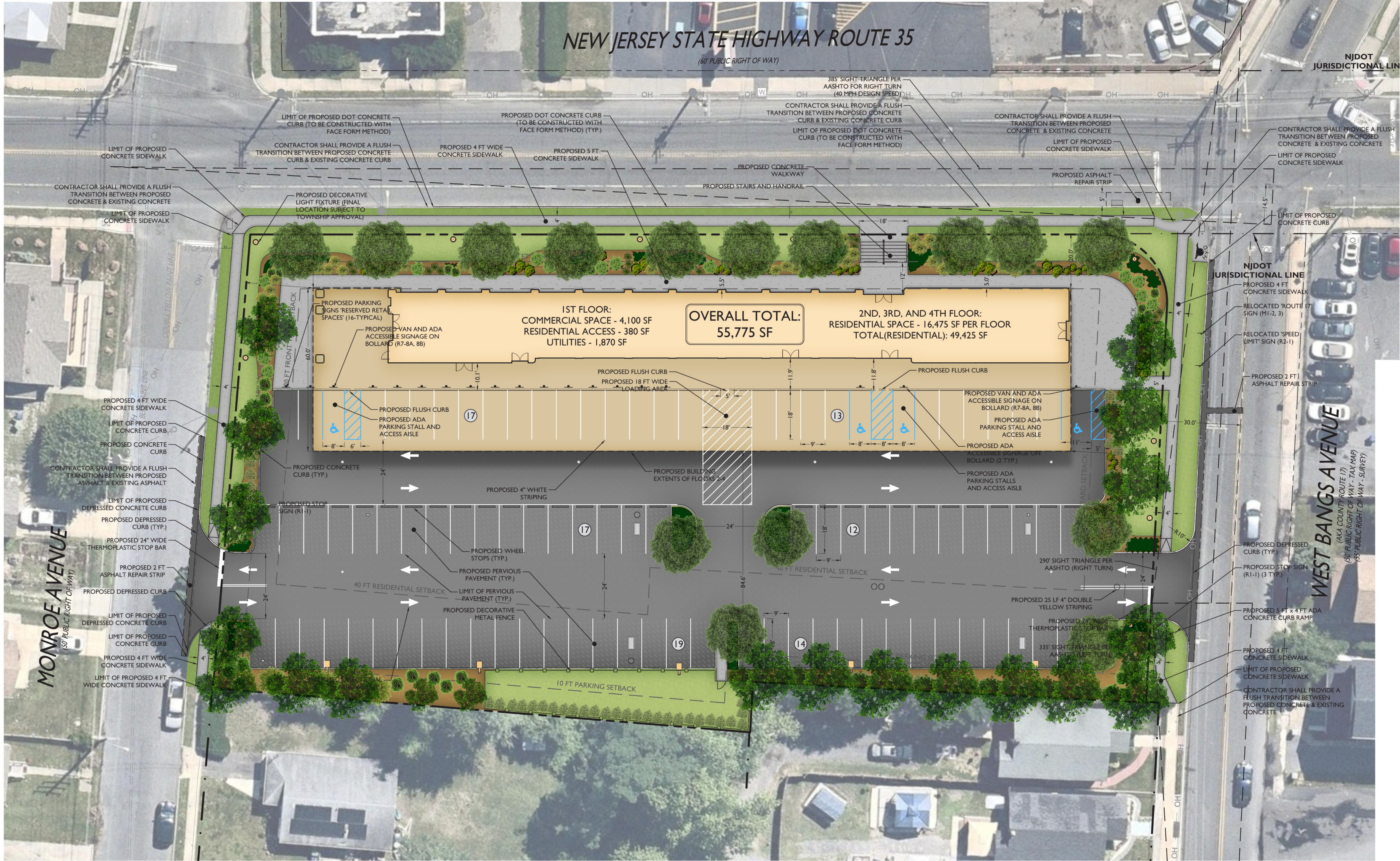
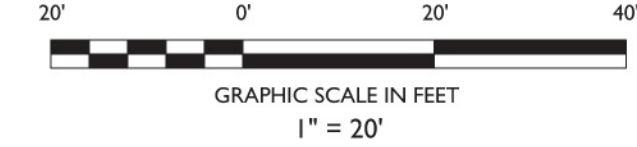


EXHIBIT:

DATE PREPARED:
01/31/2022

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



ISSUE	DATE	BY	DESCRIPTION
4	01/12/2022	JMK	FOR MUNICIPAL RESUBMISSION
3	10/27/2021	AC	FOR MUNICIPAL & COUNTY COMMENTS
2	08/19/2021	JCL	PER COUNTY COMMENTS
1	07/09/2021	AC	FOR SCD RESUBMISSION
0	03/24/2021	JK	FOR MUNICIPAL SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
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SITE PLAN RENDERING EXHIBIT

Gsz REALTY, LLC
PROPOSED MIXED
USE DEVELOPMENT

BLOCK 808, LOTS 5-8
NISH ROUTE 35, WEST BANGS AVE & MONROE AVE
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

STONEFIELD
engineering & design

PAUL D. Mutch Jr., P.E.
NEW JERSEY LICENSE NO. 55094
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 20' PROJECT ID: PRI-200234

TITLE:
SITE PLAN RENDERING
EXHIBIT

DRAWING:
C-4