

# STONEFIELD

## Site Plan Update Summary

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

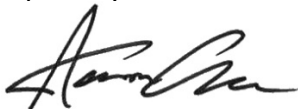
DATE: April 1<sup>st</sup>, 2022

In direct response and in compliance with the concerns and comments that were raised during the two board hearings for the aforementioned project, the site plan and building architecture have been upgraded and updated.

The summary of the major changes of latest plans dated April 1<sup>st</sup>, 2022 is outlined below -

1. Removal of seven 2-bedroom units within the building. Approximately half of the 4<sup>th</sup> floor was removed.
  - a. Gross Floor Area decreased from 55,775 SF to 49,195 SF. FAR decreased from 0.95 to 0.84.
  - b. Commercial space is maintained at 4,100 SF. No residential spaces on the first floor.
  - c. Due to the reduction of residential units, residential parking demand requirement from 76 spaces to 62 spaces. The 62 residential spaces are proposed matching the requirement. The same 17 commercial spaces as required is maintained.
  - d. With the removal of parking spaces, true interior landscaped islands are introduced. Complying with both area requirement and breaking up parking rows of 8 spaces.
2. Building footprint has been updated and site layout adjusted to fully comply with 10' parking setback, especially in the rear of the development, most areas now well above 10'. A vinyl fence 6' tall and additional landscaping has been introduced across the entirety of the property boundary adjacent to residences.
3. Loading space has been relocated towards West Bangs Ave. This allows for deliveries, loading/unloading to occur without hindering site circulation.
4. Additional circulation aisle has been introduced alleviating board comment regarding dead end parking for the commercial spaces.
5. Grading and stormwater management systems has been minorly adjusted to match the latest site plan.
  - a. With optimizations in the pervious pavement system, the underground basin footprint has been reduced approximately 40%.
6. Landscaping –
  - a. Interior landscaped islands have been introduced as previously noted. Full complying with both the area requirement as well as breaking up rows of 8 parking spaces.
  - b. Additional 8 trees (mix of evergreen and deciduous) have been added to the plan, bringing a total of 100 trees.
  - c. Similarly, overall shrub counts have increased by 10% across the property.

Prepared by:



Aaron Chan, PE  
**Stonefield Engineering and Design, LLC**

Z:\Princeton\PRI\2020\PRI-200234 GSZ Realty - Route 35 & West Bang Avenue, Neptune, NJ\Correspondence\Outgoing\Municipal\2022-04-01\_Site Plan Update Summary.docx

**STONEFIELDENG.COM**

**15 SPRING STREET, PRINCETON, NJ 08542 609.362.6900 T. 201.340.4472 F.**