

Neptune Township  
25 Neptune Blvd.  
Neptune, New Jersey 07753  
732-988-5200 ext. 278 Fax 732-988-4259  
www.neptunetownship.org



Application # \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Date Filed \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Hearing Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

## Application for Site Plan and/or Subdivision

(Check all that apply)

Preliminary  Amended Minor Subdivision  Minor Site Plan   
Final  Amended Major Subdivision  Major Site Plan   
Other  Explain: \_\_\_\_\_

### Please check one:

Planning Board  Zoning Board of Adjustment

### Property Information:

1. Property address: 1019 Old Corlies Avenue, LLC  
Block 3102 Lot 2 Zone C-5 Acreage 42,485 S.F.

### Contact Information:

2. Name of applicant: 1019 Old Corlies Avenue, LLC  
Mailing address: 79 Route 520, Englishtown, NJ 07726  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # [REDACTED]  
E-mail address: [REDACTED]
3. Interest of Applicant if other than owner: Same as above.
4. Contact Person: Felix Bruselovsky, Managing Member  
Mailing Address: 79 Route 520, Englishtown, NJ 07726  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # [REDACTED]  
E-mail address: [REDACTED]
5. Name of owner: 1019 Old Corlies Avenue, LLC  
Mailing address: 79 Route 520, Englishtown, NJ 07726  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # [REDACTED]  
E-mail address: [REDACTED]
6. Name of applicant's Attorney: Kenneth L. Pape  
Mailing Address: 516 Highway 33, Millstone, New Jersey 08535  
Phone # 732-679-8844 Fax # \_\_\_\_\_ Cell # \_\_\_\_\_  
E-mail address: kpape@hpnjlaw.com

7. Name of applicant's Engineer: Stuart Challoner, PE, PP  
 Mailing Address: Challoner & Associates, 201 Main Street, 2nd Floor, Toms River, NJ 08753  
 Phone # 732-818-9980 Fax # \_\_\_\_\_ Cell # \_\_\_\_\_  
 E-mail address: schalloner@challonerassociates.com

**Detail Property Information:**

8. Existing use of property: (a) Car Wash; (b) Lube Facility  
 9. Proposed use of property: Continued use of property for: (a) Car Wash; and (b) Lube Facility, with amendments. See attached Schedule.  
 10. Special Flood Hazard Area: N/A

**Detail Proposed Information:**

11. Proposed number of lots, if applicable N/A

	<u>Required/Permitted</u>	<u>Existing</u>	<u>Proposed</u>
<b>Lot Size</b>	50,000 sf	42,485 sf	42,485 sf
<b>Lot Coverage</b>	65%	63.76%	63.76%
<b>Building Coverage</b>	30%	10.9%	10.9%
<b>Building Height</b>	30 ft	less than 30 ft	less than 30 ft
<b>Front Setback</b>	40 ft	Route 33 55.4 ft Old Corlies Ave 78.5 ft	Route 33 55.4 ft Old Corlies Ave 78.5 ft
<b>Rear Setback</b>	40 ft	N/A	N/A
<b>Side Setback</b>	30 ft	31 ft	31 ft
<b>Combined Side Setback</b>	60 ft	125.5 ft	125.5 ft

(If multiple lots and/or buildings are proposed, please attach detailed listings)

12. Has there been any previous applications involving these premises? Yes  No  Unknown   
 If so, when Resolution ZBA #07-40 adopted September 21, 2007  
 Result of decision Use Variance and Site Plan Approval granted for the car wash and lube facility.

13. List of variances requested with Section reference [attach forms as necessary]  
See attached Schedule.

14. If a Zoning denial has been received as part of this application, please attach. See attached.

**The required submission for all applications to be complete is twenty-five (25) copies of completed application form inclusive of any supporting information; and twenty-five (25) copies plus one (1) CD\* of survey and/or any plan(s), with one (1) additional copy of survey and/or any plan(s) on 11" x 17" sheet(s).**

\* See Section 802A. Development Application Completeness Checklist for details on submission requirements.

April 22, 2024

RE: 1019 Old Corlies Avenue LLC  
3526 Highway 33  
Lot 2, Block 3102  
Neptune Township, Monmouth County, New Jersey ("The Property")

ITEM 9 -- SCHEDULE OF AMENDMENTS TO PROPOSED USE

1. Applicant requests permission to add pay station kiosks.
2. Applicant proposes amendments to signage.
3. Applicant requests clarification of prior relief to permit two separate business ownerships of the car wash and lube facility.

### 13. SCHEDULE OF VARIANCES

<u>ZONE C-5 REQUIREMENTS</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
MINIMUM LOT AREA	50,000 SF	42,485 SF	42,485 SF *
MAXIMUM DENSITY	N/A	N/A	N/A
MAXIMUM FLOOR AREA RATIO	0.80	0.11	0.11
MINIMUM LOT WIDTH	200 FT	197 FT	197 FT *
MINIMUM LOT FRONTAGE (ROUTE 33)	200 FT	226.15 FT	226.15 FT
MINIMUM LOT FRONTAGE (OLD CORLIES)	200 FT	197.11 FT	197.11 FT *
MINIMUM LOT DEPTH	250 FT	214.75 FT	214.75 FT *
MINIMUM FRONT YARD SETBACK (ROUTE 33)	40 FT	55.4 FT	55.4 FT
MINIMUM FRONT YARD SETBACK (OLD CORLIES)	40 FT	78.5 FT	78.5 FT
MINIMUM SIDE YARD SETBACK	30 FT	31 FT	31 FT
MINIMUM COMBINED SIDE YARD SETBACK	60 FT	125.5 FT	125.5 FT
MINIMUM REAR YARD SETBACK	40 FT	N/A	N/A
MAXIMUM PERCENT BUILDING COVERAGE	30%	10.90%	10.90%
MAXIMUM PERCENT LOT COVERAGE	65%	63.76%	63.76%
MAXIMUM NUMBER OF STORIES	2	1	1
MAXIMUM BUILDING HIEGHT	30 FT	< 30FT	< 30FT
MINIMUM IMPROVABLE AREA	19,500 SF	17,762 SF	17,762 SF *
MINIMUM IMPROVABLE AREA DIA OF CIRCLE	91 FT	124 FT	124 FT
OFF STREET PARKING SPACES	10	11	11
LOADING SPACES	0	0	0

\* EXISTING NON-CONFORMACE PERVIOUSLY GRANTED BY BOARD

- No new variances proposed.
- No exasperation of existing variances proposed.

**AFFIDAVIT OF APPLICATION**

State of New Jersey  
County of Monmouth

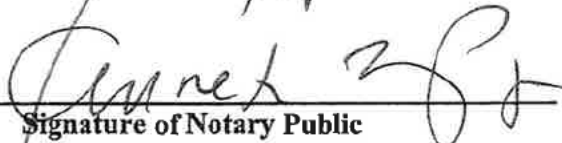
1019 Old Corlies Avenue, LLC \_\_\_\_\_ being of full age, being duly sworn according to  
**(Insert Applicant's Name)**

Law, on oath depose and says that all the above statements are true.

  
\_\_\_\_\_  
**(Original Signature of Applicant to be Notarized)**

Felix Bruselovsky, Managing Member  
\_\_\_\_\_  
**(Print Name of Applicant)**

Sworn and subscribed before me this  
22 day of April, 2024

  
\_\_\_\_\_  
**Signature of Notary Public**

**[NOTARY SEAL]**

KENNETH L. PAPE  
**AN ATTORNEY AT LAW IN N.J.**

**OWNER(S)' AFFIDAVIT OF AUTHORIZATION AND CONSENT  
STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER**

*[Original signatures only – copies will not be accepted]*

IN THE MATTER BEFORE THE Zoning Board of Adjustment  
(Insert Planning Board or Zoning Board of Adjustment)

IN THE TOWNSHIP OF NEPTUNE, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

I/WE, 1019 Old Corlies Avenue, LLC, WITH MAILING ADDRESS OF  
(Insert Property Owner's Name)

79 Route 520, Englishtown, NJ 07726 OF FULL AGE BEING DULY  
(Insert Property Owner's Mailing Address)

SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH  
THIS APPLICATION DESIGNATED AS BLOCK(S) 3102 LOT(S) 2  
ALSO KNOWN AS 3526 Highway 33, Neptune Township, New Jersey  
(Insert physical address of the subject property)

I/WE AUTHORIZE Felix Bruselovsky, Managing Member  
(Insert name of Owner(s)' representative appearing before the Board)

TO APPEAL TO THE PLANNING/ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF NEPTUNE FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY DECISION OF THE PLANNING/ZONING BOARD OF ADJUSTMENT ON SUCH APPEAL SHALL BE BINDING UPON ME/US AS IF SAID APPEAL HAS BEEN BROUGHT AND PROSECUTED DIRECTLY BY ME/US AS THE OWNER(S).

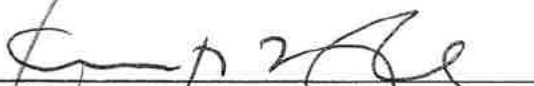
  
(Original Signature of Owner to be Notarized)  
Felix Bruselovsky, Managing Member

  
(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this

22 day of April, 2024

[NOTARY SEAL]

  
Signature of Notary Public

AN ATTORNEY AT LAW IN N.J. Page 13 of 15

**SITE VISIT AUTHORIZATION OF PROPERTY OWNER**

I hereby authorize any member of the Township of Neptune Planning Board/Zoning Board of Adjustment, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

1019 Old Corlies Avenue, LLC

Date: 4/22/24



**Signature of Property Owner**

BY: Felix Bruselovsky, Managing Member

**STATEMENT FROM TAX COLLECTOR**

Block \_\_\_\_\_ Lot \_\_\_\_\_

Property Location \_\_\_\_\_

Status of municipal taxes \_\_\_\_\_

Status of assessments for local improvements \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
**Authorized Signature of Tax Collector**

# Escrow Agreement

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Land Use Board.

The amount of the Escrow Deposit will be determined by the Neptune Township Land Development Ordinance, section 1000 Application and Escrow Feed, Table 10.02 Escrow Fees.

It is the policy of Neptune Township that once an Escrow Account falls below 24% of the original deposit amount, the account must be replenished to its original amount. The only exception would be when the application is nearing completion; applicant will be notified of any anticipated charges and the amount of the deposit required.

Payments shall be due within fifteen [15] days of receipt of the request for additional Escrow Funds. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board of hold up any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification by the board's professionals who reviewed the application.

By signature below, I/we acknowledge receipt of Neptune Township's Section 1000, Application and Escrow Fees and agree to all conditions listed.

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Name of Applicant: 1019 Old Corlies Avenue, LLC  
[please print]

Property Address: 3526 Highway 33 Block 3102 Lot 2

Applicant's Name: 1019 Old Corlies Avenue, LLC  
[Print Name] [Signature of Applicant]

BY: Felix Bruselovsky, Managing Member

Owner's Name: 1019 Old Corlies Avenue, LLC  
[Print Name] [Signature of Owner]

BY: Felix Bruselovsky, Managing Member

Date: 4/22/24



COMPLETENESS CHECKLIST FOR SITE PLANS AND/OR SUBDIVISIONS (Revised 5/13/13)

**Section 802A. Development Application Completeness Checklist**

Section §802 [Submissions required for all development applications, **excluding Use Variances and Bulk Variances**]

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

- | <u>C</u>                            | <u>N</u>                 | <u>N/A*</u>                         | <u>W*</u>                           | <u>ONLY FOLDED PLANS WILL BE ACCEPTED</u>   |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 1. Twenty-five (25) copies of completed and signed application form which must include the following: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Provide identification of subject property/properties' Special Flood Hazard Area Zone</li> <li><input checked="" type="checkbox"/> Executed copy of "Authorization &amp; Consent Form" part "C"</li> <li><input checked="" type="checkbox"/> Certificate of Ownership, if applicable part "D"</li> <li><input checked="" type="checkbox"/> Executed copy of Escrow Agreement part "E"</li> <li><input checked="" type="checkbox"/> Applicant/Owner to provide verification of taxes paid (this will be further verified by the Administrative Officer).</li> </ul> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 2. Twenty-five (25) copies of the property deed(s)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 3. Twenty-five (25) copies of the Zoning Permit Denial <b>[not required for subdivisions]</b>   |
|                                     |                          |                                     |                                     | 4. Required Plans folded no larger than 30"x42":  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | a. Twenty-five (25) copies of current signed & sealed survey, prepared by a New Jersey Licensed Professional Land Surveyor.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | b. Six (6) copies of Soil Erosion & Sediment Control Plans and proof of submission to Freehold Soil Conservation District or letter of exemption from FSCD.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | c. Five (5) copies with initial submission and each subsequent submission for completeness review.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> (To be provided) d. Once the application is deemed complete, twenty (20) additional full-sized paper sets of the plans plus one (1) reduced-size paper set of the plans no larger than 11"x17", and one (1) CD containing the plans in .pdf format must be submitted to the Board Office for distribution.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Six (6) copies of Tree removal Application package in accordance with Section §525   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Six (6) copies of Environmental Impact Statement [EIS]   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 7. Six (6) copies of Stormwater Management Report   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 8. Proof of submission to Monmouth County Planning Board <b>[if applicable]</b>   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 9. Copy of Letter of Interpretation (LOI) or Letter of Exemption or proof of submission to New Jersey Department of Environmental Protection regarding presence of wetlands.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 10. Proof of submission to CAFRA <b>[if applicable]</b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 11. Six (6) copies of Circulation Impact Study  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. Community Impact Statement <b>[for Major Site Plan and/or Major Subdivision only]</b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | 13. <b>Application Fee \$ _____ Escrow Deposit \$ _____</b>   |

**In accordance with fee schedule.**

C = Complete N = Incomplete N/A = Not Applicable

\* Any request for a "WAIVER" must include a written explanation for the request. (Attach sheets as necessary)

**Application for Development Checklist ~ Part B**

**Plat Requirements**

**1. General Requirements:**

- The site plan shall be signed and sealed by an architect, professional engineer, land surveyor, and/or professional planner licensed to practice in the State of New Jersey, provided however, that the sanitary sewer, water distribution, and storm drainage plans and water and sewage treatment facility plans may only be signed and sealed by a professional engineer licensed to practice in the State of New Jersey. In addition, the following must be submitted:
  - Site plan shall not be drawn at a scale smaller than 1"=50' and no larger than 1" = 10'
  - The site plan shall be based on a monumented, current certified boundary survey, prepared in accordance with New Jersey Administrative Code 13:40-5.1, "Preparation of Land Surveys" dated September 1984 and as amended. The date of the survey and the name of the individual who prepared the survey shall be shown on the site plan.

**2. Title Block:**

- The title block shall appear on all sheets in conformance with N.J.S.A. 45:8-27 et. seq. [Map filing law] and include the following:
  - Title to read "SITE PLAN"
  - Name of the development, if any
  - Tax map sheet, block and lot number[s] of the site, as shown on the latest Township Tax Map, the date of which shall also be shown.
  - Date of original and all subsequent revisions.
  - Names and addresses of owner and applicant/developer, so designated.
  - Name, signature, address and license number of the engineer, architect, land surveyor, or planner who prepared the plan with their embossed seal.

**3. The following table shall be included on the first [1<sup>st</sup>] sheet of all plans submitted to the Planning Board or Zoning Board of Adjustment for Major Site Plan, Minor Site Plan, Major Subdivision, or Minor Subdivision: (PLEASE INCLUDE INFORMATION FOR EACH ZONE/BLOCK/LOT INVOLVED – ATTACH ADDITIONAL SHEETS AS NECESSARY)**

<b>ZONE DISTRICT: C-5</b>			
	<u>Required and/or Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Minimum lot area	50,000 SF	42,485 SF	42,485 SF
Maximum density	N/A	N/A	N/A
Maximum floor area ratio (FAR)	0.80	0.11	0.11
Minimum lot width	200 FT	197 FT	197 FT
Minimum lot frontage	200 FT	Route 33 226.15 FT Old Corlies Ave 197.11 FT	Route 33 226.15 FT Old Corlies Ave 197.11 FT
Minimum lot depth	250 FT	214.75 FT	214.75 FT

	<u>Required and/or Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Minimum front yard setback	40 FT	Route 33 55.4 FT Old Corlies Ave 78.5 FT	Route 33 55.4 FT Old Corlies Ave 78.5 FT
Minimum side yard setback	30 FT	31 FT	31 FT
Minimum combined side yard setback	60 FT	125.5 FT	125.5 FT
Minimum rear yard setback	40 FT	N/A	N/A
Maximum percent building cover	30%	10.9%	10.9%
Maximum percent lot cover	65%	63.76%	63.76%
Maximum number of stories	2	1	1
Maximum building height	30 FT	<30FT	<30FT
Minimum improvable area	19,500 SF	17,762 SF	17,762 SF
Minimum improvable area – diameter of a circle [feet]	91 FT	124 FT	124 FT
Off-street parking spaces	10	11	11
Loading spaces	0	0	0
Signs			
<b>Existing use or uses:</b>	CAR WASH/QUICK LUBE		
<b>Proposed use or uses:</b>	CAR WASH/QUICK LUBE		
<b>Existing floor area:</b>	4,630 SF		
<b>Proposed floor area:</b>	4,630 SF		

**NOTE:** Any items that are not applicable to a particular application shall be marked with an "N/A".

- 4.  North arrow and written and graphic scale.
- 5.  The tops of the banks and boundaries of the floodways and flood hazard areas of all existing water courses, where such have been delineated or the limits of alluvial soils where the boundaries of floodways and flood hazard areas have not been determined, and/or such other information as may assist the Planning and/or Zoning Board in the determination of floodway and flood hazard area limits.
- 6.  Paving and right of way widths of existing streets within two hundred [200'] feet of the site.
- WAIVER 7.  The boundary, nature and extent of wooded areas, swamps, bogs and ponds within the site and within two hundred [200'] feet thereof and delineated of all wetlands soils as defined by the New Jersey Department of Environmental Protection and the U.S. Army Corp of Engineers.
- WAIVER 8.  Existing and proposed manholes, sewer lines, fire hydrants, water lines, utility poles and all other topographic features of a physical or engineering nature with the site and within two hundred [200'] feet thereof.
- WAIVER 9.  All existing structures on the site and within two hundred [200'] feet thereof including their use, indicating those to be destroyed or removed and those to remain.
- 10.  Location, use, finished grade level, ground coverage, first floor and basement elevations, front, rear, and side setbacks of all buildings and other pertinent improvements.

11.  Existing and proposed public easements or rights-of-way and the proposed use thereof, including conservation easements.
12.  A grading plan showing existing and proposed grading contours at one [1'] foot intervals throughout the tract, except if slopes exceed five [5%] percent, a two [2'] foot interval may be used. If they exceed ten [10%] percent, a five [5'] foot interval is permissible. Datum shall be United States Coast and Geodetic Survey Datum [MSL=0] and source of datum and bench marks shall be noted. In addition to proposed grading contours, sufficient additional spot elevations shall be drawn to clearly delineate proposed grading.

13. On Site Drainage Plan: WAIVER

- The drainage plan shall be presented in graphic form which shall clearly show the street and site layout and those terms which are pertinent to drainage including existing and proposed contours as previously required.
- The plan shall outline each area contributing to each inlet.
- All proposed drainage shall be shown with pipe type and sizes, invert and grade or rim elevations, grades and all direction of flow. The direction of flow of all surface waters and of all streams shall be shown.
- The drainage shall be accompanied by complete drainage calculations made in accordance with the Soil Conservation Service method.

14. Off Site Drainage Plan: WAIVER

The plan shall also be accompanied by an off site drainage plan prepared in accordance with the following standards:

- The plan shall consist of an outline of the entire drainage basin in which the site is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.
- The pertinent off site existing drainage shall be shown with elevations of inverts and grates to the nearest one tenth of a foot.
- To the extent that information is available and maybe obtained from the County or Township Engineer, any existing plans for drainage improvements shall be shown.
- In the event a temporary drainage system is proposed, full plans of that system shall be shown.
- The off site drainage plans shall be accompanied by profiles of all proposed drainage, showing existing details, pipe sizes, type inverts, crowns, slopes, all proposed structures and connections and design hydraulic grade lines for all conduits designed to carry forty [40] or more cubic feet per second. Cross sections at intervals not exceeding one hundred [100'] feet shall be shown for all open channels.
15.  If required by the Township Engineer, center line profiles of streets bordering the site, internal roadways, and major circulation aisles showing existing and final grades and slopes, and pipe sizes, type, inverts and grate or rim elevations of drainage and sanitary sewage facilities.

16. Soil Boring Logs: WAIVER

Unless the Township shall determine that a lesser number of boring logs are required or that some or all the boring logs may be deferred to the final plan stage, the site plan shall be accompanied by a set of boring logs and soil analyses for borings made in accordance with the following:

- One boring not less than fifteen [15'] feet below grade or twenty [20'] feet minimum depth shall be made for every five [5] acres [or portion thereof] of land where the water table is found to be ten [10'] feet or more below proposed or existing grade at all boring locations.

- One additional boring shall be made per acre [or portion thereof] in those areas where the water table is found to be less than ten [10'] feet below proposed or existing grade.
- In addition to the above, in those areas where the water table is found to be five[5'] feet or less below existing or proposed grade, two additional borings per acres [or portion thereof] will be required if construction of basement is contemplated. Borings shall be located where such basements are proposed
- Boring logs shall show soil types and characteristics encountered, ground water depths, the methods and equipment used, the name of the firm, if any, making the borings and the name of the person in charge of the boring operation. The boring logs shall also show surface elevations to the nearest one tenth of a foot.
- Based on the borings, the site plan shall clearly indicate all areas having a water table within two [2'] feet of the existing surface of the land, or within two [2'] feet of proposed grade, of all areas within which two [2'] feet or more of fill is contemplated or has previously been placed.
- Certified soil tests as a basis for design standards for pavement, pipe, bedding, etc.
- 17.  Zone boundaries and the tax map sheet, lot and block numbers and the names of owners of all properties within two hundred [200'] of the site.
- 18.  A key map, at a scale of not less than one [1] inch equals one thousand [1,000] feet, showing the location of the site with reference to surrounding areas, existing streets, the names of all such streets and any zone boundary or municipal boundary which is within two hundred [200'] feet of the site.
- 19.  The location, area, dimensions and proposed disposition of any area or areas of the site proposed to be retained as common open space, indicating the facilities to be provided in such areas.
- 20.  The capacity of off-street parking areas, and the location and dimensions of all access drives, aisles and parking stalls. The location and treatment of existing and proposed entrances and exits to public rights of way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional width and any other device necessary for traffic safety and/or convenience, and the estimated average number of passenger vehicles, single-unit trucks or buses and semi-trailers that will enter the site each day.
- 21.  Graphic depiction of the anticipated routes and details of the system of on-site vehicular and pedestrian circulation.
- 22.  The location and size of proposed loading docks.
- 23.  The location of curbs and sidewalks.
- 24.  Cross sections showing the composition of pavement areas, curbs, and sidewalks.
- WAIVER 25.  Exterior lighting plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and features.
- WAIVER 26.  Landscaping and screening plan showing the location, type, spacing and number of each type of tree or shrub and the location, type and size, spacing and number of each type of ground cover to be utilized and planting details for trees, shrubs and/or ground cover.
- WAIVER 27.  Drawn details of the type of screening to be utilized for refuse storage areas, outdoor equipment and bulk storage areas.
- WAIVER 28.  Floor plans and building elevation drawings of any proposed structure or structures or existing structures to be renovated.

29.  Location of facilities for the handicapped, including parking spaces and ramps [where applicable], and including construction details for ramps for the handicapped.

Sectionalization and staging plan: IMPROVEMENT TO BE CONSTRUCTED IN ONE PHASE.

30. Developers of large uses such as shopping centers, multifamily dwellings, industrial parks or other such uses proposed to be developed in stages shall submit Sectionalization and staging plan showing the following:
- The anticipated date of commencing construction of each section or stage.
  - Plans for separate construction emergency access for the project in order to avoid occupancy conflict.
31.  Written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazards. The written description shall also include the hours of operation of the use, the number of shifts to be worked, the number of employees in each shift, the number of vehicles to be stored or parking on the site and provisions to be made for site maintenance.
32.  Traffic analysis report and recommendations from a qualified traffic engineer.
33.  Such other information as the Municipal Agency and/or Township Engineer may require during site plan review.
34.  Use Group Classification of the building or structure.
35.  Type of construction classification of building or structure to be erected, altered or extended, as defined by the International Residential Code or the International Building Code, New Jersey Edition.



**CHALLONER &  
ASSOCIATES  
LLC**

## Planet Car Wash Neptune Submission Waivers List

1. Check list item 7. We are requesting a waiver from providing the information beyond the property limit due to the nature of the application. The application is proposing pay stations for the existing Car Wash within an existing paved area.
2. Check list item 8. We are requesting a waiver from providing the information beyond the property limit due to the nature of the application. The application is proposing pay stations for the existing Car Wash within an existing paved area.
3. Check list item 9. We are requesting a waiver from providing the information beyond the property limit due to the nature of the application. The application is proposing pay stations for the existing Car Wash within an existing paved area.
4. Check list item 13. We are requesting a waiver from providing the On-Site Drainage Plan. The application is proposing pay stations for the existing Car Wash within an existing paved area. The proposed development will not increase the impervious coverage and will not require new drainage facilities.
5. Check list item 14. We are requesting a waiver from providing the Off-Site Drainage Plan. The application is proposing pay stations for the existing Car Wash within an existing paved area. The proposed development will not increase the impervious coverage and will not require new drainage facilities.
6. Check list item 16. We are requesting a waiver from providing Soil Borings. The application is proposing pay stations for the existing Car Wash within an existing paved area. The proposed development will not increase the impervious coverage and will not require new drainage facilities.
7. Check List item 25. We are requesting a waiver from providing Exterior Lighting Plan. The application is proposing pay stations for the existing Car Wash within an existing paved area. The existing area has lighting throughout the site which have been installed and approved.
8. Check list item 26. We are requesting a waiver from providing a Landscape plan. The application is proposing pay stations for the existing Car Wash within an existing paved area and the existing site has landscape in accordance with the previous approval.
9. Check list item 27. We are requesting a waiver. The application is proposing pay stations for the existing Car Wash within an existing paved area and the existing. The application is not proposing an additional refuse or storage areas. The existing refuse area is screened.
10. Check list item 28. We are requesting a waiver from providing floor plans and elevations. The application is proposing pay stations for the existing Car Wash within an existing paved area.

**CONSULTING ENGINEERS AND DESIGN PROFESSIONALS**

201 Main Street, 2nd Floor, Toms River, New Jersey 08753  
Phone: (732) 818-9980 Fax: (732) 818-9981