



ZONE C-3 REQUIREMENTS

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	50,000 SF	42,485 SF	42,485 SF *
MINIMUM DENSITY	N/A	N/A	N/A
MINIMUM FLOOR AREA RATIO	0.80	0.11	0.11
MINIMUM LOT WIDTH	200 FT	187 FT	187 FT *
MINIMUM LOT FRONTAGE (ROUTE 33)	200 FT	228.15 FT	228.15 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 REAR YARD SETBACK	40 FT	N/A	N/A
MINIMUM PERCENT BUILDING COVERAGE	35%	10.92%	10.92%
MINIMUM PERCENT LOT COVERAGE	40%	83.78%	83.78%
MINIMUM NUMBER OF STORES	2	1	1
MINIMUM BUILDING HEIGHT	30 FT	< 30 FT	< 30 FT
MINIMUM PERMISSIBLE AREA	18,500 SF	17,782 SF	17,782 SF *
MINIMUM PERMISSIBLE AREA DIA OF CIRCLE	91 FT	124 FT	124 FT
OFF STREET PARKING SPACES	10	11	11
LOADING SPACES	0	0	0

* EXISTING NON-COMFORMANCE PERVIOUSLY GRANTED BY BOARD

SIGN REQUIREMENTS

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
FREESTANDING SIGN (MAIN SIGN ROUTE 33)			
PERMITTED AREA	BUILDING IS 1,501-5,000 SF		
HEIGHT	(1,850 SF-1,501)/501+97.88 SF	97.98 SF	96 SF NO CHANGE
SETBACK FROM PROPERTY LINE	3/4 OF SIGN HEIGHT (20' x 0.75=15')	15 FT	5.5 FT** NO CHANGE**
FREESTANDING SIGN (2 MENU BOARDS)**			
PERMITTED AREA (EACH SIGN)	N/A	23 SF	23 SF
2 MENU BOARDS SIGNS PROPOSED			
SETBACK FROM PROPERTY LINE	3/4 OF SIGN HEIGHT (8'7 1/2" x 0.75=6.57')	6.57 FT	4 FT 26.2 FT
WALL MOUNTED SIGNS			
CAR WASH TRUST			
PERMITTED AREA	PRIMARY SIGN (ROUTE 33 SIGN)		
1.5 SF PER LINEAR FOOT OF WALL FACE (1.5 SF x 34.87=52.30 SF)		52.30 SF	25 SF NO CHANGE
SECONDARY SIGN (OLD CORLIES AVE. SIGN)			
1.5 SF PER LINEAR FOOT OF WALL FACE (1.5 SF x 34.87=52.30 SF)		52.30 SF	25 SF NO CHANGE
OR CHANGE TRUST			
PERMITTED AREA	PRIMARY SIGN (ROUTE 33 SIGN)		
1.5 SF PER LINEAR FOOT OF WALL FACE (1.5 SF x 34.87=52.30 SF)		52.30 SF	31.3 SF
SECONDARY SIGN (OLD CORLIES AVE. SIGN)			
1.5 SF PER LINEAR FOOT OF WALL FACE (1.5 SF x 34.87=52.30 SF)		52.30 SF	25.75 SF
DIRECTIONAL SIGNS			
EXIT ONLY SIGN	3 SF	N/A	2.8 SF
PLEASE WAIT SIGN	3 SF	N/A	2.8 SF

** VARIANCE REQUIRED
*** VARIANCE REQUIRED FOR ADDITIONAL FREESTANDING MENU BOARD SIGNS

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DATE	REVISION	STUART CHALLONER, P.E.		PAY STATION EXHIBIT		
		STUART CHALLONER, P.E. PROFESSIONAL ENGINEER N.J. LIC. NO. 94597 PROFESSIONAL PLANNER N.J. LIC. NO. 4489		PLANET CAR WASH PROPOSED DUAL LANE PAY STATION LOT 2 BLOCK 3102 SITUATED IN TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY		
		CHALLONER & ASSOCIATES L.L.C. CONSULTING ENGINEERS AND DESIGN PROFESSIONALS 201 Main Street, 2nd Floor Toms River, New Jersey 08753 Phone: 732-818-2880 Fax: 732-818-9981		DATE:	SCALE:	DRAWN BY:
				AUG. 8, 2024 AS NOTED SJP	1" = 10' AS NOTED	500 SJP
		DATE:	SCALE:	CHECKED BY:	FILE NO.:	SHEET NO.:
		AUG. 8, 2024 AS NOTED SJP	1" = 10' AS NOTED	500	16003	1 of 1