

Preliminary & Final Site Plan for 'NEW PROFESSIONAL BUILDING'

BLOCK 47, LOTS 2, 3, 5 & 6 TAX MAP SHEET 15

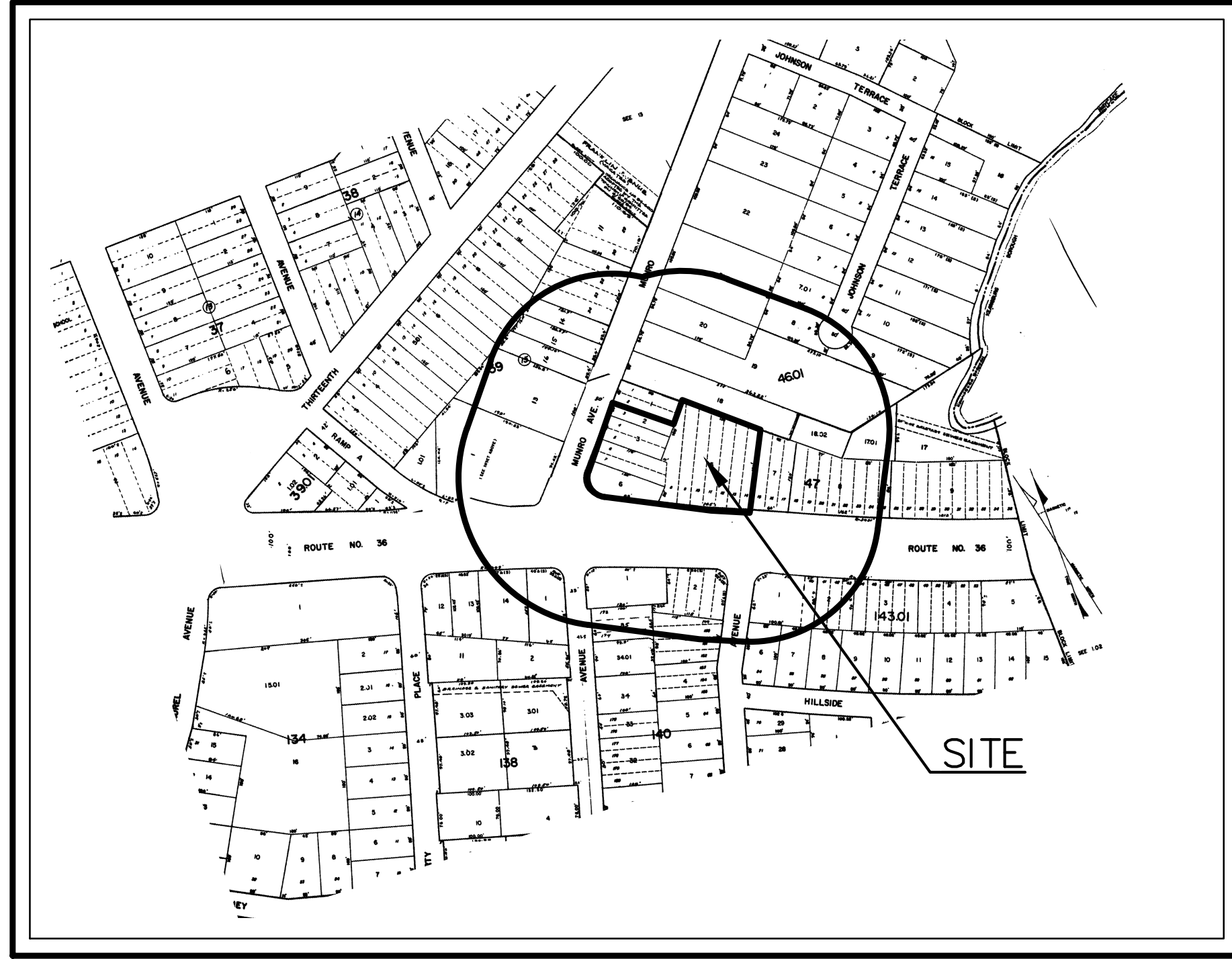
Hazlet Township, Monmouth County, New Jersey

GENERAL NOTES

1. THE SUBJECT PROPERTY IS KNOWN AS LOTS 2, 3, 5 & 6 IN BLOCK 47 AS SHOWN ON SHEET 15 OF THE CURRENT TAX ASSESSMENT MAP FOR HAZLET TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY. TOTAL TRACT AREA = 35,252 SF OR 0.809 AC.
2. THE SUBJECT PROPERTY IS LOCATED IN THE BP-3 BUSINESS PROFESSIONAL ZONE DISTRICT. THERE IS AN EXISTING BUILDING WITH AN EXISTING PAVED DRIVEWAY AND PARKING ARE ON THE SUBJECT PROPERTY (PRESENTLY VACANT AND PREVIOUSLY OPERATED AS 'FRANK & TEDDY'S BAR AND GRILL WITH ONE RESIDENTIAL APARTMENT UNIT ABOVE). THE APPLICANT PROPOSES TO DEMOLISH AND REMOVE THE EXISTING BUILDING AND EXISTING SITE IMPROVEMENTS; THEN CONSTRUCT A NEW 2-STORY BUILDING WITH FIRST FLOOR AS OFFICE SPACE AND SECOND FLOOR WITH 4 RESIDENTIAL APARTMENT UNITS ABOVE. IN TOTAL, THE PROJECT WILL PROVIDE 4,900 SF OF NEW OFFICE SPACE FOR PROFESSIONAL BUSINESS USE AND 4 RESIDENTIAL APARTMENT UNITS. A NEW DRIVEWAY AND PARKING AREA WILL BE PROVIDED WITH 28 PARKING SPACES. NEW UTILITY SERVICES CONNECTIONS WILL BE PROVIDED FOR WATER, SEWER, GAS, ELECTRIC, PHONE, AND CABLE-TV.
3. PROPERTY AND TOPOGRAPHIC SURVEY INFORMATION AS SHOWN HEREON IS TAKEN FROM A CERTAIN PLAN ENTITLED: "BOUNDARY AND TOPOGRAPHIC SURVEY FOR MICHAEL MARGARELLA, BLOCK 47 LOTS 2, 3, 5 & 6, TAX MAP SHEET No. 15" PREPARED BY EASTERN CIVIL ENGINEERING, LLC, DATED 9-29-20 AND REVISED THROUGH 3-01-21. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). LOCAL BENCHMARK AT EXISTING CATCH BASIN ON RTE 36 JUST EAST OF PROJECT SITE. TOP OF CURB RISE ELEV = 11.79 FT (NA088).
4. ALL DIMENSIONS, BOTH LINEAR AND ANGULAR OF THE EXTERIOR BOUNDARIES OF THE SUBJECT PROPERTY AND OF THE LOTS SHOWN THEREON, BALANCE AND THEIR DESCRIPTIONS CLOSE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE PART IN TEN THOUSAND (1:10,000).
5. THERE ARE NO WATERCOURSES, FLOODWAYS, OR FLOOD HAZARD AREAS ON THE SITE OR WITHIN 200 FEET OF THE SUBJECT PROPERTY. EXISTING STORMWATER RUNOFF DRAINAGE PATTERNS WILL NOT CHANGE AS A RESULT OF THE PROPOSED SITE IMPROVEMENTS.
6. PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. CONTRACTOR SHALL OBTAIN MUNICIPAL ROAD OPENING PERMITS FOR UTILITY SERVICE CONNECTIONS AS WELL AS FOR PROPOSED DRIVEWAY CONNECTIONS, SIDEWALK, CURB INSTALLATIONS, AND ANY OTHER IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.
7. REFUSE AND RECYCLABLE MATERIALS SHALL BE STORED WITHIN THE DESIGNATED SCREENED TRASH ENCLOSURE AREA FOR PICK-UP ON THE DESIGNATED DAY.
8. PROPERTY OWNER'S GENERAL CONTRACTOR IS RESPONSIBLE FOR SITE GRADING AND CONSTRUCTION, AND PROJECT SAFETY, INCLUDING PROVISIONS FOR APPROPRIATE SAFETY DEVICES AND REQUIRED TRAINING. GENERAL CONTRACTOR SHALL CONTACT NJ ONE CALL SYSTEM AT (800)272-1000 PRIOR TO EXCAVATION ON-SITE OR WITHIN MUNICIPAL RIGHT-OF-WAY.
9. ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN OR ADJACENT TO THE SITE OR LIMITS OF WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION, SIZE, AND GRADE OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES PRIOR TO STARTING WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES THAT MAY AFFECT THE PROJECT DESIGN.
10. ANY DAMAGE TO EXISTING MUNICIPAL CURB, SIDEWALK, PAVEMENT, UTILITIES, AND/OR EXISTING STORM DRAINAGE INFRASTRUCTURE DUE TO PROPOSED CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE TOWNSHIP'S ENGINEER.
11. ALL PROPOSED SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH TOWNSHIP ORDINANCE SECTION 181-410 AND APPROVED BY THE TOWNSHIP ENGINEER AND CONSTRUCTION OFFICIAL PRIOR TO INSTALLATION OR SITE PLAN APPROVAL SHALL BE REQUIRED. PROJECT-SPECIFIC DETAILS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OR SIGN INSTALLATION.
12. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS AS SHOWN HEREON SHALL BE IN ACCORDANCE WITH: A) NJ DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION; B) NJ RESIDENTIAL SITE IMPROVEMENT STANDARDS; C) CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS; D) CURRENT PREVAILING UTILITY COMPANY / UTILITY AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS; E) CURRENT PREVAILING MANUFACTURER'S SPECIFICATIONS; AND F) CURRENT PREVAILING ADA REGULATIONS, WHERE APPLICABLE.
13. FOR PUBLIC ACCOMMODATIONS OUTSIDE THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY SHALL BE IN COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES: TITLE III. FOR SITES AND FACILITIES LOCATED INSIDE THE PUBLIC RIGHT-OF-WAY, ACCESSIBILITY SHOULD COMPLY WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINE (PROWAG).
14. DEPRESSED CURB SHALL BE INSTALLED FLUSH WITH PAVEMENT GRADE TOGETHER WITH SIDEWALK CURB RAMPS FOR BARRIER FREE ACCESS WHEREVER PROPOSED SIDEWALK MEETS PROPOSED CURB. ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT ADA ACCESSIBILITY AND SLOPE REQUIREMENTS AS NECESSARY.
15. ANY EXISTING CURB CUTS AND/OR DEPRESSED CURB NOT PROPOSED TO BE REUSED SHALL BE REMOVED AND REPLACED WITH FULL-FACE CURBING. ANY DAMAGED AND/OR UNACCEPTABLE CURBING SHALL BE REMOVED AND REPLACED AT THE DIRECTION OF THE TOWNSHIP ENGINEER.
16. ALL REGULATORY SIGNAGE AND STRIPING (i.e. STOP SIGNS, NO PARKING SIGNS, FIRE LANE STRIPING, ETC.) SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWNSHIP FIRE MARSHALL, TRAFFIC AND SAFETY DEPARTMENT, AND ENGINEER.
17. THE PROJECT SITE IS MORE THAN 500-FT FROM THE MEAN HIGH WATER LINE AND THE PROJECT CONSISTS OF LESS THAN 75 DWELLING UNITS AND LESS THAN 150 PARKING SPACES. THEREFORE, IN ACCORDANCE WITH NJAC 7:27-2.2(a)4 THE SCOPE OF WORK FOR THE PROJECT DOES NOT TRIGGER THE NEED FOR NJDEP CAFRA PERMIT REVIEW.
18. A TREE REMOVAL PERMIT SHALL BE SECURED PRIOR TO ANY SITE DISTURBANCE IN ACCORDANCE WITH ORD. SECT. 181-523D.
19. OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT SHALL REMAIN THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL PASS TO ANY SUCCESSIVE PROPERTY OWNER.

VARIANCES & WAIVERS

1. VARIANCE IS REQUESTED FROM ORD. SECT. 181-404.06, WHERE THE PROPOSED RESIDENTIAL APARTMENT USE ABOVE PERMITTED PROFESSIONAL OFFICE SPACE IS NOT AMONG THOSE USES PRESENTLY PERMITTED BY ORDINANCE.
2. VARIANCE IS REQUESTED FROM ORD. SECT. 181-406 SCHEDULE B, WHERE 40,000 SF MINIMUM LOT AREA IS REQUIRED IN THE BP-3 ZONE DISTRICT, 35,252 SF ARE EXISTING.
3. VARIANCE IS REQUESTED FROM ORD. SECT. 181-406 SCHEDULE B, WHERE 200 FT MINIMUM LOT DEPTH IS REQUIRED IN THE BP-3 ZONE DISTRICT, 150.0 FT ARE EXISTING.
4. WAIVER IS REQUESTED FROM ORD. SECT. 181-408.15; ORD. SECT. 181-507.11; ORD. SECT. 181-512.B1; AND ORD. SECT. 181-512.B2 TO ALLOW PARKING WITHIN THE FRONT SETBACK.
5. WAIVER IS REQUESTED FROM ORD. SECT. 181-408.11A WHERE ONE LOADING SPACE IS TECHNICALLY REQUIRED FOR THE PROJECT, NO LOADING SPACES ARE PROPOSED.
6. WAIVER IS REQUESTED FROM ORD. SECT. 181-507.11, ORD. SECT. 181-512.B.1 AND ORD. SECT. 181-512.B.2 TO ALLOW PARKING WITHIN THE FRONT SETBACK AND WITHIN 10-FT FROM SIDE LOT LINE, WHERE 5.5 FT ARE PROPOSED BETWEEN PARKING CURB AND FRONT LINE ALONG NJ STATE HIGHWAY ROUTE 36.
7. WAIVER IS REQUESTED FROM ORD. SECT. 181-507.H WHERE FOUNDATION PLANTING IS REQUIRED SURROUNDING ALL SIDES OF A BUILDING, NO FOUNDATION PLANTING IS PROPOSED FOR THIS PROJECT.
8. WAIVER IS REQUESTED FROM ORD. SECT. 181-812 SCHEDULE B, DEVELOPMENT PLAN CHECKLIST ITEM M.5 WHERE SUBMISSION OF AN ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED, NONE IS PROVIDED DUE TO THE NATURE OF THE PROJECT BEING REDEVELOPMENT OF AN EXISTING SITE.
9. WAIVER IS REQUESTED FROM ORD. SECT. 181-812 SCHEDULE B, DEVELOPMENT PLAN CHECKLIST ITEM M.16 A, THRU M., WHERE SUBMISSION OF A COMPLETE SOIL AND GROUNDWATER TESTING ANALYSIS IS REQUIRED, ONLY PARTIAL SOIL TESTING WAS CONDUCTED WITH ONE TEST PIT AND SOIL LOG ADVANCED TO 12-FT DEPTH TO DETERMINE THAT DEPTH TO GROUNDWATER WAS NOT ENCOUNTERED AND FOR PRELIMINARY STORMWATER MANAGEMENT DESIGN PURPOSES.
10. WAIVER IS REQUESTED FROM ORD. SECT. 181-811 WHERE A CIRCULATION IMPACT STUDY IS REQUIRED FOR PRELIMINARY MAJOR SITE PLANS, NONE HAS BEEN PROVIDED CONSIDERING ANTICIPATED IMPROVEMENTS IN TRAFFIC CIRCULATION FOR THE PROPOSED USE OF THE SITE COMPARED TO THE EXISTING USE OF THE SITE.



VICINITY MAP
1" = 200'+/-

SHEET NO.	INDEX OF SHEETS	DATE
1	SITE PLAN COVER SHEET	9-01-24
2	PRELIMINARY & FINAL SITE PLAN	6-01-24
3	BOUNDARY AND TOPOGRAPHIC SURVEY MAP	6-01-24
4	GRADING, DRAINAGE & UTILITY PLAN	9-01-24
5	LANDSCAPING & LIGHTING PLAN	6-01-24
6	LANDSCAPING & LIGHTING NOTES AND DETAILS	6-01-24
7	SOIL EROSION & SEDIMENT CONTROL PLAN	9-01-24
8	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	6-01-24
9	CONSTRUCTION DETAILS	6-01-24

ZONE DATA

BP-3 BUSINESS PROFESSIONAL ZONE DISTRICT REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	35,252 SF(E)	NO CHANGE
MINIMUM LOT WIDTH	150 FT	253.2 FT	NO CHANGE
MINIMUM LOT FRONTAGE	150 FT	280.1 FT	NO CHANGE
MINIMUM LOT DEPTH	200 FT	150.0 FT(E)	NO CHANGE

EXISTING PRINCIPAL BUILDING	REQUIRED	EXISTING	PROPOSED
MINIMUM FRONT YARD SETBACK	50 FT	10.6 FT(E)	N/A
MINIMUM SIDE YARD SETBACK	20 FT	61.6 FT	N/A
TOTAL TWO SIDE YARD SETBACKS	40 FT	72.2 FT	N/A
MINIMUM REAR YARD SETBACK	25 FT	158.5 FT	N/A

PROPOSED PRINCIPAL BUILDING	REQUIRED	EXISTING	PROPOSED
MINIMUM FRONT YARD SETBACK	50 FT	N/A	58.0 FT
MINIMUM SIDE YARD SETBACK	20 FT	N/A	30.0 FT
TOTAL TWO SIDE YARD SETBACKS	40 FT	N/A	88.0 FT
MINIMUM REAR YARD SETBACK	25 FT	N/A	25.5 FT

ACCESSORY BUILDING	REQUIRED	EXISTING	PROPOSED
MINIMUM FRONT YARD SETBACK	50 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK	20 FT	N/A	N/A
MINIMUM REAR YARD SETBACK	25 FT	N/A	N/A

MAXIMUM ALLOTMENTS	REQUIRED	EXISTING	PROPOSED
MAXIMUM BUILDING COVERAGE	40 %	5.3 %	13.0 %
MAXIMUM LOT COVERAGE	55 %	44.4 %	54.6 %
MAXIMUM BUILDING HEIGHT	25 FT	TBD	24.8 FT
MAXIMUM BUILDING HEIGHT	2 STY	2 STY	2 STY

(E) = PRE EXISTING NON-CONFORMING CONDITION
(V) = VARIANCE REQUIRED

LOT COVERAGE COMPUTATIONS

EXISTING LOT COVERAGE	
EXISTING BUILDING FOOTPRINT AREA =	1,858 SF = 5.3 % COVERAGE
EXISTING DRIVEWAY & PARKING FOOTPRINT AREA =	13,182 SF
EXISTING WALKWAYS, CONC. PADS FOOTPRINT AREAS =	600 SF
TOTAL EXISTING IMPERVIOUS COVERAGE =	15,640 SF = 44.4 % COVERAGE
PROPOSED LOT COVERAGE	
PROPOSED BUILDING FOOTPRINT AREA =	4,595 SF = 13.0 % COVERAGE
PROPOSED DRIVEWAY & PARKING FOOTPRINT AREA =	12,000 SF
PROPOSED WALKWAYS, CONC. PADS FOOTPRINT AREAS =	2,360 SF
PROPOSED TRASH ENCLOSURE FOOTPRINT AREA =	260 SF
TOTAL PROPOSED IMPERVIOUS COVERAGE =	19,235 SF = 54.6 % COVERAGE
PROPOSED INCREASE IN IMPERVIOUS COVERAGE: 19,235 SF(PROP) - 15,640 SF(EXIST) = 3,595 SF	
PROPOSED AREA OF DISTURBANCE = 34,244 SF = 0.79 ACRES.	

PARKING REQUIREMENTS

PARKING REQUIREMENTS:

PROPOSED BUILDING COMMERCIAL USE: 4,595 SF X 1 SPC/200 SF = 23 SPC
RESIDENTIAL APARTMENTS: 2 SPC/DU X 4 DU = 8 SPC

TOTAL REQUIRED PARKING = 31 SPC
TOTAL PARKING PROVIDED = 31 SPC
(SHARED PARKING ARRANGEMENTS FOR VARIOUS USES MAY APPLY AS WELL)

OWNERS OF RECORD WITHIN 200-FT OF SUBJECT PROPERTY

BLOCK	LOT	OWNER & ADDRESS	BLOCK	LOT	OWNER & ADDRESS
47	7,8	JOHN & ELEANOR DUNCAN 165 HWY 36, HAZLET	39	12	JOSEPH & VIVAN RUMBOLO 139 MUNRO AVENUE, HAZLET
47	1	AMY MESCAL 152 MUNRO AVENUE, HAZLET	39	6	MARY MEYERS 72 THIRTEENTH ST, HAZLET
46.01	18	ROBERT & JUDITH MESCAL 152 MUNRO AVENUE, HAZLET	39	7	JENNIFER MONENO 60 THIRTEENTH ST, HAZLET
46.01	18,02, 17,01	ELLEN OUTDOOR ADVERTISING 188 HWY 36 HAZLET	39	8	KENNETH & MICHELLE ROTHMUND 58 THIRTEENTH ST, HAZLET
46.01	19	WALTER & WILDRED PAGAN 148 MUNRO AVENUE, HAZLET	138	1	CHIN CHU SUKE WANG 190 HWY 36, HAZLET
46.01	20	DANIEL AND DANIELLE KILDUFF 144 MUNRO AVENUE, HAZLET	138	14	LORENZA LUENGAS 194-196 HWY 36, HAZLET
46.01	21	FEDERAL NATIONAL MORTGAGE 3908 WISCONSIN AVE NW WASHINGTON DC	140	1,2	HAWATHA DEVELOPMENT 180 HWY 36, HAZLET
46.01	8	JOHN CLARK 37 JOHNSON TERR, HAZLET	140	3	STEPHEN DILLON 1 COMPTON AVE, HAZLET
46.01	9	WILLIAM DEHNELY 38 JOHNSON TERR, HAZLET	140	35	GERALD & DONNA NAPPI 6 FRANKLIN AVE, HAZLET
39	1	DONNA LUCIANO 185 MUNRO AVENUE, HAZLET	143.01	1	COMMUNITY CHECK CASHING 168 HWY 36, HAZLET
39	13	KANE DELANEY 155 MUNRO AVE, HAZLET	143.01	2,3	JOHN & FRANCES FACCAS 158 HWY 36, HAZLET
39	15,16	PAUL PLUMMER 149 MUNRO AVE, HAZLET	143.01	6	STEPHEN MAMOLA 1 HILLSIDE AVE, HAZLET
39	14	RONKO DEVELOPERS PO BOX 8, MANALAPAN	143.01	7	JOHN & PATRICIA SIM 5 HILLSIDE AVE, HAZLET

OWNER / APPLICANT:
MICHAEL MARGARELLA
623 COOPER ROAD
ATLANTIC HIGHLANDS, NJ 07716

I HEREBY CERTIFY THAT I AM THE RECORD HOLDER OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND CONSENT TO THE FILING OF THIS SITE PLAN WITH THE LAND USE BOARD OF HAZLET TOWNSHIP.

MICHAEL MARGARELLA DATE

I HEREBY CERTIFY THAT I HAVE PREPARED THE SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION THEREON DEPICTED ARE CORRECT.

ANDREW R. STOCKTON PE/PLS DATE
NJ LIC. NO. 35405

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCE UNDER THIS JURISDICTION.

BOARD ENGINEER DATE

APPROVED BY THE HAZLET TOWNSHIP LAND USE BOARD.

PRELIMINARY: _____
FINAL: _____

LAND USE BOARD CHAIRMAN DATE

SECRETARY TO THE LAND USE BOARD DATE

No.	DATE	REVISION	BY
5	9-01-24	REV. PER TOWNSHIP 7-31-24 RESOLUTION COMPLIANCE REVIEW	ARS
4	6-01-24	REV. FOR TOWNSHIP LAND USE BOARD - RESOLUTION COMPLIANCE	ARS
3	12-01-23	REV. FOR TOWNSHIP LAND USE BOARD - RESOLUTION COMPLIANCE	ARS
2	7-22-22	REV. PER TOWNSHIP ENGINEER'S 11-23-21 PROJECT REVIEW	ARS
1	10-01-21	REV. PER TOWNSHIP ENGINEER'S 6-30-21 COMPLETENESS REVIEW	ARS

EASTERN CIVIL ENGINEERING, LLC
CIVIL ENGINEERING - SURVEYING & MAPPING - LAND USE PLANNING - SITE DESIGN

31 GRAND TOUR, HIGHLANDS NJ 07732 PHONE: 732.872.7736

PRELIMINARY & FINAL SITE PLAN FOR
MICHAEL MARGARELLA
BLOCK 47 LOTS 2, 3, 5 & 6
TAX MAP SHEET No. 15

ANDREW R. STOCKTON
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LIC. NO. 35405

DATE: 3-01-21	SCALE: AS SHOWN	DESIGN BY: ARS	PROJECT NO.: 2001813	SHEET NO.: 1 of 9
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EASTERN CIVIL ENGINEERING, LLC

CIVIL ENGINEERING - SURVEYING & MAPPING - LAND USE PLANNING - SITE DESIGN