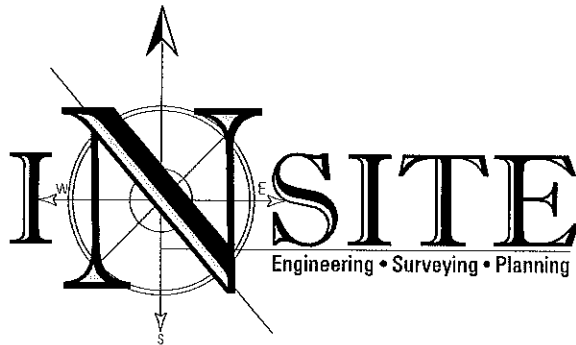


Borough of Neptune City
Attn: Susan Hewitson
Board Secretary
106 West Sylvania Avenue
Neptune City, NJ 07753



January 29, 2021

Via Hand Delivery

RE: **GULF GAS STSATION – NCPB 20-05**
158 West Sylvania, LLC
Block 76, Lot 20
Borough of Neptune City, Monmouth County, NJ

Ms. Hewitson;

We are submitting this letter on behalf of the Owner/Applicant in response to the comments received at the board hearing on 1/12/21. The follow changes were made to the plans:

- Lighting was revised by a lighting consultant to follow IES guidelines and is depicted on sheet 3 with lighting details;
- The height of the existing building was surveyed and is calculated on sheet 2;
- The sign is shown on the canopy, as seen on the elevation view on sheet 2;
- The curbs, sidewalk, and driveway aprons are to be replaced and appropriate details are provided.

In accordance with the above, please find enclosed the following information:

- Eighteen (18) copies of the plans entitled "Preliminary & Final Major Site Plan: 158 West Sylvania Avenue Block 76, Lot 20 Borough of Neptune City Monmouth County, NJ" as prepared by this office, dated 08/13/20 with the latest revision (#1) dated, 01/29/21.

Thank you for your kind consideration of this application. If you have any questions or require further information, please feel free to contact this office anytime.

Sincerely,
InSite Engineering, LLC

Jason L. Fichter, PE, PP, CFM, CME

19-1322-01

JWB/jnw

cc:

Jeffrey Beekman, Esq
47 Main Avenue, Ocean Grove, NJ

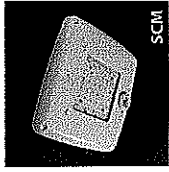
Attorney (w/ attachments)
Via Hand Delivery

InSite Engineering, LLC

1955 Route 34, Suite 1A • Wall, NJ 07719

732-531-7100 (ph) • 732-531-7344 (fx) • InSite@InSiteEng.net • www.InSiteEng.net

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Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	App. Lum. Lumens	App. Watts
6	1	A	SINGLE	SCM-LED-08L-30-50	1000	1000	1000	7988	55.4

Luminaire Schedule		Arrangement		Description		LLD	UDF	LLF	App. Lum. Lumens	App. Watts
6	1	A	SINGLE	SCM-LED-08L-30-50	1000	1000	1000	7988	55.4	

Calculation Summary		LUMENS		WATT	
ALL DALI DIMMS	ILLUMINANCE	FC	1394	WATT	316
DENSITY	ILLUMINANCE	FC	18268	WATT	216
			180		254

READINGS TAKEN ON 4' CENTERS

Drawing scaled or converted from PDF file or scanned / submitted images. Dimensions are approximate.

Based on the information provided, all dimensions and luminaire locations shown represent approximate conditions. The lighting design is based on the information provided and is not a guarantee of performance. The lighting design is based on the information provided and is not a guarantee of performance. The lighting design is based on the information provided and is not a guarantee of performance.

UNIVERSITY OF CALIFORNIA, IRVINE

 LIGHTING PROPOSAL

 LPI-15178-2

 1000 UNIVERSITY AVENUE

 IRVINE, CALIFORNIA 92697

 DATE: 10/1/15

 POWER: 0

 SCALE: 1/4" = 1'-0"

PROJECT INFORMATION

158 W. SYLVANIA AVENUE

CLIENT: 158 WEST SYLVANIA LLC (DPO NUMBER 157)

DESIGNER: TOWNSHIPS OF CHESTER, AN OVER

DATE: 10/15/2017

SCALE: 1/8" = 1'-0"

APPLICANT'S PROFESSIONALS:

ARCHITECT: JAMES R. HARRIS, ARCHITECT, INC. 1000 MARKET STREET, PHILADELPHIA, PA 19106

ENGINEER: JAMES R. HARRIS, ARCHITECT, INC. 1000 MARKET STREET, PHILADELPHIA, PA 19106

LANDSCAPE ARCHITECT: JAMES R. HARRIS, ARCHITECT, INC. 1000 MARKET STREET, PHILADELPHIA, PA 19106

PLANNING: JAMES R. HARRIS, ARCHITECT, INC. 1000 MARKET STREET, PHILADELPHIA, PA 19106

CONSTRUCTION: JAMES R. HARRIS, ARCHITECT, INC. 1000 MARKET STREET, PHILADELPHIA, PA 19106

PERMITS: JAMES R. HARRIS, ARCHITECT, INC. 1000 MARKET STREET, PHILADELPHIA, PA 19106

REVISIONS:

DATE: 10/15/2017

BY: JAMES R. HARRIS, ARCHITECT, INC.

DESCRIPTION: PRELIMINARY & FINAL MAJOR SITE PLAN

SCALE: 1/8" = 1'-0"

DATE: 10/15/2017

BY: JAMES R. HARRIS, ARCHITECT, INC.

DESCRIPTION: SITE LAYOUT PLAN & USE VARIANCE PLAN

SCALE: 1/8" = 1'-0"

DATE: 10/15/2017

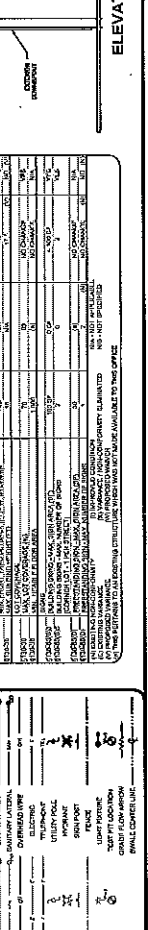
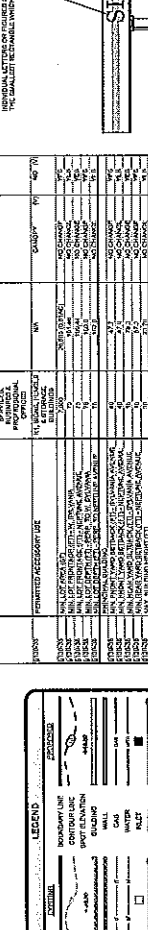
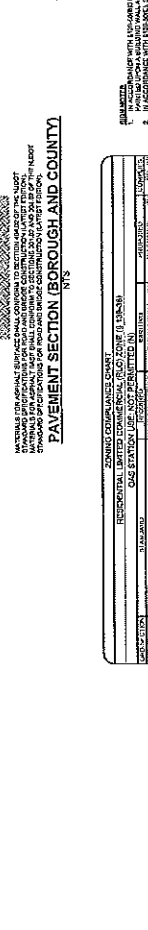
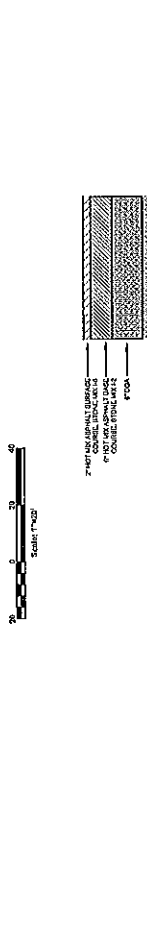
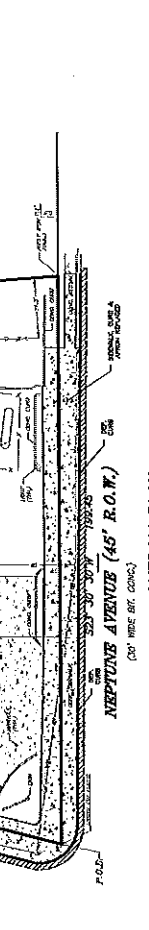
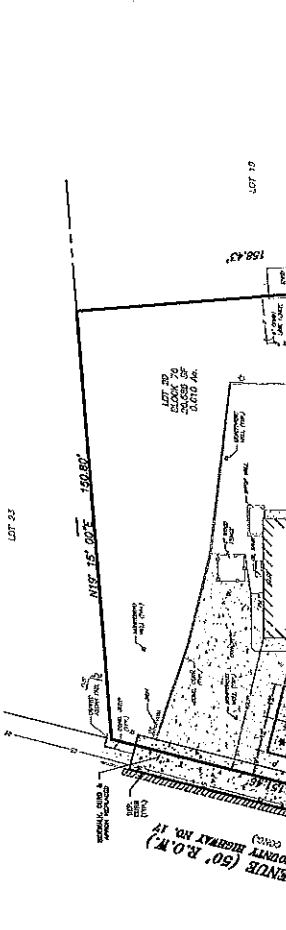
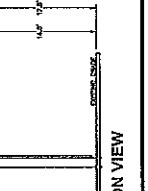
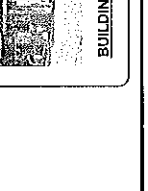
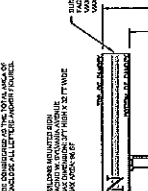
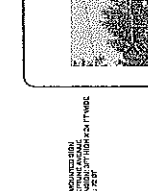
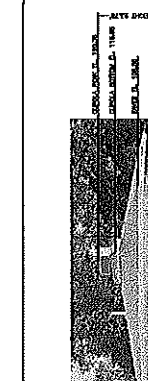
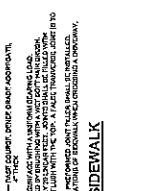
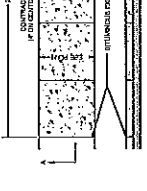
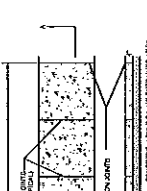
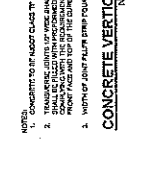
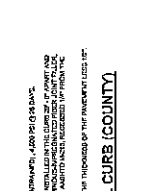
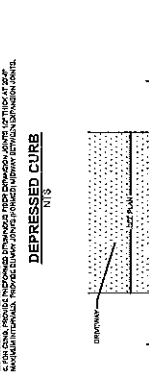
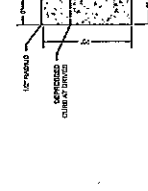
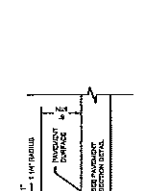
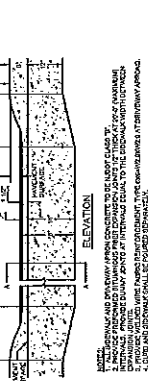
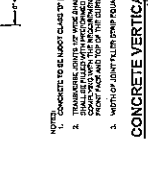
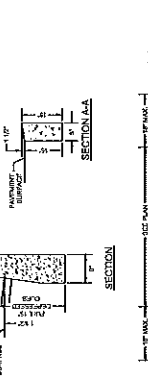
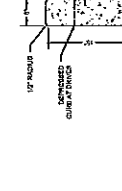
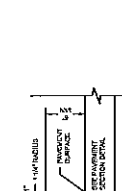
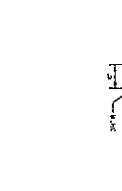
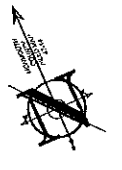
BY: JAMES R. HARRIS, ARCHITECT, INC.

DESCRIPTION: BUILDING HEIGHT COMPLIANCE PER MUNICIPAL ORDINANCE

SCALE: 1/8" = 1'-0"

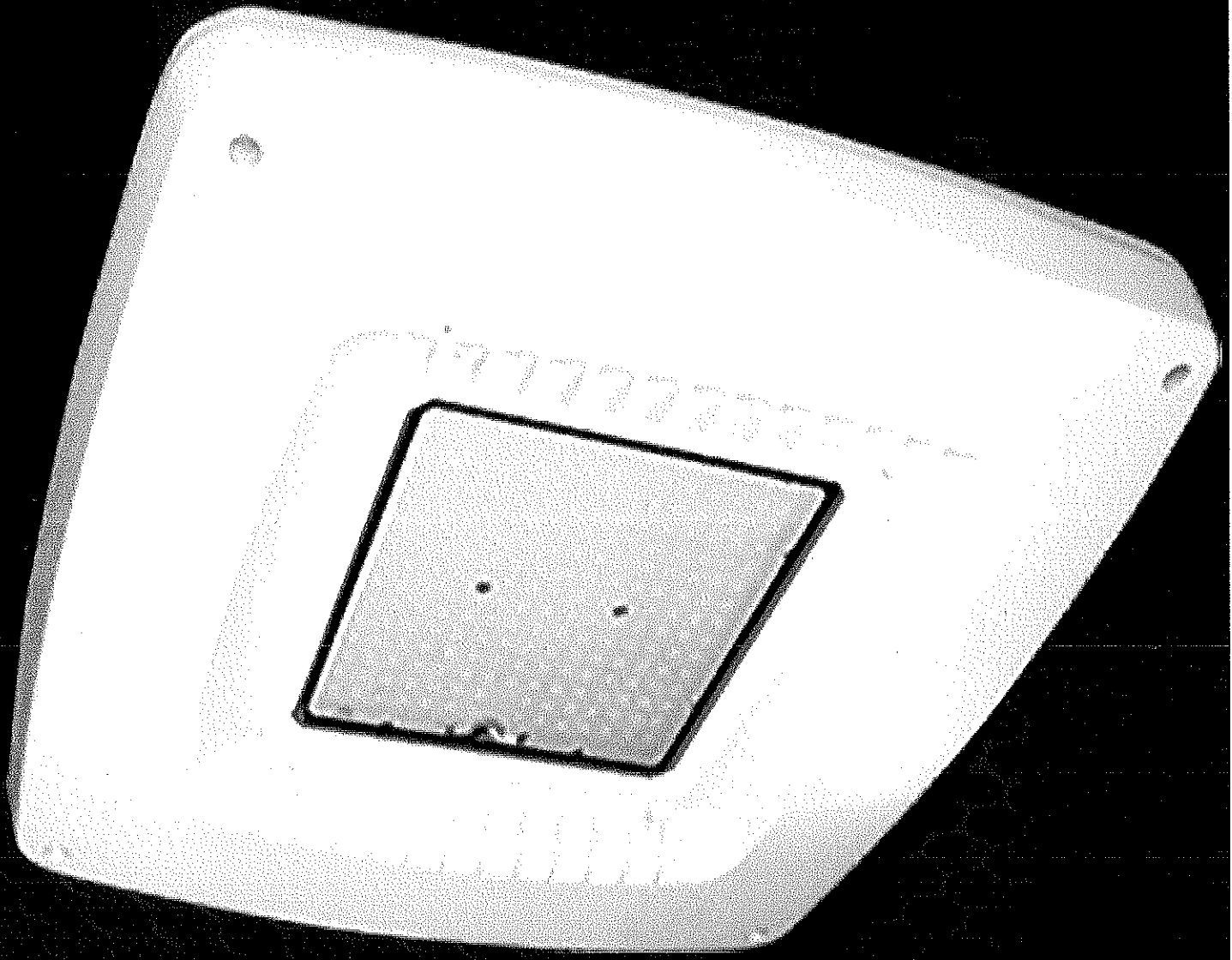
DATE: 10/15/2017

BY: JAMES R. HARRIS, ARCHITECT, INC.



ZONING COMPLIANCE CHART

PROPOSED USE	PERMITTED USE	REQUIRED ACCESSORY USE	PROHIBITED USE	REMARKS
RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	
COMMERCIAL	COMMERCIAL	COMMERCIAL	COMMERCIAL	
INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	
RECREATION	RECREATION	RECREATION	RECREATION	
AGRICULTURE	AGRICULTURE	AGRICULTURE	AGRICULTURE	
UTILITIES	UTILITIES	UTILITIES	UTILITIES	
TRANSPORTATION	TRANSPORTATION	TRANSPORTATION	TRANSPORTATION	
REPAIR SHOPS	REPAIR SHOPS	REPAIR SHOPS	REPAIR SHOPS	
WRECKING YARDS	WRECKING YARDS	WRECKING YARDS	WRECKING YARDS	
SALES OF USED VEHICLES	SALES OF USED VEHICLES	SALES OF USED VEHICLES	SALES OF USED VEHICLES	
SALES OF USED APPLIANCES	SALES OF USED APPLIANCES	SALES OF USED APPLIANCES	SALES OF USED APPLIANCES	
SALES OF USED FURNITURE	SALES OF USED FURNITURE	SALES OF USED FURNITURE	SALES OF USED FURNITURE	
SALES OF USED TOOLS	SALES OF USED TOOLS	SALES OF USED TOOLS	SALES OF USED TOOLS	
SALES OF USED EQUIPMENT	SALES OF USED EQUIPMENT	SALES OF USED EQUIPMENT	SALES OF USED EQUIPMENT	
SALES OF USED MACHINERY	SALES OF USED MACHINERY	SALES OF USED MACHINERY	SALES OF USED MACHINERY	
SALES OF USED VEHICLES	SALES OF USED VEHICLES	SALES OF USED VEHICLES	SALES OF USED VEHICLES	
SALES OF USED APPLIANCES	SALES OF USED APPLIANCES	SALES OF USED APPLIANCES	SALES OF USED APPLIANCES	
SALES OF USED FURNITURE	SALES OF USED FURNITURE	SALES OF USED FURNITURE	SALES OF USED FURNITURE	
SALES OF USED TOOLS	SALES OF USED TOOLS	SALES OF USED TOOLS	SALES OF USED TOOLS	
SALES OF USED EQUIPMENT	SALES OF USED EQUIPMENT	SALES OF USED EQUIPMENT	SALES OF USED EQUIPMENT	
SALES OF USED MACHINERY	SALES OF USED MACHINERY	SALES OF USED MACHINERY	SALES OF USED MACHINERY	



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