

April 1, 2021

Neptune Township Planning Board
25 Neptune Boulevard
PO Box 1125
Neptune, NJ 07754-1125

**Re: Completeness Waiver Request
120 South Main Street Realty, LLC
Preliminary and Final Major Subdivision
Lot 7, Block 257
Our File: NTPB 20-27**

Dear Board Members:

Our office has received and reviewed an application for Completeness Review approval in conjunction with the above referenced project. The following document has been reviewed:

- Preliminary and Final Major Subdivision Plan for Lot 7, Block 257, consisting of four (4) sheets prepared by Edward M. Weinert, P.L.S. and Frank J. Bear, Jr., P.E. of WSB Engineering Group, P.A., dated April 7, 2020, last revised March 3, 2021.

We have completed our Completeness Review of the submitted application and the following waiver requests have been made by the Applicant:

1. Completeness Waiver Request

In accordance with Article VIII – Application Submission Requirements Ordinance Section 811.A, the following waivers have been requested:

- A. Ordinance Section 811.A – when required. A circulation impact study shall be submitted for all general development plans, preliminary major subdivisions and preliminary major site plans.
- B. Ordinance Section 802.A.11 – Community Impact Statement

Our office recommends the above completeness waivers be reviewed by the Planning Board prior to issuing our letter of completeness.

Should you have any questions or require additional information regarding this matter, please contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Matthew Mariano

MM/mcs
NTPB/20/20-27