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November 19, 2020

Client/Matter No. 22088/5

VIA FEDERAL EXPRESS AND EMAIL

Kristie Dickert, Administrator
Neptune Township Zoning Board of Adjustment
25 Neptune Boulevard
Neptune, NJ 07753
E-Mail: kdickert@neptunetownship.org

**Re: Jemal's Rollo L.L.C.
Application for Preliminary and Final Major Site Plan Approval,
"d(4)" or "Floor Area Ratio" Variance Relief; "c(1)" or "c(2)" "Bulk"
Variance Relief; and Design Waiver Relief - Application ZB #20/11
111 South Main Street, Block 308, Lot 5, Neptune Township, NJ
SUPPLEMENTAL PRE-HEARING SUBMISSION**

Dear Ms. Dickert:

As you know, this firm represents Jemal's Rollo L.L.C. owner of the above-referenced property located in Neptune Township and applicant with respect to application no. ZB #20/11 ("Application"). Per your letter dated October 15, 2020, the Application has been deemed complete and scheduled for a public hearing before the Board on December 2, 2020 at 7:30 PM. As advised in your letter, enclosed herewith please find additional copies of the requested application materials for distribution to the Board and its professionals in advance of the hearing.

Specifically, enclosed please find fifteen (15) copies of the following:

1. Completed and signed Land Development Application (site plan and variances);
2. Community Impact Statement prepared by the Applicant's planner.
3. Tax Certification for subject property dated April 29, 2020;
4. 200 Foot Property Owners List dated April 29, 2020;
5. Copy of Deed to subject property;

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6. Copy of Zoning Permit Denial (Zoning Determination dated March 31, 2020);
7. Boundary & Location Survey prepared by Control Point Associates, Inc., dated February 27, 2020; and
8. Copy of Resolution of Approval dated July 23, 1997.

Additionally, please note that fifteen signed and sealed sets of revised plans are being delivered to your attention today under separate cover, by the Applicant's Architect. Should you require and additional materials or have any questions concerning the foregoing, please do not hesitate to contact me. Thank you.

Very truly yours,



STEVEN P. GOUIN

SPG/kjc
Enclosures:

cc: *all via email w/ enc.*
Jemal's Rollo L.L.C.
Daniel Condatore, RA
Jim Kyle, PP
Kyle J. Campanile, Esq.