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October 15, 2024

Daniel J. O'Hern
Byrnes, O'Hern & Heugle, LLC
195 E. Bergen Place
Red Bank, NJ 07701
732-219-7711

Re: **Waiver Request Letter** for
Preliminary and Final Major Site Plan
Neptune Kia Dealership
Neptune Township, Monmouth County, New Jersey
FPA No. 21867.001

Dear Dan;

The applicant/owner is seeking Planning Board approval to renovate the existing dealership building and service building on the above referenced property to meet the Kia brand criteria. The site improvements including new building façade, internal renovation of the Sales Building, internal renovations of the service building, new façade signage, new freestanding Kia sign, compliant ADA parking spaces, barrier free access to the Sales Building, new curb and sidewalk along the front of the Sales Building and EV make ready parking spaces. There is no increase in building area and the site improvements are to enhance the aesthetics of the project site to meet Kia Brand Criteria.

We have prepared this letter to identify the site plan checklist items we are seeking a waiver, including the reason for the request;

Item # 5 - Tree Removal Application – The applicant is removing 1 tree that is 7" diameter in order to provide an exterior new vehicle display as part of the Kia Brand criteria. The applicant is willing to contribute the \$240 replacement fee for the removal of this existing 7" diameter tree.

Item # 9 – Freshwater Wetlands LOI – The subject property is fully developed and there are no freshwater wetlands or buffers on the subject property based on NJDEP Geoweb data base.

Item # 10 – Proof of CAFRA application – This is not applicable for this project.

Item #11 – Circulation Impact Study – The project site is fully developed as a car dealership and there is not change to the existing on-site circulation, existing access driveways and there is no increase in building area or intensity of use.

Item # 12 – Community Impact Statement – There is no change or intensity of the use, the existing dealership is being renovated and improved to comply with Kia Brand criteria and there is no increase in the building area. There is no negative impact on the community as a result of the improvement of the existing dealership site, which shall provide better aesthetic appeal along Route 66.



If you have any questions or would like to discuss, please do not hesitate to contact our office.

FRENCH & PARRELLO ASSOCIATES, PA

A handwritten signature in blue ink, appearing to read 'A.L. French'.

Andrew L. French, P.E.

Director of Land Development

Andrew.French@FPAengineers.com