LEON S. AVAKIAN, INC. *Consulting Engineers*
788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, P.E., P.L.S. (1953-2004)
PETER R. AVAKIAN, P.E., P.L.S., P.P.
MEHRYAR SHAFAI, P.E., P.P.
GREGORY S. BLASH, P.E., P.P.
LOUIS J. LOBOSCO, P.E., P.P.
GERALD J. FREDA, , P.E., P.P.
WILLIAM D. PECK, P.E., P.P.
RICHARD PICATAGI, L.L.A., P.P.
JENNIFER C. BEAHM, P.P., AICP

October 27, 2026

Neptune Township Planning Board
PO Box 1125
25 Neptune Boulevard
Neptune, NJ 07753

Re: Ordinance 26-38
Section 26 Consistency Determination

Dear Board Members:

Pursuant to NJAC 40:55D-26, Neptune Township Ordinance 2026-38, Amending the West Lake Avenue Redevelopment Plan for Block 611, Lots 1, 38, 39, 40 and 41 and Block 610, Lot 14, located on West Lake Avenue in the Township of Neptune, County of Monmouth, State of New Jersey, is consistent with the Township of Neptune Master Plan.

As stated within the Township's Comprehensive Master Plan, dated 2012, the overall goal of the Redevelopment Plan is the creation of walkable, attractive and inviting neighborhood center to serve the needs of the surrounding residential neighborhoods and the Neptune Township community. to provide a balanced land use pattern that preserves residential neighborhoods, as such, the above-referenced ordinance is consistent with the Township's Master Plan.

Should you have any questions or require any clarification regarding this matter, please do not hesitate to contact this office.

Very truly yours,

LEON S. AVAKIAN, INC.

Jennifer C. Beahm, PP, AICP
Planning Board Planner

JCB
cc: Mark G. Kitrick, Esq., Board Attorney
Peter Avakian, P.E., Board Engineer