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., CPWM
GERALD J. FREDA, P.E., P.P.
JENNIFER C. BEAHM, P.P., AICP
CHRISTINE L. BELL, P.P., AICP, CFM
SAMUEL J. AVAKIAN, P.E., P.L.S., P.P.
MICHAEL SHAFAI, P.E

September 1, 2026

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

Re: Minor Subdivision Plan
30 Central Ave.
Block 144, Lot 21
Our File: NTPB 26-08

Dear Board Members:

Our office has received and reviewed an application for a minor subdivision plan in conjunction with the above referenced project and reports are as follows:

1. Submitted Documents

- Minor Subdivision Plan consisting of one (1) sheet, prepared by Michael J. Williams P.L.S., of Michael J. Williams Land Surveying, LLC dated May 27, 2026, with no revision date.

We have completed our engineering and planning review of submitted documents and offer the following comments:

2. Completeness Review

A. The Applicant is not requesting any waivers from the ordinance checklists as outlined in accordance with the Minor Subdivision Checklist, Ordinance Section 802.A and 812.03 and in compliance with the development plan checklists: Completeness Checklist for Site Plan and/or Subdivisions & Application for Development Checklist – Part B: Plan Requirements

The Applicant shall provide Testimony.

It is recommended that a brief report be provided by a licensed professional planner in the state of New Jersey.

3. Zoning and Land Use

A. The Applicant is only proposing to subdivide the property into two (2) lots. Lot 21.01 will be 2,101 SF, Lot 21.02 will be 2,075 SF.

4. Variance and Waivers

A. The proposed bulk conditions for the site are as outlined in the following.

Historical District Oceanfront (HD-0) Zone Bulk Standards

	Required	Proposed Lot 21.01	Proposed Lot 21.02
Min. Lot Area	1,800 sf	2,101 sf (gross)	2,075 sf (gross)
Density (max. d.u. per acre)	24.2	20.7	21.0
Min. Lot Width	30 ft	30.24 ft	30.24 ft
Min. Lot Frontage	30 ft	30.29 ft	30.29 ft
Min. Lot Depth	60 ft	68.82 ft	69.48 ft
Min. Front Yard Setback	AS SHOWN	N/A	N/A
Min. Side Yard Setback	2 ft	N/A	N/A
Min. Combined Side Yard Setback	4 ft	N/A	N/A
Min. Rear Yard Setback	3.1 ft	N/A	N/A
Max. Building Coverage	85%	< 85%	< 85%
Max. Total Lot Coverage	90%	< 90%	< 90%
Max. # of Stories	2.5 Stories	N/A	N/A
Max. Building Height	35 ft	N/A	N/A
Min. Improvable Area	1,000 sf	N/A	N/A
Min. Improvable Area (Diameter)	21 ft	N/A	N/A

(NC) Existing Non-Conformity
(V) Variance Required
N/A Not Applicable

B. The Applicant is not seeking any bulk variances.

5. Minor Subdivision Plan Review Comments

A. The proposed block and lot numbers and street addresses should be approved by the Tax Assessor.

B. The Applicant shall address conformance with Ordinance Section 512.B regarding "Monumentation". The Applicant is required to provide metal allow pins at all corners of approved lots.

C. If the Applicant is perfecting this subdivision by deed, the proposed deed shall be reviewed and approved by the Board Attorney and this office prior to filing.

D. The Applicant **shall provide testimony** on subdivision standards outlined in Ordinance Section 524:

The Applicant's planning testimony must provide compatibility with existing lot size in the neighborhood and general area.

Subdivision Development Standards

a) *Applicability*

This article shall apply to all subdivision applications.

b) *Standards*

(1) *Blocks. The length, width and area of blocks created within bounding roads creating blocks shall be such as to accommodate the lot areas and dimensions required by Article IV of this Chapter for the specific district in which the block is located and to provide for convenient access, circulation, control and safety of street traffic.*

(2) *Lots. No lot shall be created on which development may be rendered impracticable due to significant environmental or man-made constraints, such as steep slopes, wetlands, floodplains, flood hazard areas, drainage or other natural conditions or lack of sewer capacity, utility service, vehicular access or other man-made conditions. Where such conditions occur, the affected land shall be incorporated into the adjoining lots or contiguous open space. Where there are unanswered questions as to the suitability of a lot for its intended use due to any of the above referenced factors or similar circumstances, the*

Board may, after adequate investigation, withhold approval of such a lot.

(3) *Lot Orientation. Side lot lines shall be at right angles to straight street lines and radial to curved street lines, wherever practical. Flag, through, and reverse frontage lots are discouraged.*

(4) *Frontage. To the greatest extent possible, lot frontage shall not be less than the required lot width. For detached single-family residential development only, reduction of twenty-five (25) percent of the required lot frontage may be permitted, provided the required lot width is met at the front setback line, and provided all other bulk requirements for the particular lot are met.*

(5) *Conformance. Where a lot is formed from part of a lot already occupied by a building, any subdivision shall be executed in such a manner so as to not create or exacerbate any violation of the requirements of this Ordinance with respect to the existing building and all yard, setback, coverage, buffers and open space in connection therewith. All resulting lots shall have dimensions consistent with the requirements of the zoning district in which they are located.*

6. General Site Plan Review

A. The Applicant shall provide testimony on the existing and proposed lot areas with regard to this Minor Subdivision.

7. Drainage Review

A. The site shall not be classified as a "major development" as the project does not disturb one or more acres of land and does not create one quarter acre or more of new impervious surfaces. The subdivision related to this project is not considered a major development and does not require stormwater quantity reductions, stormwater quality and groundwater recharge.

8. Utilities Review

A. The Applicant has stated that no utility improvements are proposed as part of the minor subdivision.

9. Lighting and Landscaping Review

A. The Applicant has stated that no exterior lighting improvements are proposed as part of the minor subdivision.

B. The Applicant has stated that no landscaping improvements are proposed as part of the minor subdivision.

10. Conditions of Approval

A. Monmouth County Planning Board, if applicable

C. Neptune Township Developers Agreement, if applicable

D. Performance Guarantees and engineering inspection fees, if applicable

E. Payment of Affordable Housing Contribution in accordance with Ordinance Section 1001

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

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

Very truly yours,
LEON S. AVAKIAN, INC.

Jennifer Beahm, P.P.
Planning Board Planner

Peter R. Avakian, P.E.
Planning Board Engineer

JOG
cc: Kristie Dickert, Zoning Officer
Mark Kitrick, Esq., Board Attorney
Jeffrey P. Beekman, Esq., Applicant's Attorney
Matthew C. Hockenbury, P.E., Applicant's Engineer
Robert and Judith Myers, Applicant
NTPB/26/26-03