

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, P.E., P.L.S. (1953-2004)  
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July 21, 2022

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

**Re: Ordinance 22-38  
Section 26 Consistency Determination**

Dear Board Members:

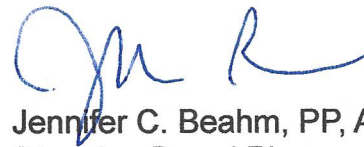
Pursuant to NJAC 40:55D-26, Neptune Township Ordinance 2022-38, An Ordinance adopting a Redevelopment Plan for areas along Route 33 and Route 35 identified as Block 1106, Lots 1-6 and 8-17 on the Tax Map of the Township of Neptune, is consistent with the Township of Neptune Master Plan.

Among the key goals within the Comprehensive Master Plan, dated January 2012, recommends that the Township "Evaluate the establishment of a Gateway at the Route 33/35 intersection," 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