



Memorandum

To: Heather Kepler, Administrative Office
Neptune Township Planning Board

From: Peter R. Avakian P.E., P.L.S., P.P.
Planning Board Engineer

Date: August 21, 2025

Re: Revised Plans Review
Four Star Developers
1933 Heck Avenue
Preliminary and Final
Major Site Plan
Application: PB25/05
Lot 8, Block 1003
Our File: NTPB 24-04

We are in receipt of the application forms and revised site plan for the above reference development application. The revised site plan consists of eleven (11) sheets prepared by Andrew J. Grover, P.E., of InSite Engineering, LLC dated January 9, 2024, last revised June 27, 2025. We have reviewed the submitted documents and offer the following comments.

The revisions do not change the conditions identified within the Leon S. Avakian, Inc. - Technical Review for Preliminary and Final Major Site Plan Application (Four Star Developers), dated August 15, 2025, that which shall remain in effect.

The Applicants revised plans indicate proposed site lighting locations for the office building and parking lot improvements. Proposed lighting improvements include freestanding light poles and wall-mounted lighting, both proposed at a height of 14 feet. Applicant shall provide testimony for any discrepancies with regard to lighting quantity/locations.

The revised plans also include the primary illuminated signage detail, indicating a sign area of 48 square feet.

The proposed improvements have been indicated within the revised site plan and does not change the other conditions on site. The Applicant shall provide testimony with regard to the proposed site lighting and signage.

This memorandum is subject to any administrative requirements such as the number of copies of plans and fees that must be submitted to your office.

If there are any questions concerning this memorandum, please contact my office.

JOG

cc: Kristie Dickert, Zoning Officer
Jennifer Beahm, P.P., Board Planner
Mark Kitrick, Esq., Board Attorney
Ronald J. Troppoli, Esq., Applicant's Attorney
Andrew J. Grover, P.E., Applicant's Engineer
Four Star Developers, Applicant (Medline Industries)

NTPB/25/24-04

PHONE (732) 922-9229

FAX (732) 922-0044