



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: April 21, 2025

Re: Revised Plans Review
PMB 66 Realty, LLC
3401-3425 Rt. 66
Preliminary and Final
Major Site Plan
Application: PB24/04
Lot 15 & 16, Block 3705
Our File: NTPB 24-15

We are in receipt of the application forms and revised site plan for the above reference development application. The revised site plan consists of thirteen (13) sheets prepared by Andrew L. French, P.E., of French & Parrello Associates, dated October 15, 2024, last revised April 3, 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 (PMB 66 Realty, LLC), dated December 19, 2024, that which shall remain in effect.

The Applicants plans indicate newly proposed car wash area for the service building and new paving improvement locations to the existing parking lot drive aisles.

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 this newly proposed service.

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
Daniel J. O'Hern Jr., Esq., Applicant's Attorney
Andrew L. French, P.E., Applicant's Engineer
Paul Sansone Jr., Applicant (Sansone Jr's 66 Auto mall)

NTPB/25/24-15