

MONMOUTH COUNTY PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
FREEHOLD · NEW JERSEY

JAMES GIANNELL
Chairman



JOSEPH BARRIS, PP, AICP, CFM
Director of Planning

June 26, 2023

Kristie Armour
Planning Board
25 Neptune Boulevard
Neptune, NJ 07754-1125

**RE: SITE PLAN FOR HOBBY LOBBY, INC.
BLOCK: 802, LOT: 1
NEPTUNE TOWNSHIP PLANNING BOARD
OUR FILE # NSP10444**

Dear Kristie Armour:

This letter is in reference to the above site plan which was submitted to the Monmouth County Planning Board for approval.

Since this site plan does not front on an existing County Road or affect any County facilities, County Site Plan approval is not required.

If and when one acre of cumulative impervious area is equaled or exceeded at the site, starting with and including the impervious area proposed under the current application, a complete stormwater analysis shall be required. This may result in an assessment for bridge reconstruction and maintenance.

Sincerely,

Joseph Barris, PP, AICP, CFM
Director

JB: jms

c: Keri Williams, PE.
Gary Cohen, Esq.
Joseph Ettore, PE

