

M & M AT NEPTUNE, LLC

Operations Memorandum

Re: Proposed Commercial Development

Block 701, Lot 1

704 NJ Route 35

Township of Neptune, Monmouth County, New Jersey

M&M at Neptune, LLC is proposing to redevelop Block 701 Lot 1 to accommodate a supermarket, retail store, fast food restaurant and a convenience store/gas station. The improvements include a total of 37,361 SF of building cover. Additional improvements include off-street parking, lighting, landscaping, and stormwater management facilities. The project site is bound to the north by Asbury Avenue (County Route 16), to the south by NJ State Highway Route 35, a connection road to the west, and the Hollow Brook along the eastern property line. The property is located within the Township of Neptune Planned Commercial Development Zone (C-1) where the Retail Store and Grocery Store are permitted uses and the Fast-Food and Convenience Store Gas Services are conditional uses.

The bullet items below outline the proposed tentative hours of operation for the development. Additional testimony regarding operations will be provided at the Public Hearing.

- Proposed Supermarket
 - Hours of Operation: 6 AM–12 AM, 7 Days a Week
 - Deliveries anticipated overnight
- Proposed Convenience Store with Gas
 - Hours of Operation: 24 Hours, 7 Days a Week
- Proposed Fast-Food
 - Hours of Operation: 24 Hours, 7 Days a Week
- Proposed Retail Store
 - Hours of Operation: 24 Hours, 7 Days a Week