

THE WEINGARTEN LAW FIRM, LLC

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February 14, 2025

VIA EMAIL: hkepler@neptunetownship.org

Heather Kepler, Administrator
Neptune Township Planning Board
25 Neptune Boulevard
Neptune, NJ 07753

Re: PB24/10
Applicant: M&M at Neptune, LLC
Property: Block 701, Lot 1
Amended Site Plan Application - Bojangles
Planning Board Hearing Date: February 26, 2025

Dear Ms. Kepler:

This firm represents M&M at Neptune, LLC (“Applicant”), who will be represented by Irina B. Elgart, Esq. at the Planning Board hearing on Wednesday, February 26, 2025. As requested in your letter of February 4, 2025, the Applicant will rely upon the Exhibits set forth in the enclosed letter from the Applicant dated February 13, 2025, which forwarded hard copies and a USB drive with the electronic files of the exhibits. In addition, the Applicant shall rely upon the following Witness List for the hearing:

WITNESSES

- Applicant: Ron Aulenbach**
Director of Engineering, Planning & Development
M&M at Neptune, LLC
1260 Stelton Road
Piscataway, NJ 08854
732-985-1900
- Traffic: Matthew Seckler, PE, PP, PTOE**
Stonefield Engineering & Design
92 Park Avenue
Rutherford, NJ 07070
201-340-4468

1260 Stelton Road, Piscataway, New Jersey 08854
Phone (732) 393-0048 Fax: (732) 985-5588

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3. **Planner:** **Justin Auciello**
Cofone Consulting Group, LLC
125 Half Mile Road - Suite 200
Red Bank, NJ 07701
732-933-2715

Moreover, the Applicant has completed the Public Notice requirements and will provide the required Affidavits and supporting documents to you upon our receipt of the newspaper's affidavit of publication. Your consideration in this matter is greatly appreciated. Should you require any additional information, please let me know.

Respectfully,

/s/ Irina B. Elgart

Irina B. Elgart, Esq.

cc: Mark G. Kitrick, Esq. (via email: mkitrick@kkjmlawfirm.com)

M & M AT NEPTUNE, LLC

February 13, 2025

Neptune Township Planning Board
Neptune Township Municipal Building
2201 Heck Ave
Neptune, NJ 07753
732-897-4162

Attn. Ms. Heather Kepler, Planning Board Secretary

Re: Proposed Commercial Development
Block 701; Lot 1
Amended Preliminary & Final Major Site Plan
PB24/10

Dear Ms. Kepler,

This submission of Exhibits is being made in support of an application for Amended Preliminary & Final Major Site Plan. As requested and in anticipation of the upcoming Planning Board meeting, please find enclosed eleven (11) collated sets of the following items:

- Overall Aerial Exhibit A-1
- Aerial Exhibit A-2
- Proposed Color Elevations
- Proposed Floor Plan and Elevations, prepared by HFA
- Approved Site Plan, prepared by EP Design, dated September 24, 2024
- Proposed Site & Geometry Plan, prepared by EP Design, dated September 24, 2024
- Proposed Landscape Plan, prepared by EP Design, dated September 24, 2024
- Amended Preliminary & Final Major Site Plan (Full Set), prepared by EP Design, dated September 24, 2024

Additionally, please find enclosed a USB drive containing electronic files of documents listed above.

Please do not hesitate to contact me if you have any questions or require additional information.

Regards,



Sean Martin
Development Coordinator

cc: Ronald Aulenbach (via email)
Jillian Ng, PE (via email)