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February 4, 2022

Via Certified Mail RRR & Email kdickert@neptunetownship.org

Township of Neptune Planning Board
Attn: Kristie Dickert, Board Secretary
2201 Heck Avenue
Neptune, New Jersey 07753

RE: OG North End Development, LLC/Site Plan Application
PQ: Block 101, Lots 3 & 4; Parts of Lots 2 & 5 and End of Beach Avenue
Our File No. 68031-2

Dear Ms. Dickert,

As you are aware, the above-referenced application was granted Preliminary and Final Site Plan approval by the Planning Board by Resolution adopted on February 26, 2020 ("Approval"). As you are aware, pursuant to the MLUL and Section 809.H.1 of the Township's Land Development Ordinance, the zoning requirements applied to the project and rights conferred to the Applicant shall not be changed for a period of two (2) years after the date of final approval. Additionally, Section 709.B states that final site plan approval shall expire two (2) years from the date of the memorialization of the approving resolution. Section 809.H.2 provides that the Board may extend such period of protection of rights for extensions of one (1) year but not to exceed three (3) such extensions and Section 709.J permits the Board to grant up to three (3) one (1) year extensions. As such, Applicant respectfully requests a one (1) year extension of the Approval under both Sections 709.B and 809.H.

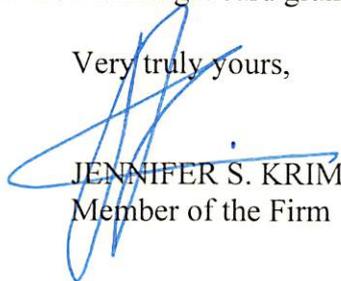
By way of reason for the request, the Applicant was prevented from proceeding with the development for several reasons including:

- There was a significant delay in obtaining the permit from the New Jersey Department of Environmental Protection (NJDEP). The NJDEP permit was finally issued on March 18, 2021, and we are diligently working on compliance with the conditions thereof.

- Despite submitting an application for a Certificate of Appropriateness (CoA) from the Historic Preservation Commission (HPC) back in March of 2020, we have not yet obtained an approval. First, there was a delay in scheduling due to the COVID-19 Pandemic. Originally, due to the magnitude of the project and the complexity of the plans, we wanted to appear in person, and were patiently waiting until the HPC returned to live hearings. However, when it appeared that live hearings may not occur in the near future, we proceeded with a virtual hearing before the HPC on April 6, 2021. Then, at the hearing, the HPC expressed significant concerns with our design and it was suggested we meet with them in Tech Review before appearing at a hearing again. Since then, our professionals have met with the HPC members several times in Tech Review to attempt to address their comments and concerns. We literally “went back to the drawing board” with regard to architectural design and detailing and were able to submit final, revised drawings for the HPC’s consideration on February 2, 2022. We are now awaiting a hearing date.

In light of the above, and in consideration of the Applicant diligently pursuing all required agency approvals, we would respectfully request the Planning Board grant a one (1) year extension of our Approval.

Very truly yours,



JENNIFER S. KRIMKO
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