

July 25, 2022

Gabriella Siboni, Township Clerk
Neptune Township
25 Neptune Blvd.
Neptune, New Jersey 07753

Re: 3401 Route 66 Neptune, Block 3705, Lots 15-17

Dear Ms. Siboni:
Enclosed is a check in the amount of Ten Dollars payable to Neptune Township regarding any request to the Township's Assessor for the 200 foot notice fee for a Planning Board Application for the referenced property.

Very Truly Yours,
David J. O'Hern, Jr.

Neptune Buffer Report

Neptune Township
Clerk: Gabriella Siboni
Assessor: David J. O'Hern, Jr.

Parcel ID	Owner	Address	Zone	Status
3401.15	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.16	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.17	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.18	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.19	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.20	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.21	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.22	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.23	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.24	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.25	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.26	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.27	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.28	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.29	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.30	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.31	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.32	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.33	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.34	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.35	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.36	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.37	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.38	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.39	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.40	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.41	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.42	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.43	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.44	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.45	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.46	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.47	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.48	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.49	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE
3401.50	3401 ROUTE 66	PMB 66 REALTY LLC	NEPTUNE TWP, NJ 07753	ACTIVE

Supplement to 200 Foot List Requests

Please be advised that pursuant to Chapter 245, P.L. 1991, as of August 7th, 1991, any Applicant seeking a public subdivision or site plan approval, is required to provide a Notice of Public Hearing to all Public Utilities and C&E, companies that cross land or propose any easement that is within 200 feet of the proposed development.

Below is a list of Public Utilities which provide this service to the Neptune Area.

New Jersey American Water Company, Inc.
Legal Department, 17th Floor
C/O Land Use Matters
240 Broad Street
Newark, NJ 07102

New Jersey Natural Gas Company
Attn: Land Use Matters
1111 Wyckoff Road
Way Twp, NJ 07719

Jersey Control Power & Light Company
Attn: Land Use Matters
300 Madison Avenue
Montclair, NJ 07040

Morromoch Collieries Planning Board
Attn: Land Use Matters
PO Box 1255
Freehold, NJ 07728-1125

Municipality of Neptune
Attn: Planning Department
PO Box 600
Trenton, NJ 08620

In accordance with the Land Use Law N.J.S.A. 40:55A-12(a), Notice of Property within two hundred feet (200') of a County Road or Other County property shall be given to:

Department of Transportation
C/O Construction of Transportation
PO Box 600
Trenton, NJ 08620

Notice including maps or documents of an application which involves more than 150 acres or 500 dwelling units shall be given to the State Planning Commission:

Please address mail to:
New Jersey Business Action Center
Office of Planning Advisory
Department of State
P.O. Box 248
Trenton, New Jersey 08620-0248

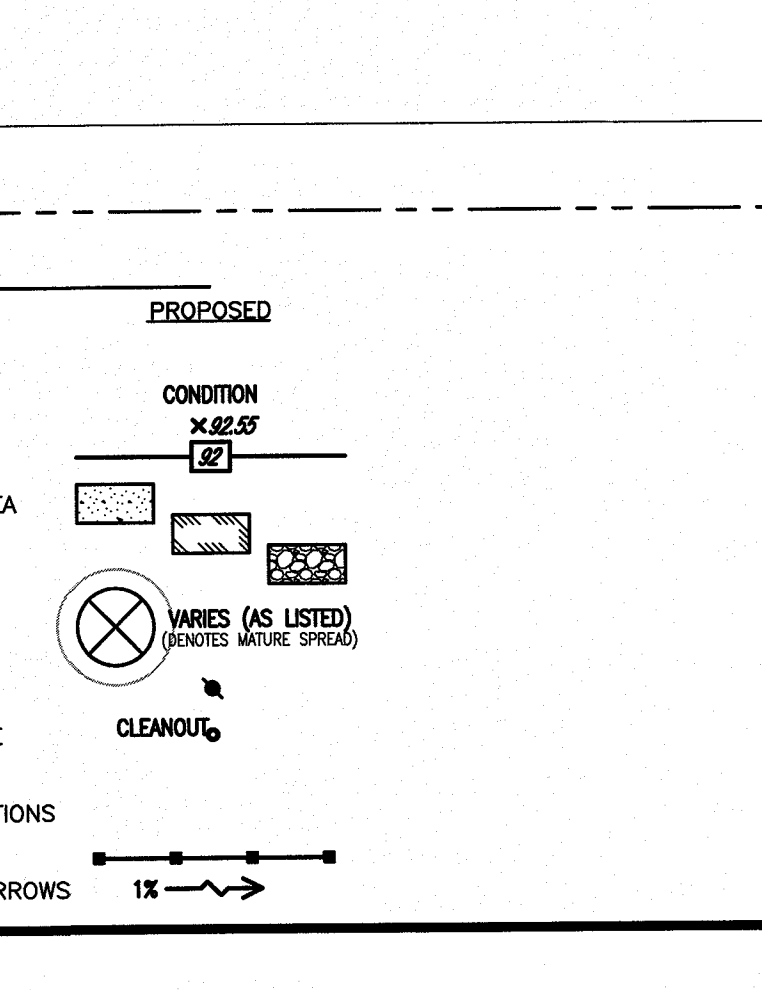
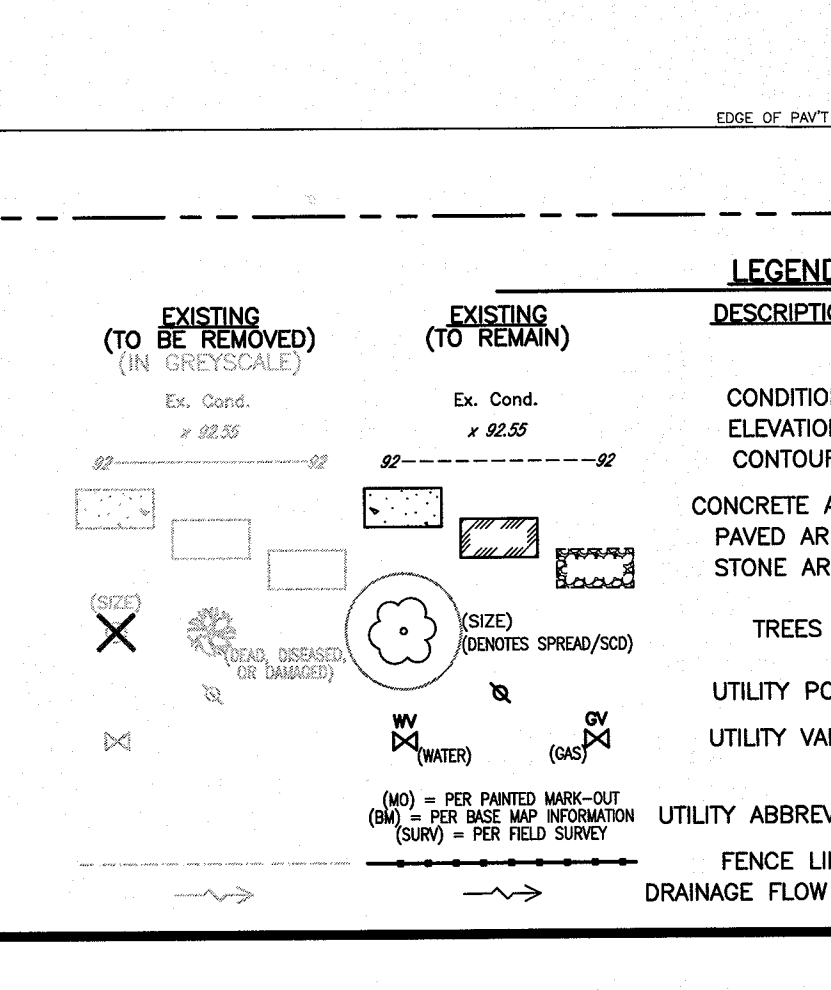
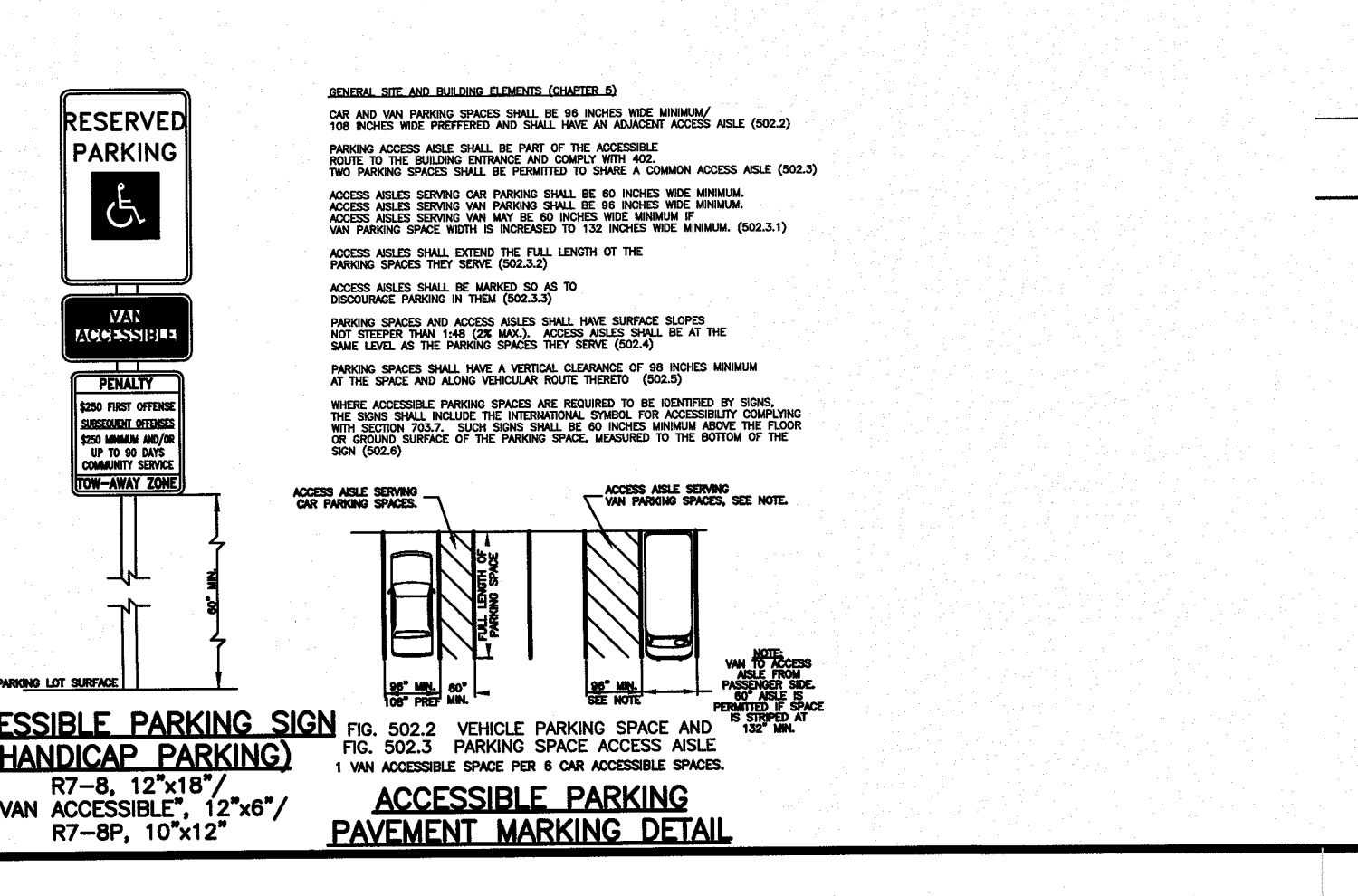
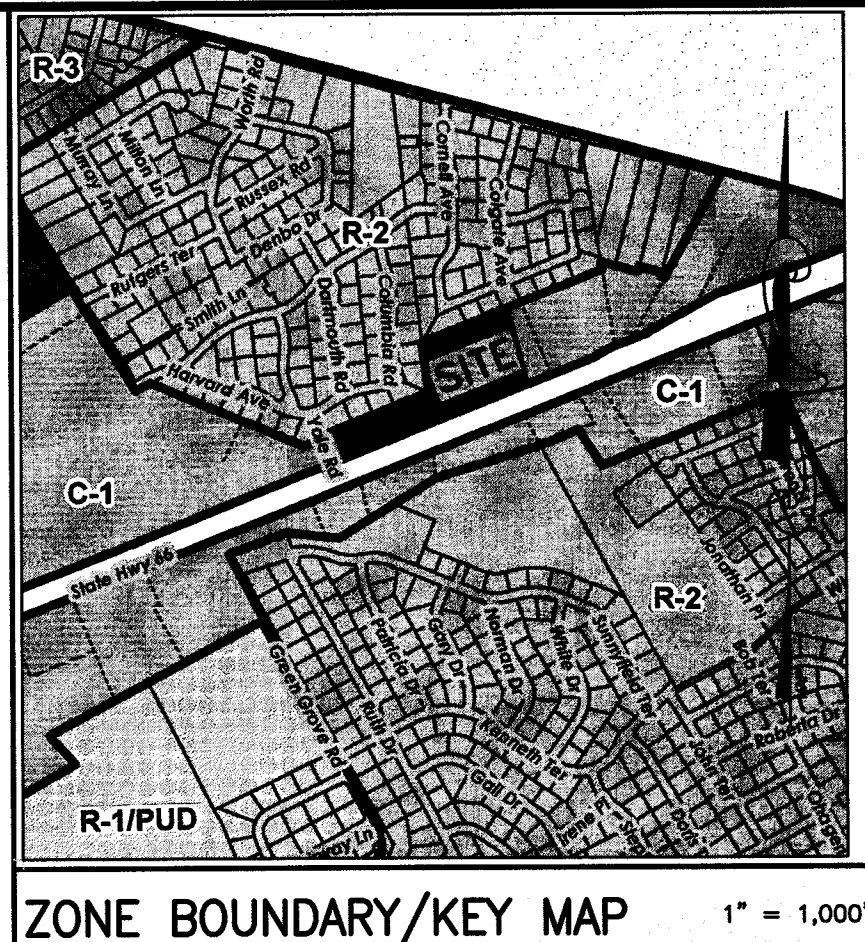
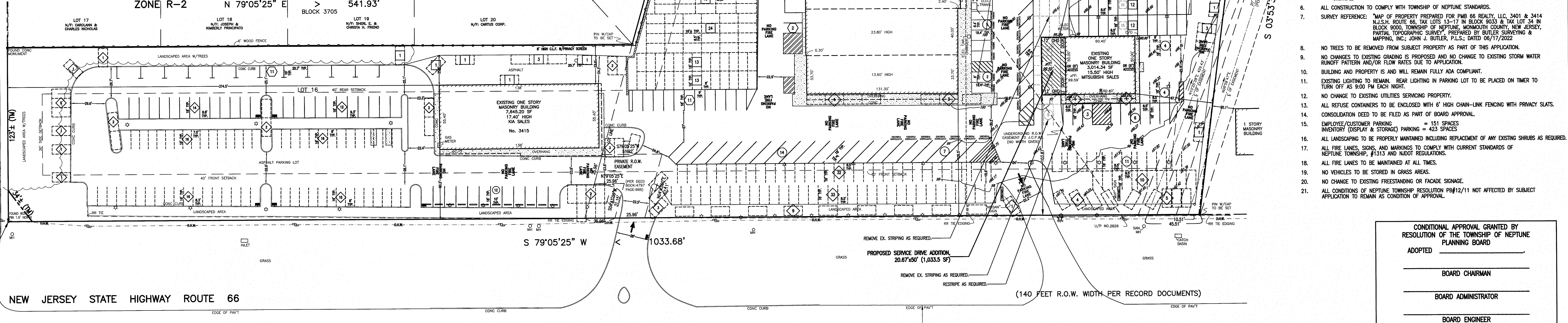
On all applications where property is located in Ocean County, notice must be sent to:
Ocean County Zoning Hearing Board
Attn: Planning Department
24 Piazza America
PO Box 248
Ocean Grove, NJ 07756

Neptune Buffer Report (continued)

25 Neptune Boulevard - Neptune, New Jersey 07753
Tel: 732.988.8333 - Fax: 732.988.8343 - www.oceanplanning.org

Neptune Buffer Report (continued)

Neptune Buffer Report (continued)



811 ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. IT'S THE USER'S ACTUAL LOCATIONS OF ALL UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND/OR EXCAVATION OF ANY KIND. CALL 811 OR 1-800-272-1000 FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES.

PARKING LEGEND

MARK	DESCRIPTION
34	EMPLOYEE
10	CUSTOMER
29	DISPLAY
26	STORAGE

DATE	DESCRIPTION	REVISIONS
OCT-11-2022	REVISED PER COMPLETENESS REVIEW	
		DATE DESCRIPTION

SITE PLAN FOR
PMB 66 REALTY, LLC
3401-3415 ROUTE NO. 66
NEPTUNE, NEW JERSEY 07753
BLOCK 3705, LOTS 15 & 16
CURRENT TAX MAP SHEET NO. 37
DATE: DECEMBER 2013, REV: NOVEMBER 2020

SITUATED IN
TOWNSHIP OF NEPTUNE
MIDDLESEX COUNTY NEW JERSEY

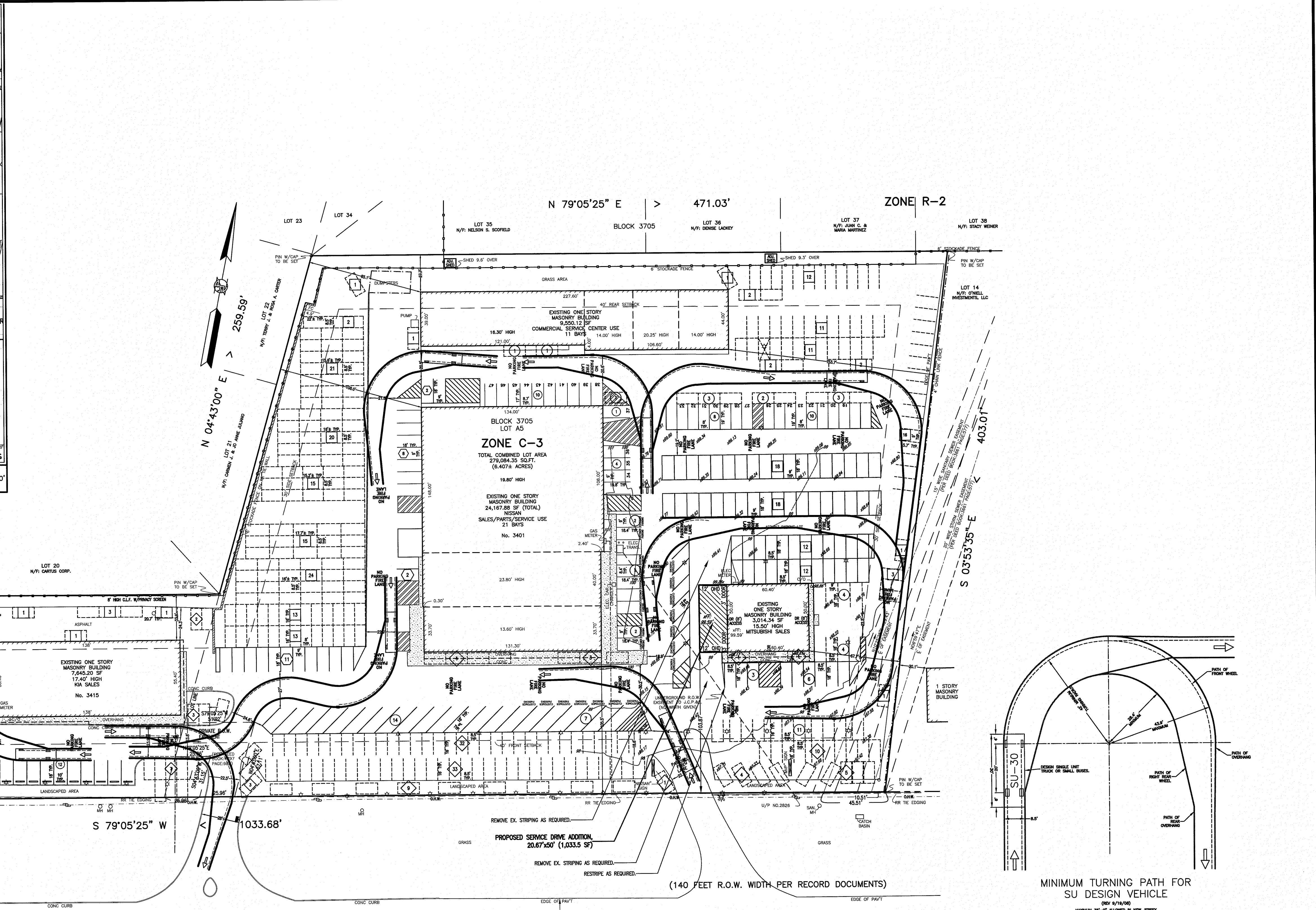
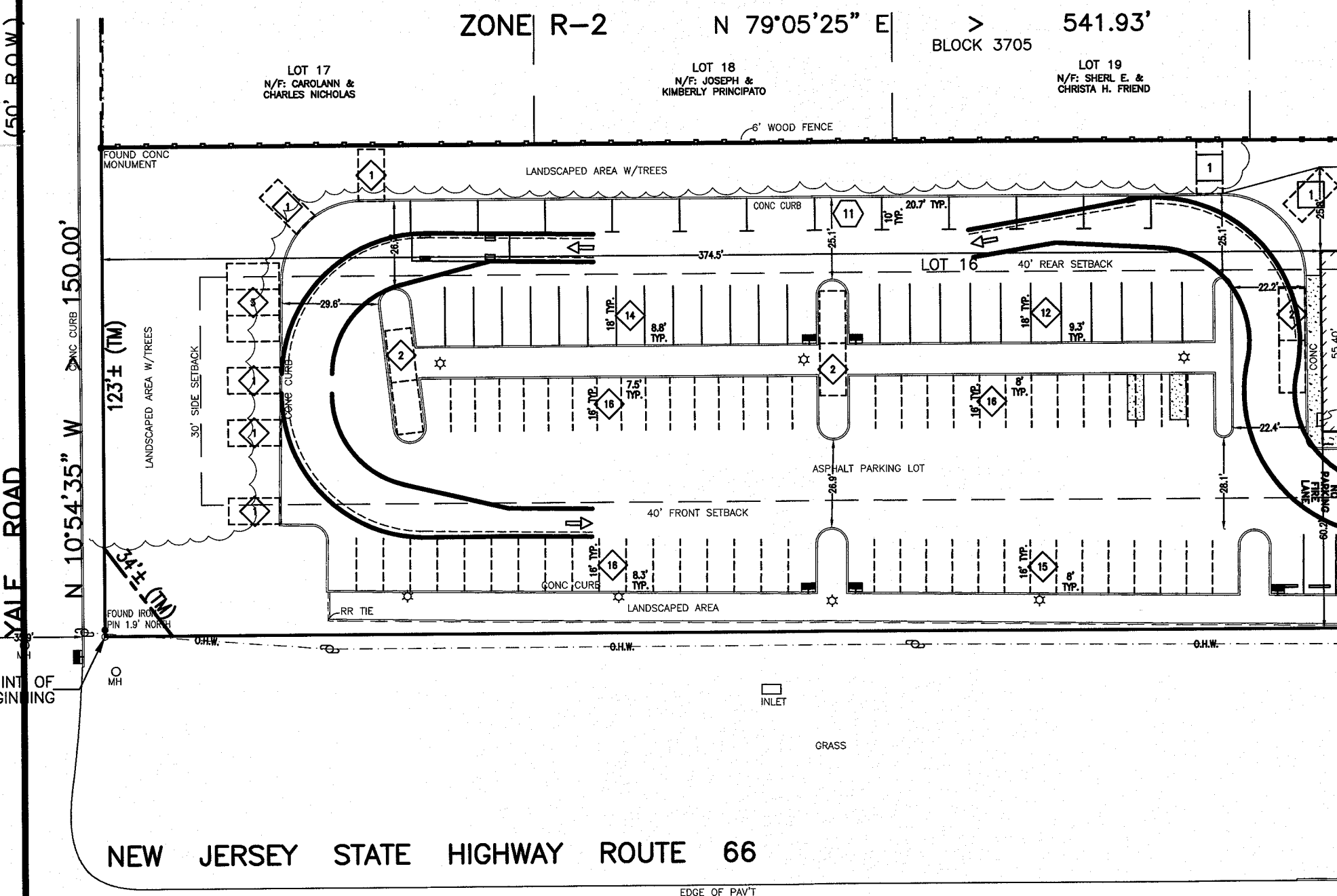
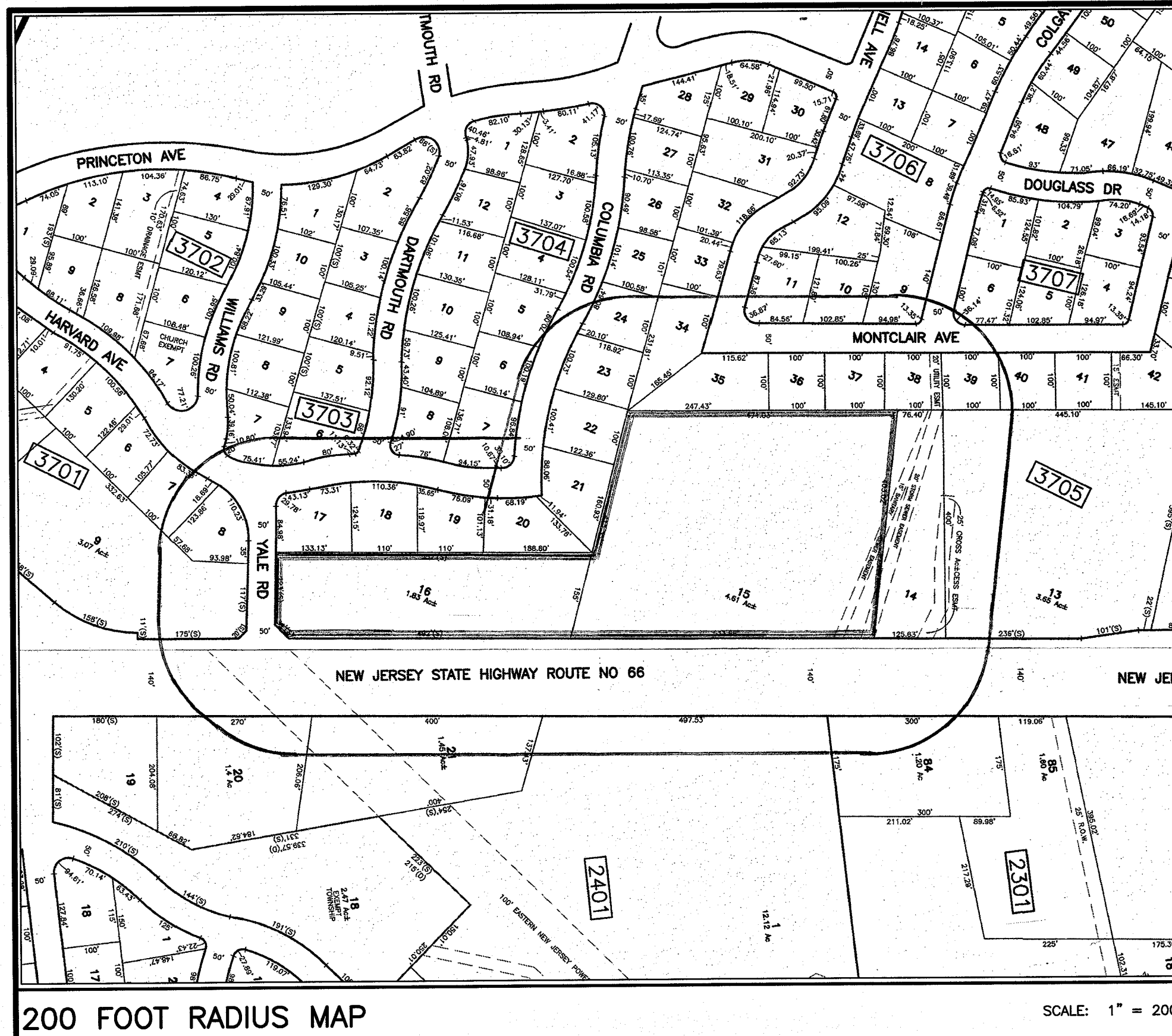
FILE : 92141 SCALE : 1" = 40' DRAWN : M.P.L.
DATE : AUG-17-2022 SHEET : 1 of 2

AngeLO J. Valetutto, P.E.
PROFESSIONAL ENGINEER, PROFESSIONAL PLANNER
N.J. P.E. LICENSE 24807 - N.J. P.P. LICENSE 02777

CERTIFICATE OF AUTHORIZATION NO. 24429718600

424 AMBOY AVENUE
WOODBRIDGE, NJ 07095-0548
PHONE : (732) 636-8080
FAX : (732) 636-0062

REUSE OF THIS DOCUMENT, DESIGN HEREON, OR PORTION THEREOF FOR OTHER THAN THE PROJECT FOR WHICH IT WAS PREPARED IS STRICTLY PROHIBITED. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ANGELO J. VALETUTTO, P.E., IS PROHIBITED.
THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER OR CONTRACT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR ANY OTHER REGULATORY REQUIREMENTS.
ALL UTILITIES AND/OR PERMITS ASSOCIATED WITH THIS PLAN MAY BE WITHDRAWN AND/OR VOIDED AT THE PROFESSIONAL'S DISCRETION.



NEW JERSEY STATE HIGHWAY ROUTE 66 (140 FEET R.O.W. WIDTH PER RECORD DOCUMENTS)

SU-30 ACCESS PLAN

DATE	DESCRIPTION	DATE	DESCRIPTION
OCT-11-2022	REVISED PER COMPLETENESS REVIEW		

LEGEND

EXISTING	DESCRIPTION	PROPOSED
Ex. Cond. x 82.55	CONDITION ELEVATION CONTOUR	COND. x 82.55
[Symbol]	CONCRETE AREA	[Symbol]
[Symbol]	PAVED AREA	[Symbol]
[Symbol]	STONE AREA	[Symbol]
(SIZE) (DENSITIES SPREAD/SQ)	TREES	(X AS LISTED) (DENSITIES MATURE SPREAD)
WV (WATER) (GAS)	UTILITY POLE	CLEANOUT
(WV) (GAS)	UTILITY VALVE	
(WV) (GAS)	UTILITY ABBREVIATIONS	
(WV) (GAS)	FENCE LINE	
[Symbol]	DRAINAGE FLOW ARROWS	

811 ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. IT'S THE USER'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATIONS OF ALL UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND/OR EXCAVATION OF ANY KIND. CALL 811 OR 1-800-272-1000 FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES.

GRAPHIC SCALE
SCALE: 1" = 40'

REVISIONS

SITE PLAN FOR
PMB 66 REALTY, LLC
3401-3415 ROUTE NO. 66
NEPTUNE, NEW JERSEY 07753
BLOCK 3705, LOTS 15 & 16
CURRENT TAX MAP SHEET NO. 37
DATE: DECEMBER 2013, REV: NOVEMBER 2020

SITUATED IN
TOWNSHIP OF NEPTUNE
MIDDLESEX COUNTY NEW JERSEY

FILE : 92141 SCALE : 1" = 40' DRAWN : M.P.L.
DATE : AUG-17-2022 SHEET : 2 of 2

ANGEL J. VALETUTTO, P.E.
PROFESSIONAL ENGINEER, PROFESSIONAL PLANNER
N.J. P.E. LICENSE 24807 - N.J. P.P. LICENSE 02777

REUSE OF THIS DOCUMENT, DESIGN, DRAWING, OR INFORMATION THEREON, FOR OTHER THAN THE PROJECT ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF ANJ ENGINEERING, INC. IS PROHIBITED. IF THIS DOCUMENT DOES NOT HAVE THE NAME OF THE PROFESSIONAL ENGINEER OR PROFESSIONAL PLANNER, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED. THIS PLAN IS THE SOLE PROPERTY OF THE PROFESSIONAL ENGINEER AND PLANNER AND MAY BE REPRODUCED AT ANY TIME FOR ANY REASON. ALL APPROVALS AND/OR PERMITS ASSOCIATED WITH THIS PLAN MAY BE WITHDRAWN AND/OR VOID AT THE PROFESSIONAL ENGINEER'S DISCRETION.