

March 26, 2024

Neptune Township Planning Board
PO Box 1125
25 Neptune Boulevard
Neptune, NJ 07753

Re: Ordinance 24-10
Section 26 Consistency Determination

Dear Board Members:

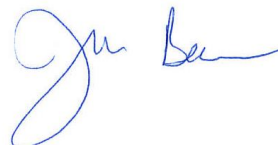
Pursuant to NJAC 40:55D-26, Neptune Township Ordinance 2024-10, an Ordinance referring the An Ordinance Adopting the Amended Redevelopment Plan for Ocean Grove North End located in the Township of Neptune, County of Monmouth, New Jersey is consistent with the Economic Development Plan Element of the Master Plan.

The Economic Plan Element maintains a detailed description of all the established Redevelopment Areas within the Township. The Ocean Grove North End Redevelopment Area describes in detail the anticipated redevelopment of the large parcel in the north end of Ocean Grove. The proposed amendment, while making some modifications to the original Redevelopment Plan the overall development program is the same as is described in the original Plan. As such, the above-referenced ordinance is consistent with the Township's Master Plan.

Should you have any questions or require any clarification regarding this matter, please do not hesitate to contact this office.

Very truly yours,

Leon S. Avakian, Inc.



Jennifer C. Beahm, PP, AICP
Planning Board Planner

JCB

cc: Mark G. Kitrick, Esq., Board Attorney
Peter Avakian, P.E., Board Engineer

