

September 3, 2024

Ms. Heather Kepler, Administrative Officer  
Neptune Township Planning Board  
25 Neptune Boulevard  
P.O. Box 1125  
Neptune, NJ 07754-1125

**Re: North End Redevelopment  
OG North End Development, LLC  
Amended Preliminary & Final Major Site Plan  
Block 101, P/O 2 Lots 3 & 4  
Our File NTPB 19-01**

Dear Ms. Kepler:

Our office received and reviewed an amended application for major site plan approval in conjunction with the above referenced project.

1. **Submitted Documents**

- Site plan set entitled, “Amended Preliminary & Final Major Site Plan”, dated 3/27/19, last revised 7/10/24, prepared by InSite Engineering, LLC, consisting of twelve (12) sheets.
- Site plan entitled “Overlay of Plan Changes”, dated 7/10/24, prepared by InSite Engineering, LLC, consisting of one colored plan drawing.

2. **Application Review Status**

Subsequent to prior Planning Board approval (Resolution dated February 26, 2020), the Applicant proceeded with additional outside agency approvals, including:

- 1) Historic Preservation Committee (HPC); review:
- 2) NJ Department of Environmental Protection; permit approval process:
- 3) Township Redevelopment Committee review.

3. **Site Plan Revisions**

The Applicant has submitted amended site plans to reflect “a complete listing of changes made to previously approved site plan and architectural plan drawings”.

The Applicant’s listing of changes, including reason(s) for the changes, are as follows:

- 1) At Condominium Building #2, the western side of the building has been revised to extend the building foundation to the ground level underneath the two bay windows. This comment came from the Historic Preservation Committee (HPC) during their review and meetings.
- 2) At the southern end of the Boardwalk Retail are, adjacent to the Hotel, the HPC a 2' x 2' building jog for aesthetics.
- 3) During the NJDEP approval process, the retail floor elevation along the boardwalk to the retail area was revised to provide stairs and ramps up to the retail. At this time of previous approval, this boardwalk area was affected by the fire from the building across the boardwalk and was demolished. The revised plans show the connection from the retail to the rebuilt section of the boardwalk.
- 4) At Condominium Building #2, the air conditioning units have been removed from the ground level and relocated to the roof.
- 5) The previous plans showed proposed lighting, within the boardwalk, however this has been eliminated from the plans since the Applicant does not own the boardwalk.
- 6) The site plans have been revised from the previously submitted plans to show the corrected locations of the proposed street lights along Spray Avenue, in accordance with the Lighting Plan prepared by Melillo, Bauer, & Carman Landscape Architecture. The new light poles are spaced in between the existing lights, which are mounted to the utility poles, to provide a more uniform illumination along Spray Avenue.

The Applicant shall provide testimony in support of changes made to previously approved site plan and architectural plan drawings.

Please be advised that additional comments may follow upon completion of testimony and/or submission of further revisions by the Applicant.

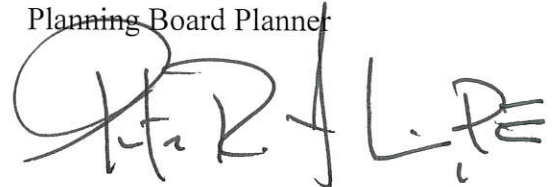
Should you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Jennifer Beahm, P.P.  
Planning Board Planner



Peter R. Avakian, P.E.  
Planning Board Engineer

PRA/mcs

cc: Kristie Dickert, Zoning Officer  
Mark Kitrick, Esq., Board Attorney  
Jennifer S. Krimko, Esq., Applicant's Attorney  
Jason Fichter, P.E., Applicant's Engineer  
Stephen J. Carlidge, AIA, Applicant's Architect  
Thomas B. Bauer, LA, Applicant's Landscape Architect  
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