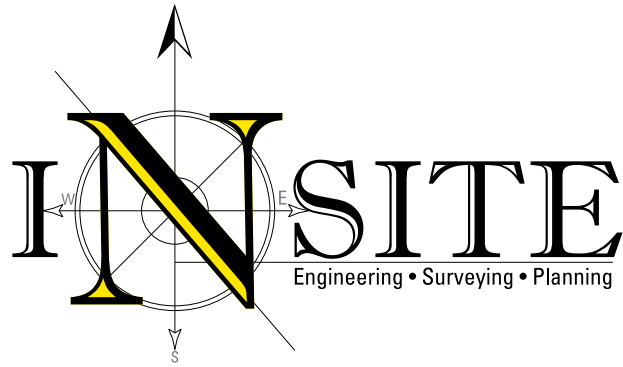


Township of Neptune  
Attn: Kristie Dickert  
Board Secretary  
2201 Heck Avenue  
Neptune, NJ 07753



July 15, 2024

*Via Attorney Submission and Email*

RE: OG North End Development, LLC  
**Summary of Changes Response Letter**  
**Amended Site Plan (Application PB24/06)**  
Block 101, Portion of Lot 2 and Lots 3 & 4;  
Township of Neptune, Monmouth County, New Jersey

Ms. Dickert:

We are submitting this letter on behalf of the Owner/Applicant in response to the email from Peter Avakian, PE, dated July 8, 2024. Each comment and response are numbered in accordance with the aforementioned review memo. *Italicized text is taken from the review memo for your ease of reference*; non-italicized text represents our responses.

*Email from Peter Avakian, PE, dated July 8, 2024*

*Our office forwarded the completeness review last week, and are currently proceeding with the engineering/planning report.*

*As we proceed, it would be most helpful if your professionals (engineer/architect) can provide our office with the following:*

1. *A complete listing of changes made to the previously approved site plan and architectural plan drawings, including reason(s) for the changes.*
  - **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.**
  - **At the southern end of the Boardwalk Retail area, adjacent to the Hotel, the HPC requested a 2' x 2' building jog for aesthetics.**
  - **During the NJDEP approval process, the retail floor elevation along the boardwalk was raised to comply with Flood Hazard regulations. As a result, the access from the boardwalk to the retail area was revised to provide stairs and ramps up to the retail. At the 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 boardwalk.**
  - **At Condominium Building #2, the air conditioning units have been removed from the ground level and relocated to the roof.**
  - **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.**

**InSite Engineering, LLC**

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Licensed in NJ, PA, DE, NY, CT, NC, DC, & CO

2. *Concept plan (if one is available) indicating these changes*

**Please refer to the attached Overlay of Plan Changes which shows the revisions from the previously approved plans (r4), and the current set of plans (r8). The r8 site plans have been revised from the previously submitted r7 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.**

**Plan revisions shown in the color blue are for features that were revised or added. Plan revisions shown in the color orange are features that have been removed from the plans.**

In accordance with the above, enclosed please find the following:

- Site plan set entitled, “Amended Preliminary & Final Major Site Plan”, dated 03/27/19, last revised 07/10/24 (r8), as prepared by this office;
- Site plan entitled, “Overlay of Plan changes”, dated 07/10/24 (r0), as prepared by this office;

All enclosures listed above may be accessed digitally by [clicking here](#) or by manually entering the URL listed below<sup>1</sup>.

Thank you for your kind consideration of this application. If you have any questions or require further information, please feel free to contact this office anytime.

Sincerely,  
**InSite Engineering, LLC**



Jason L. Fichter, PE, PP, CFM, CME

Job #18-1160-01  
SGM/mn

cc: William Gannon, Applicant  
Joel S. Brudner, Applicant  
Jennifer S. Krimko, Esq., Applicant's Attorney  
Stephen J. Carlidge, AIA, Applicant's Architect

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<sup>1</sup> [https://insiteeng-my.sharepoint.com/:f/g/personal/stephen\\_musto\\_insiteeng\\_net/EpBcnLThrxGg9mgd87q1fcBZ235FVcTu2vReqj5kMQUeA?e=2U96HQ](https://insiteeng-my.sharepoint.com/:f/g/personal/stephen_musto_insiteeng_net/EpBcnLThrxGg9mgd87q1fcBZ235FVcTu2vReqj5kMQUeA?e=2U96HQ)