



Memorandum

To: Heather Kepler, Administrative Office
Neptune Township Planning Board

From: Peter R. Avakian P.E., P.L.S., P.P.
Planning Board Engineer

Date: April 28, 2025

Re: Completeness Review

Four Star Developers
1933 Heck Avenue
Major Site Plan
Application: PB25/05
Lot 8, Block 1003
Our File: NTPB 24-04

We are in receipt of the application forms and plan for the above reference development application. The plan consists of eleven (11) sheets prepared by Andrew J. Grover, P.E., of InSite Engineering, LLC, dated January 9, 2025, last revised February 28, 2025. We have reviewed the submitted documents and recommend the application be deemed **COMPLETE**.

Prior to the Board hearing the applicant shall submit the following information:

Completeness Checklist for Site Plans and/or Subdivisions Ordinance 802A

- Ordinance 802A.11 – Six (6) copies of Circulation Impact Study

Application for Development Checklist Ordinance 812.02 – Major Site Plan

- Ordinance 812.02.B.14 – Off-Site Drainage Plan
- Ordinance 812.02.B.16 – Soil Borings Log
- Ordinance 812.02.B.25 – Sign plan indicating measurements, content, dimensions and design
- Ordinance 812.02.B.27 – Exterior of lighting plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and features

Completeness Waiver Request

The Applicant is not requesting any waivers from the ordinance checklists as outlined below:

Completeness Checklist for Site Plans and/or Subdivisions in compliance with the development application completeness checklist

Application for Development Checklist – Part B: Plat Requirements in compliance with the Major Site Plan and Major Subdivision Checklist:

This memorandum is subject to any administrative requirements such as the number of copies of plans and fees that must be submitted to your office.

If there are any questions concerning this memorandum, please contact my office.

JOG

cc: Kristie Dickert, Zoning Officer
Jennifer Beahm, P.P., Board Planner
Mark Kitrick, Esq., Board Attorney
Ronald J. Troppoli, Esq., Applicant's Attorney
Andrew J. Grover, P.E., Applicant's Engineer
Four Star Developers, Applicant (Medline Industries)

NTPB/25/24-04