

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: March 12, 2025

Re: Completeness Review
3601 Route 66, LLC (Top Golf)
3601 Route 66
Preliminary & Final
Major Subdivision and
Preliminary & Final
Major Site Plan
Application: PB23/13
Lots 1.01, 1.02, 1.03, 1.04 & 1.05, Block 3901.01
Our File: NTPB 24-11

We are in receipt of the application forms and plan for the above reference development application. The plan consists of twenty-seven (27) sheets prepared by Leanne R. Hoffmann, P.E., P.P., C.M.E., of Hammer Land Engineering, dated January 23, 2025, with no revision date. We have reviewed the submitted documents and recommend the application be deemed **COMPLETE**.

Please note the following are proposed with this application:

- Preliminary and Final Major Subdivision for all proposed Lots 1.01, 1.02, 1.03, 1.04 and 1.05
- Preliminary and Final Major Site Plan for Lots 1.01 (Top Golf) and 1.04 (QuickChek)
- Preliminary Major Site Plan only for Lots 1.02 (Hotel), 1.03 (Fast-Food Restaurant), and 1.05 (Restaurant)

Completeness Waiver Request

The Applicant is not requesting any waivers from the ordinance checklists as outlined in accordance with the Major Subdivision Checklist, Ordinance Section 802.A and 812.02 and in compliance with the development plan checklists: Completeness Checklist for Site Plan and/or Subdivisions & Application for Development Checklist – Part B: Plat Requirements

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 our office.

JOG

cc: Kristie Dickert, Zoning Officer
Jennifer Beahm, P.P., Board Planner
Peter R. Avakian, P.E., P.P., Board Engineer
Mark Kitrick, Esq., Board Attorney
Mark R. Aikins, Esq., Applicant's Attorney
Leanne R. Hoffmann, P.E., Applicant's Engineer
3601 Route 66, LLC, Applicant (Top Golf/QuickChek)

NTPB/25/24-11