

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: November 27, 2024

Re: Completeness Review
Bojangles
720-730 Hwy 35
Amended Preliminary & Final
Major Site Plan
Application: PB24/10
Lot 1, Block 701
Our File: NTPB 24-13

We are in receipt of the application forms and plan for the above reference development application. The plan consists of twelve (12) sheets prepared by Pericles Stavridis, P.E., of EP Design Services, LLC, dated September 24, 2024, with no revision date. 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:

Application for Development Checklist Ordinance 812.02 – Amended Preliminary & Final Major Site Plan

The following incomplete information shall be addressed under **Ordinance 812.02**, this information should be provided on the engineering plans prior to the Neptune Township Planning Board hearing:

- Ordinance 812.02.B.2(c) – **Tax Map Sheet**, block and lot number(s) of the site, as shown on latest Township Tax Map, the **date** of which shall also be shown.
- Ordinance 812.02.B.16 – **Signature blocks** and dates for Chairperson, Administrative Officer and Board Engineer.

Completeness Waiver Request

This project is part of a large site plan approved under Resolution No. 2022-01.

The Applicant is requesting the following waivers from the ordinance checklists as outlined below.

The following are the list of waivers in accordance with the Completeness Checklist for Site Plans and/or Subdivisions in compliance with the development application completeness checklist:

1. Checklist Item #3 – “Twenty-five (25) copies of the Zoning Permit denial (not required for subdivisions of vacant land)”
2. Checklist Item #6 – “Six (6) copies of Environmental Impact Statement (EIS)”
3. Checklist Item #7 – “Six (6) copies of Stormwater Management Report”
4. Checklist Item #11 – “Six (6) copies of Circulation Impact Study”
5. Checklist Item #12 – “Community Impact Statement (for Major Site Plan and/or Major Subdivision only)”

Due to the nature of the application and prior approval, our office takes no exception to the following list of waivers below in accordance with the Application for Development Checklist – Part B: Plat Requirements in compliance with the Major Site Plan and Major Subdivision Checklist:

Based on the application requirements, the Applicant shall provide testimony with regard to all waivers during the public hearing.

1. Checklist Item #14 – Off-Site Drainage Plan
2. Checklist Item #16 – Soil Boring Logs
3. Checklist Item #30 – Sectionalization and Staging Plan
4. Checklist Item #32 – Traffic Analysis Report

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
Peter R. Avakian, P.E., P.P., Board Engineer
Mark Kitrick, Esq., Board Attorney
Douglas Wolfson, Esq., Applicant’s Attorney
Pericles Stavridis, P.E., Applicant’s Engineer
M&M at Neptune, LLC, Applicant (Bojangles)

NTPB/24/24-13