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* ALSO ADMITTED TO THE PENNSYLVANIA BAR

* ALSO ADMITTED TO THE NEW YORK BAR

* ALSO ADMITTED TO THE ILLINOIS BAR

August 19, 2021

VIA UPS

Township of Neptune
25 Neptune Blvd.
Neptune, New Jersey 07753
Attn: Kristie Dickert, Board of Adjustment Secretary

**RE: GSZ Realty, LLC (“Applicant”)
Route 35, Bangs Ave & Monroe Ave, New Jersey (the “Property”)
Block 808, Lots 5-8
Proposed construction of 4-story mixed-use development**

Dear Ms. Dickert,

Below is a list of responses to the comments provided in the review letter issued by Leon S. Avakian, Inc. Consulting Engineers, dated August 12, 2021:

1. Acknowledged; no response required.
2. Acknowledged; no response required.
3. Conditions for mixed use
 - a. A d(3) variance will be required, though it should be noted that only 925 sq.ft. of residential amenity space is proposed on the ground floor. The remaining ground floor use consists of commercial space, a lobby, storage space, utility rooms and trash rooms.
 - b. See Sheet C-12 (Landscaping Plan) of the site plan package. 15 ft. vegetative buffer is proposed along the eastern boundary of the Property.
 - c. While a d(4) variance is sought, the Applicant does not believe that same is a condition of the conditional mixed-use in the B-1 Zone.
 - d. Acknowledged; no response required.
 - e. Acknowledged; no response required.
 - f. Acknowledged; no response required.
 - g. Acknowledged; no response required.
 - h. Acknowledged; no response required.
 - i. Acknowledged; no response required.
 - j. Acknowledged; no response required.
 - k. Acknowledged; no response required.

HOBOKEN OFFICE

P 201 883 1010
F 856 273 8383

50 Harrison Street, PH #511
Hoboken, NJ 07030

MOUNT LAUREL OFFICE

P 856 273 8300
F 856 273 8383

14000 Horizon Way, Suite 325
Mount Laurel, NJ 08054

HACKENSACK OFFICE

P 201 883 1010
F 856 273 8383

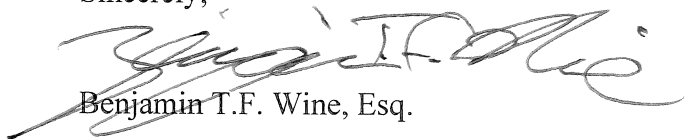
2 University Plaza Drive, Suite 109
Hackensack, NJ 07601

4. Other Ordinance Requirements

- a. Parking
 - i. Acknowledged; no response required.
 - ii. Discrepancy has been corrected. See Sheet C-4 (Site Plan) of the site plan package and Sheet A100 (Ground Floor Plan) of the architectural plan package.
 - iii. Testimony to be provided.
 - iv. Acknowledged; no response required.
 - v. Acknowledged; no response required.
 - vi. See Sheet C-4 (Site Plan) of the site plan package. Sidewalk has been widened to 5 ft. Further testimony to be provided.
 - vii. The Applicant is applying under the B-1 zoning criteria and does not believe that the referenced Redevelopment Plan requirements apply.
 - b. Landscaping and Lighting
 - i. See Sheet C-12 (Landscaping Plan) of the site plan package. While a design waiver is necessary, the Applicant is proposing foundation plantings on three (3) out of four (4) building sides.
 - ii. Acknowledged; no response required.
 - iii. Acknowledged; no response required.
 - iv. Acknowledged; no response required.
 - v. Acknowledged; no response required.
 - vi. Testimony to be provided.
 - vii. The Applicant has corrected the plans accordingly. See Sheet C-9 (Lighting Details) of the site plan package.
 - c. Drainage and Stormwater Management
 - i. Acknowledged; no response required.
 - ii. Acknowledged; no response required.
 - iii. Acknowledged; no response required.
 - iv. Acknowledged; the Applicant's engineer will work with the Board Engineer to ensure satisfaction of the Board Engineer's concerns.
 - v. Acknowledged; the Applicant's engineer will work with the Board Engineer to ensure satisfaction of the Board Engineer's concerns.
 - vi. The Applicant has corrected the plans accordingly. See Sheet C-6 (Stormwater Management Plan) of the site plan package.
 - vii. The Applicant has added the requested notes to the plans. See Sheets C-5 (Grading Plan) and C-6 (Stormwater Management Plan) of the site plan package.
 - d. Architectural Design Standards
 - i. Testimony to be provided.
 - ii. Testimony to be provided.
5. Acknowledged; no response required.
6. Additional comments
 - a. Testimony to be provided.
 - b. The Applicant has corrected the plans accordingly. See Sheets C-4 (Site Plan), C-8 (Lighting Plan) and C-12 (Landscaping Plan) of the site plan package.

- ~~c. The Applicant has corrected the plans accordingly. See Sheet C-16 (Construction Details) of the site plan package.~~
 - d. Testimony to be provided.
 - e. Testimony to be provided.
 - f. See enclosed Response Action Outcome letter, prepared by Sovereign Consulting Inc., dated September 23, 2013, indicating that no further remedial action is necessary.
 - g. Testimony to be provided.
 - h. Applicant will comply.
7. Acknowledged.

Sincerely,



Benjamin T.F. Wine, Esq.