

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, PE., PL.S. (1953-2004)
PETER R. AVAKIAN, PE., PL.S., P.P.
MEHRYAR SHAFAI, PE., P.P.
GREGORY S. BLASH, PE., P.P., CPWM
GERALD J. FREDA, PE., P.P.
JENNIFER C. BEAHM, P.P., AICP
CHRISTINE L. BELL, P.P., AICP, CFM
SAMUEL J. AVAKIAN, PE., PL.S., P.P.
MICHAEL SHAFAI, PE

December 23, 2025

Ms. Heather Kepler, Administrative Officer
Neptune Township Zoning Board of Adjustment
P.O. Box 1125
Neptune, NJ 07754-1125

Re: Perez-Guzman Bulk Variances (ZB 25/19)
618 Wayside Road
Block 1904, Lot 15
Our File: NTBA 25-18

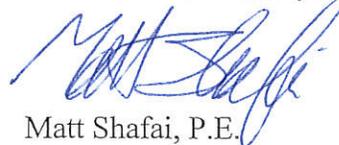
Dear Ms. Kepler:

We have received and reviewed an application for the above referenced project and based upon the submission, we find the application COMPLETE subject to payment of all required application and escrow fees. Please schedule this application for next available meeting.

Should you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Matt Shafai, P.E.
Board Engineer

MS: mcs
cc: Monica Kowalski, Esq., Board Attorney
Jennifer Beahm, P.P., Board Planner
Jennifer Krimko, Esq.
NTBA/25/25-18