



Nelson Engineering Associates, Inc.

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September 27, 2024

Township of Neptune Zoning Board of Adjustment
2201 Heck Avenue
Neptune, NJ 07753
Attn: Heather Kepler, Board Secretary
(Via delivery and email)

RE: Ryal Holding, LLC
Block 3001, Lot 6
NEAI #230607

Dear Ms. Kepler,

In response to questions and comments raised at the last hearing, updated plans and reports have been prepared for the subject application. Fifteen copies of updated plans and drainage reports, as well as a new groundwater sampling report from Environmental Management Group all dated 9-26-2024 are included with this submission. Please note some of the following changes from the previous submission:

A 2002 aerial photograph was consulted to more clearly determine the conditions of the site at that time, and the areas have been included as an exhibit on sheet 5 of the plans. Sheet 5 details the previous land cover, the current land cover, and the total area of disturbance since 2002.

Since the prior submission, additional areas are proposed to be restored to open space, reducing the total proposed lot cover from 38,200 square feet to 37,030 square feet. The areas to be restored will be supplemented with additional landscaping, which is detailed on sheet 2.

A soil boring was performed at the south east corner of the existing gravel area for groundwater sampling and for permeability testing for the proposed drainage system. These results were used to update the drainage report to capture runoff from 4,100 square feet of roof area to offset the proposed 3,255 square foot increase in impervious area since 2002.

We look forward to presenting at the upcoming public hearing. Should you have any questions or comments regarding the above, please do not hesitate to contact me.

Respectfully,

Matthew R. DuBois, PE
Project Engineer

Cc via email: J. Krimko, Esq., Tom Ross, Peter Ritchings