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IN MEMORIAM

LEON ANSCHELEWITZ (1929-1986)
MAX M. BARR (1929-1993)
MILTON M. ABRAMOFF (1935-2004)
DAVID K. ANSELL † (1962-2019)
RICHARD B. ANSELL † (1968-2021)
ROBERT I. ANSELL (1965-2022)
PETER S. FALVO, JR. (1967-2023)

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‡ CERTIFIED BY THE SUPREME
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October 10, 2024

Via Federal Express & Email hkepler@neptunetownship.org

Township of Neptune Zoning Board of Adjustment

Attn: Heather Kepler, Administrative Officer

2201 Heck Avenue

Neptune, New Jersey 07753

RE: 67 Main Ave Realty, LLC/ Use Variance Application

PQ: 79 Main Avenue

Block 162, Lot 7

Neptune, New Jersey

Our File No. 97412-0

Dear Ms. Kepler:

With regard to the above-referenced matter, enclosed herein please find the following:

1. Original and twenty-four (24) copies of the Completeness Checklist and Application for Use and/or Bulk Variances including the Affidavit of Application, Site Visit Authorization and Escrow Agreement;
2. Twenty-five (25) copies of the Deed from 79 Main Avenue, L.L.C. to 67 Main Ave Realty, LLC dated December 7, 2022 and recorded on January 10, 2023 in the Monmouth County Clerk's Office in Deed Book OR-9630, Page 2331;
3. Twenty-five (25) sets of the Survey prepared by Michael J. Williams Land Surveying, LLC dated September 28, 2020 and revised through May 9, 2023 consisting of one (1) sheet;
4. Five (5) sets of Architectural Plans prepared by AMRARCH Design Studio dated May 31, 2023 and revised through July 16, 2024 consisting of two (2) sheets;

October 10, 2024

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5. Five (5) sets of the Community Impact Statement prepared by Beacon Planning and Consulting Services, LLC dated September, 2024;
6. Our client's check made payable to "Neptune Township" in the amount of \$750.00 representing the required application fee;
7. Our client's check made payable to "Neptune Township" in the amount of \$1,500.00 representing the required escrow fee;
8. Disclosure Statement; and,
9. Completed W-9 Tax Form on behalf of the Applicant.

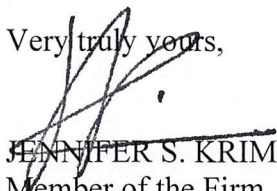
As required, PDFs of the aforementioned plans are also being sent to you, via email.

The enclosed are being submitted for review as to completeness. As always, we will forward the full number of sets once the submission is deemed complete.

Should you have any questions, please do not hesitate to contact me.

My best.

Very truly yours,


JENNIFER S. KRIMKO
Member of the Firm

JSK/lm
Enclosures

- c.c. Samer Ghanem (w/copy of Application) Via Email s@mia.org
Ashraf Ragab, AIA (w/copy of Application) Via Email amrarchdesignstudio1@gmail.com
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