

LEON S. AVAKIAN, INC. *Consulting Engineers*

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February 25, 2025

Zoning Board of Adjustment
Neptune Township
P.O. Box 1125
Neptune, NJ 07754-1125

Re: College Achieve Public Schools (ZB#25/03)
3455 W. Bangs Avenue
Block 3101, Lot 2
Use Variance
Our File: NTBA 22-18

Dear Board Members:

Our office received and reviewed materials that were submitted in support of an application for use variance approval for the above referenced project. The following new documents were reviewed:

- Neptune Township Application for Use and/or Bulk Variances and Checklist, dated February 4, 2025
- Settlement Agreement dated January 13, 2025
- Denial Resolution ZBA#23-18 of the Zoning Board of Adjustment of the Township of Neptune, memorialized November, 2023.
- College Achieve Greater Asbury Park Charter School Architectural Plans, consisting of eight (8) sheets, prepared by Netta Architects, dated June 3, 2022.

1. Site Analysis and Project Description

The subject property, Block 3101, Lot 2, consists of approximately 17.95 acres located on the northwest corner of West Bangs Avenue and Route 33, in the R-1 Very Low-Density Residential Zone District. The site is currently developed with 1-1/2 story church building, a 2 story church and school, a 2 story spiritual center, and a 2 story convent building; as well as associated site improvements. Residential properties are located to the north and east of the subject property. Commercial uses are located to the south, across Route 33, and vacant properties are located to west of the subject property.

In October of 2020, the subject property was granted use variance relief to permit two (2) principal uses on one (1) lot, the existing church and a public charter K-8 school with a capacity of up to 600 students.

- (b) *The variance can be granted without a substantial detriment to the public good.* This requires an evaluation of the impact of the proposed use on surrounding properties and a determination as to whether or not it causes such damage to the character of the neighborhood as to constitute a substantial detriment to the public good.

3. Additional Comments

- A. The Applicant should provide testimony on all conditions of the "Settlement Agreement" and future uses.
- B. The Applicant shall provide testimony regarding any changes to the number of students.
- C. The applicant should address the changes to the building floor plans and the mezzanine.
- D. The applicant should indicate if any additional signage is proposed for the site.
- E. Bussing operation

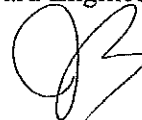
Please be advised that additional comments may follow upon completion of testimony and/or submission of further revisions by the Applicant. Should you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Matt Shafai, P.E.
Board Engineer



Jennifer C. Beahm, P.P.
Board Planner

MS:mcs

cc: Monica Kowalski, Esq., Board Attorney
Agnes Antonian, Esq., Applicant's Attorney
James Cullen, Head of the Charter School
Christopher Cofone, P.P., Applicant's Planner
NTBA/22/22-18a