

MidAtlantic

Engineering Partners

March 15, 2021

MGP-191

Via Email and Hand Delivery

Keyport Unified Planning Board
Attn: Denise Nellis, Board Secretary
70 West Front Street
Keyport, NJ 07735

**Reference: Preliminary/Final Major Site Plan
357 West Front Street, LLC / Brown's Point Marina
Application No. KUPB 20-01
Block 20; Lots 9, 11.01, 13, 14 & 14.01
Borough of Keyport, Monmouth County, New Jersey**

Dear Ms. Nellis:

In response to certain comments received during the February 25th Planning Board meeting regarding the above referenced project, our office has performed the following site plan revisions.

- Sheet 2: Clarifications the existing racks; labeling of the Flood Zone boundary.
- Sheet 4:
 - Swapping locations of the trash enclosure and two handicapped parking stalls.
 - Provision of a drop off space just south of the forklift launch.
 - Removal of the food truck.
 - Groundcover clarifications to the fueling and picnic area.
 - Labeling of curb types in front / south of the proposed building.
 - Moving of the five (5) employee parking spaces from south of the proposed building to the southeast corner of the northern boat rack to address a County comment.
 - Correction to the parking chart to reflect 80 proposed spaces.
- Sheet 5: Labeling of the Flood Zone boundary and areas.
- Sheet 6: Additional landscaping added throughout.
- Sheet 10: Addition of "15 Minute Drop Off Only Parking" sign.

Enclosed please find twenty-two (22) copies of the Preliminary / Final Major Site Plan, prepared by MidAtlantic Engineering Partners and last revised 03/15/21. Please accept these plans today, ten (10) days prior to the March 25th continuation meeting. Should you have any questions, please do not hesitate to contact our office.

Respectfully,

MidAtlantic Engineering Partners, LLC



Michael V. Weseloski, P.E.
enclosures

ec: Clay Perlman – Applicant
Roger Miller – Applicant
Ken Pape – Attorney