

PROPERTY OWNERS
WITHIN 200'

Block	Lot	Owner
9	1	Damiewicz, Ronald & Shirley 42 Washington Street Keyport, NJ 07735
9	2	Damiewicz, Ronald & Shirley 44 Washington Street Keyport, NJ 07735
9	3	Thompson, Kenneth & Renee 44 Washington Street Keyport, NJ 07735
9	4	Tremaine, Ian & Gina 48 Washington Street Keyport, NJ 07735
9	73,738 01, 73802, 74	Vesti Corp 350 W Front St, PO Box 455 Keyport, NJ 07735
20	1,2,3,7	357 West Front Street, LLC 357 West Front Street Keyport, NJ 07735
20	8	Gellburd, Brian 16 Washington Street Keyport, NJ 07735
20	4.01	Leising, Jeffrey A & Nicole J 16 Broadway Keyport, NJ 07735
20	4.02	Rebello, Carlos A & Lisa 18 Broadway Keyport, NJ 07735
20	5,6,9,1 1.01,13 .14,14, 01	357 West Front Street, LLC 357 W Front Street Keyport, NJ 07735
20	10	Yunker, Alan T 28 Washington Street Keyport, NJ 07735
20	11	Hallowell, Jenny 32 Washington Street Keyport, NJ 07735
20	12.01	Demetris, Stanley & Patty 337 W Front Street Keyport, NJ 07735
20	18	PSE&G CO/CORP PROP DEPT, 6th Floor 80 Park Plaza Newark, NJ 07102
318	1.02	Michael Wagner Family Partnership LLC 165 Cliffwood Avenue Cliffwood, NJ 07721

UTILITY CONTACTS

Utilities Which Service Township of Aberdeen	Utilities Which Service The Borough of Keyport
Cablevision of Raritan Valley 275 Centennial Ave/ CN 6805 Piscataway, NJ 08855- 6805	Bell Atlantic/Verizon 1095 Ave of the Americas Room 3137 New York, NY 10036
GPU Energy PO Box 16001 2800 Pottsville Pike Reading, PA 19605-2459	JCP&L Real Estate Department PO Box 1911 Morristown, NJ 07962
NJ Natural Gas Co 16 West Lincoln Ave Atlantic Highlands, NJ 07716	New Jersey Natural Gas Company 1415 Wyckoff Road Wall, NJ 07719
Township of Aberdeen 1 Aberdeen Sq Aberdeen, NJ 07747	Cablevision 275 Centennial Ave/ CN 6805 Piscataway NJ 08855-6805
Verizon 5100 Belmar Blvd Farmingdale, NJ 07727	Borough of Keyport- Attn. Scott Hicks Water/Sewer Department 70 West Front St Keyport, NJ 07735
NJ American Water- Developer's Service 1341 North Ave Plainfield, NJ 07061	
Bayshore Regional 100 Oak St Union Beach, NJ 07735	
Municipal Clerk- Township of Aberdeen 1 Aberdeen Sq Aberdeen, NJ 07747	
Monmouth County Clerk 33 Mechanic St Freehold, NJ 07727	
Conrail Central RR C/O Tax Dept 2001 Market St Philadelphia, PA 19101	
NJ Transit 110 Penn Plaza E Newark, NJ 07105	

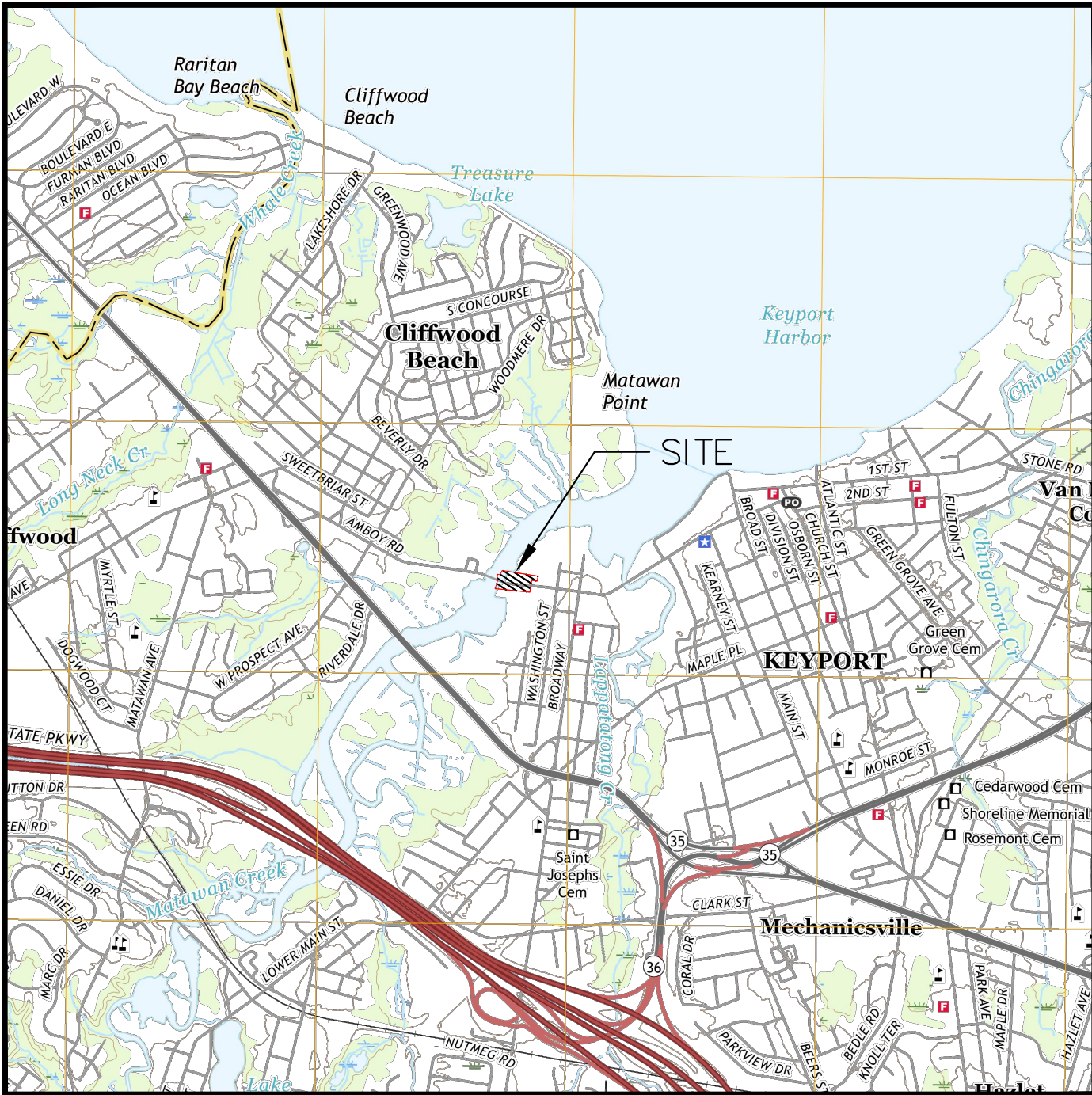
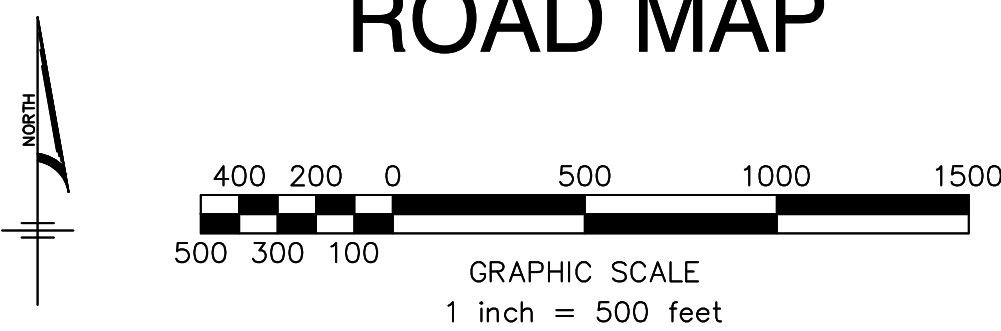
SHEET INDEX

No.	Description	Revision Date
1.	TITLE SHEET	03/15/21
2.	EXISTING CONDITIONS & DEMOLITION PLAN	03/15/21
3.	OVERALL LAYOUT PLAN	03/15/21
4.	LAYOUT PLAN	03/15/21
5.	GRADING & UTILITY PLAN	03/15/21
6.	LANDSCAPE PLAN	03/15/21
7.	LIGHTING PLAN	03/15/21
8.	SOIL EROSION & SEDIMENT CONTROL PLAN	03/15/21
9.	SOIL EROSION & SEDIMENT CONTROL DETAILS	ORIGINAL SUBMISSION
10.	CONSTRUCTION DETAILS	03/15/21

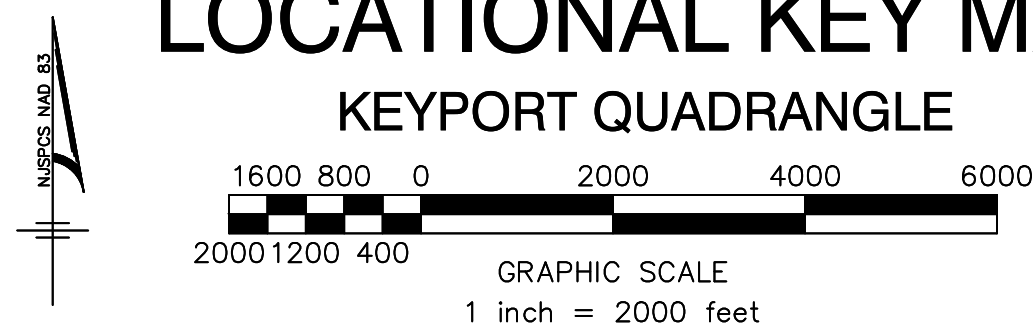
PRELIMINARY/FINAL MAJOR SITE PLAN
BROWN'S POINT MARINA
BLOCK 20; LOTS 9, 11.01, 13, 14 & 14.01
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY



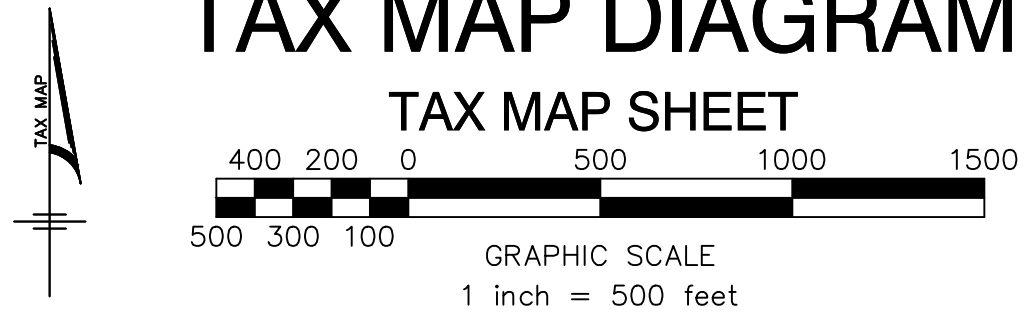
ROAD MAP



LOCATIONAL KEY MAP



TAX MAP DIAGRAM



PROJECT NAME:		ZONE:		
Brown's Point Marina		GMC		
Existing & Proposed Permitted Uses		Existing: Marina Proposed: Marina		
Lots 9, 11.01, 13, 14, 14.01 (Proposed Lot 15.01)				
	Required	Existing ¹	Proposed ¹	Complies
Minimum Lot Area	10,000 SF	86,863.4 SF 1.99 Acres	No change	YES
Minimum Lot Width (Measured along minimum setback line)	100 Feet	405.2	No change	YES
Minimum Front Yard Setback	20 Feet	18.6 Feet ²	56.1 Feet	YES
Minimum One Side Yard Setback	6 Feet	3.3 Feet ^{2,3}	7.0 Feet	YES
Minimum Both Side Yards Setback	16 Feet	324.0 Feet	204.0 Feet	YES
Minimum Rear Yard Setback	20 Feet	122.9 Feet	52.3 Feet	YES
Max. Height (stories/Feet)	3 Stories/35 Feet	2 Stories	2 Stories/35 Feet	YES
Max % Building Coverage	35%	4.4%	6.5%	YES
Max. Impervious Coverage	90%	78.0%	82%	YES

1. Relative to Proposed Lot 15.01, unless otherwise noted.
2. Existing non-conformity relative to maintenance garage to be removed.
3. Existing side yard setback to Lots 11 & 12.01.

BROWN'S POINT MARINA – PARKING CHART					
DESCRIPTION	EXISTING	PROPOSED / UNDER CONSTRUCTION	TOTAL	REQUIRED PARKING* (0.6 spaces per slip/rack)	DEMONSTRATED PARKING
BOAT SLIPS	80	35 ¹	115	69	69
BOAT RACKS (IN-WATER USE)	64	46	110	66	11 ²
BOAT RACKS (STORAGE ³)	0	42	42	25	0 ^{2,3}
TOTAL	144	123	267	160	80 ²
* Keyport Borough Ordinance, 25-1-98, do 4.b.					
Minimum number of parking spaces shall be 0.6 spaces per slip or contracted rack storage space (not dedicated slip renters).					

1. Proposed and approved under NJDEP Permit # 1322-0400001.2 WFD 140001 & WFD160001. Not proposed as part of this application.
2. Variance Required / Requested.
3. a. For winter storage of boats which have a contracted in-water slip. Parking accounted for under Boat Slip category.
b. For year-round storage of boats. Lessee contract w/ owner will not permit boats to be launched and used from these rack locations. Not an active "slip". No parking required.
c. For temporary storage of boats undergoing maintenance, which:
i. Otherwise have a contracted in water or rack slip.
ii. Are otherwise not a customer of the marina, but are solely seeking maintenance.
No parking required.
4. A minimum of four handicap parking stalls are required and provided, three of which are van accessible.

Site plan of Brown's Point Marina
Zone GMC, Block 20, Lot 9, 11.01, 13, 14 & 14.01
Date AS SHOWN
Applicant: 357 West Front Street, LLC
Address: 357 West Front Street, Keyport, NJ 07735
I consent to the filing of this site plan with the Planning Board

(Owner) (Date)

I hereby certify that I have prepared the site plan and that all dimensions and information thereon depicted is correct.

(Name) (Title & License)

I have reviewed this site plan and certify that it meets all codes and ordinances under that jurisdiction

(Date) (Municipal Engineer)

Approved by Planning Board:

Preliminary

Final

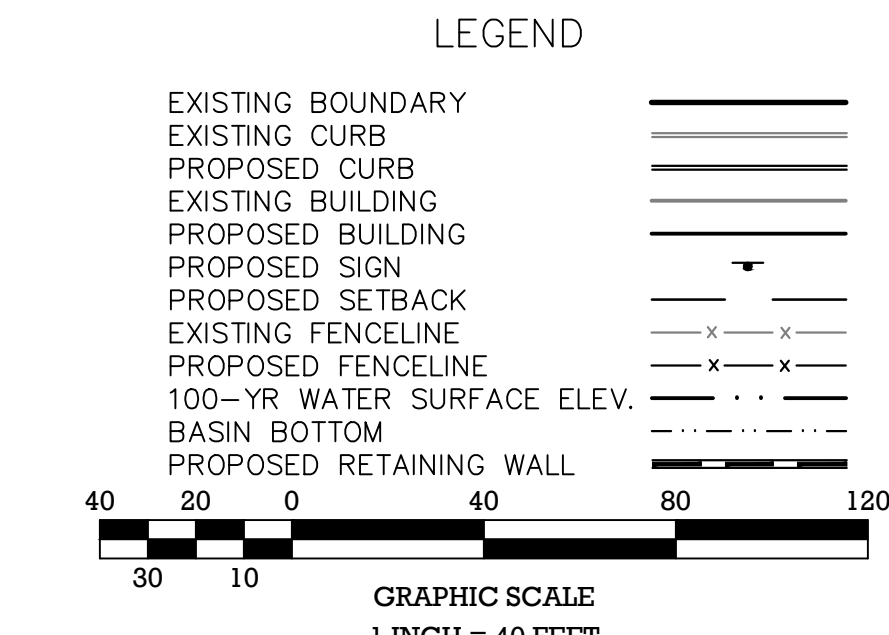
(Chairman) (Date)

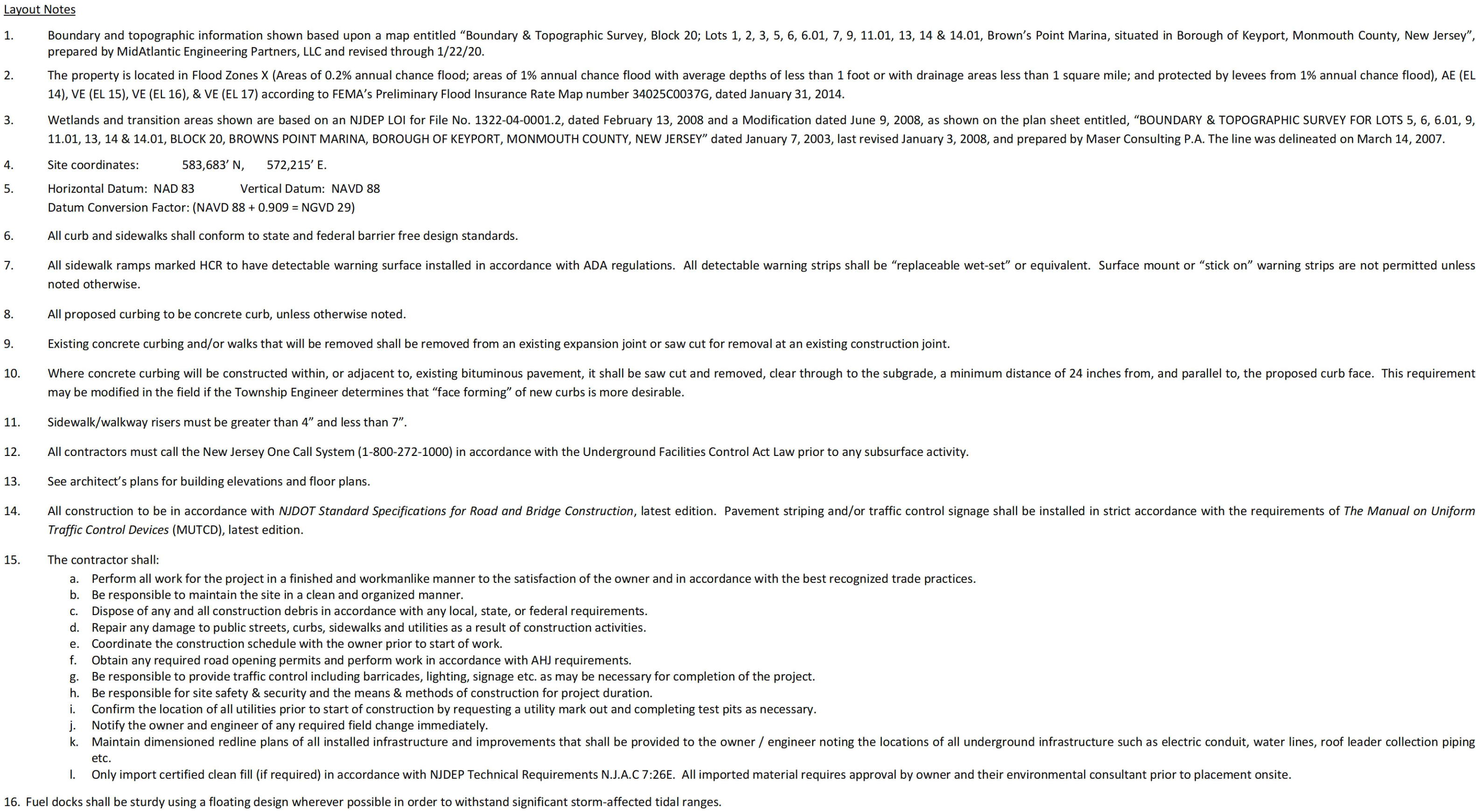
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BLOCK 20; LOTS 9, 11.01, 13, 14 & 14.01
TITLE SHEET
SITUATED IN
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MidAtlantic
Engineering & Planning, LLC
1000 Route 100, Suite 200
Freehold, NJ 07728
Tel: 732-329-1100
Fax: 732-329-1101
www.midatlanticeng.com

Professional Engineer
Louis L. Ziegner IV, P.E.
No. 0042426500
Matthew J. Robinson, P.E.
No. 0043464000
William J. Parnell IV, P.E.
No. 0043464000
Certificate of Authorization No. 24632818000

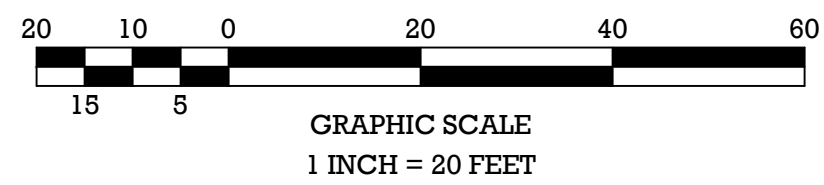
- 1) Proposed and approved under NJDEP Permit # 1332-0400001.2 WFD 140001 & WFD160001. Not proposed as part of this application.
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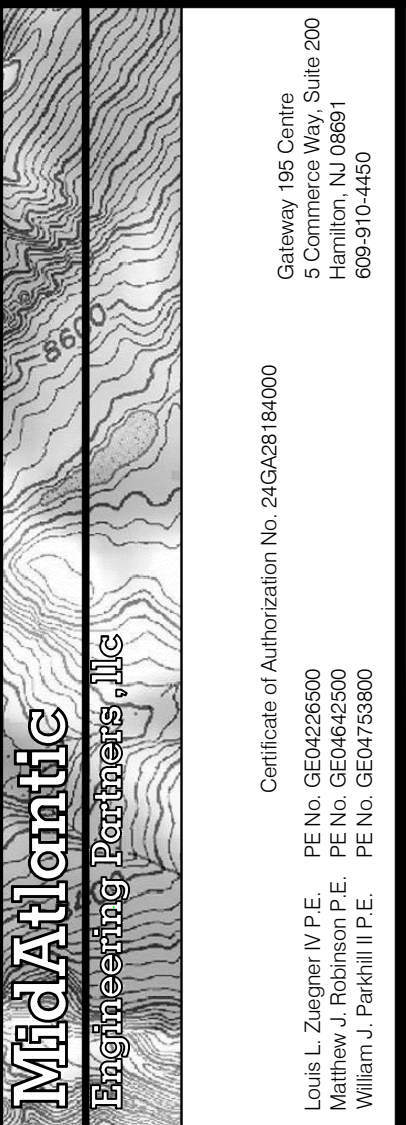


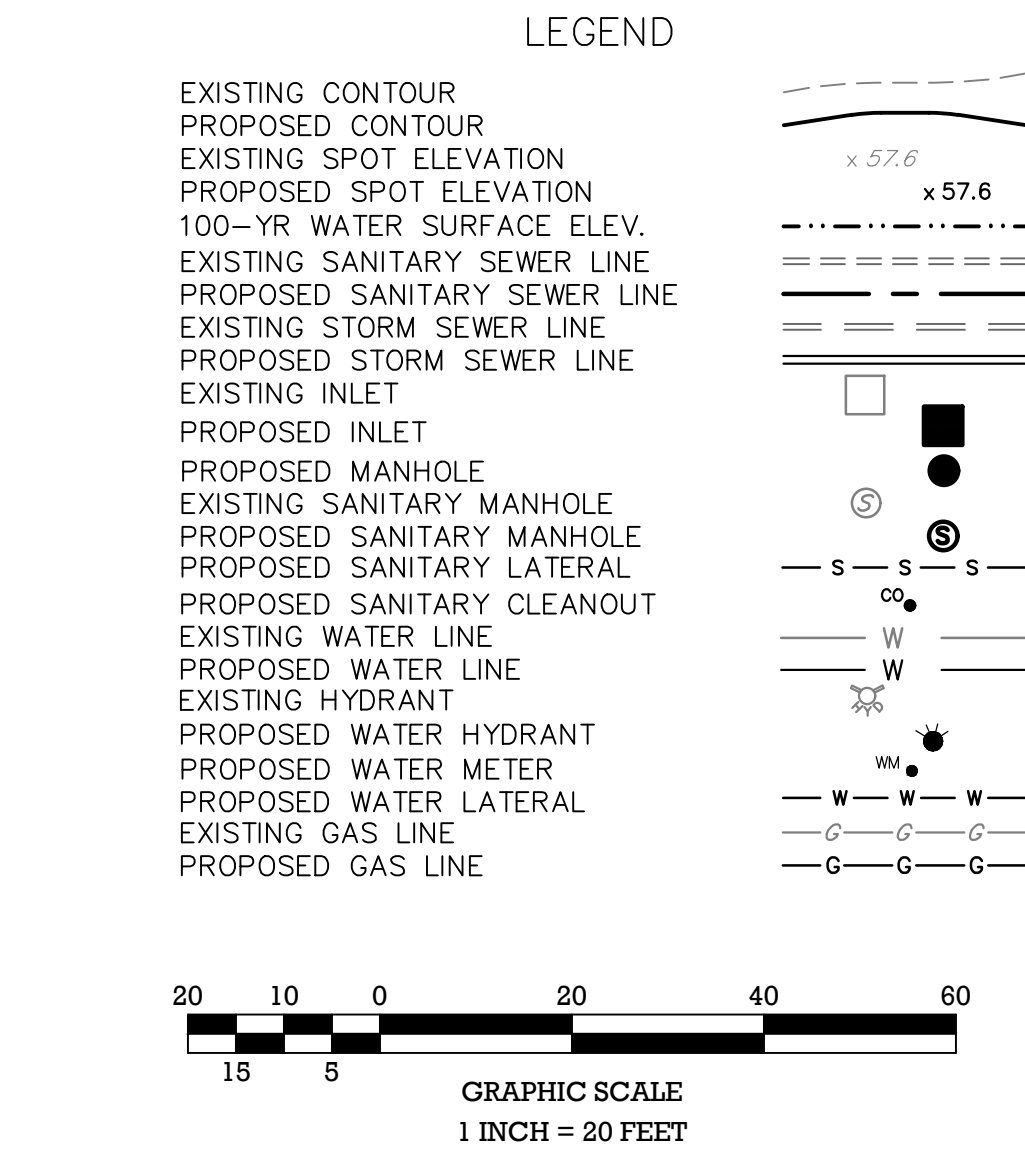
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MGP-131	
03-Layout.dwg	

03/15/21
Date

Louis L. Zuegner IV, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. 07D422690

PRELIMINARY/FINAL MAJOR SITE PLAN
BROWN'S POINT MARINA
BLOCK 20; LOTS 9, 11.01, 13, 14 & 14.01
LAYOUT PLAN
SITUATED IN
BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY





MidAtlantic
Engineering Partners, LLC

Sheet Number
5 OF 10

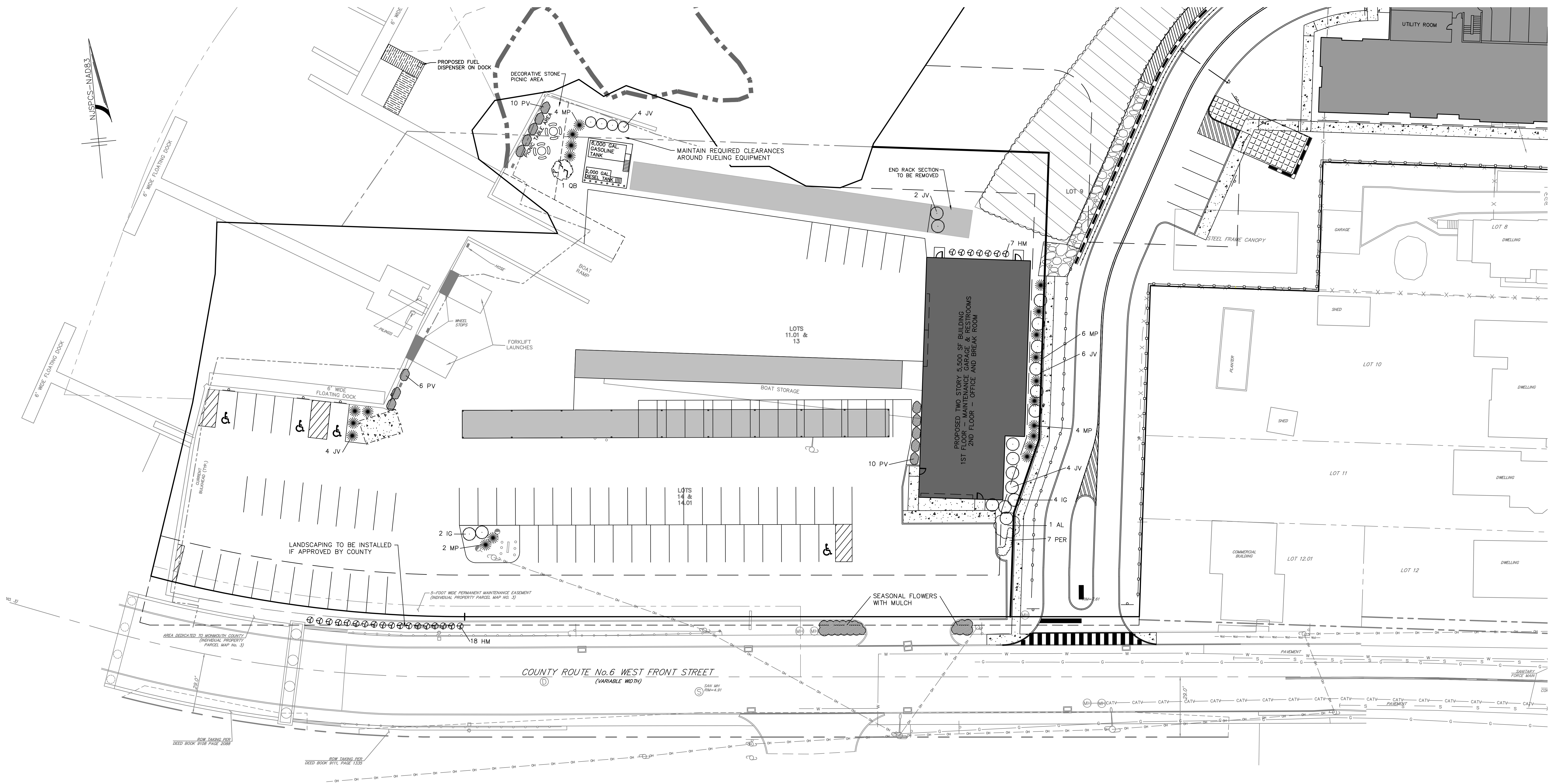
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				23/15/21	PLANNING BOARD COMMENTS	BHS
				1/7/22/20	CLIENT REVISIONS	EMD
				9/7/21/20	ADDITION OF FUELING TANKS	DJS
				DATE	REVISIONS	DRAWN BY CHECKED BY

 Date 03/15/21

Louis L. Zuegner IV, P.E.

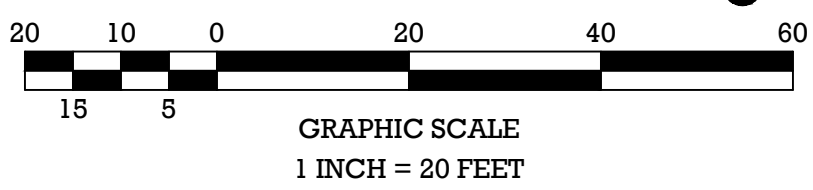
SITUATED IN
BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY

Louis L. Ziegner IV P.E.	PE No. GE04226500
Matthew J. Robinson P.E.	PE No. GE04842500
Walter L. DeKob III P.E.	PE No. GE04759500



LEGEND

EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING STORM SEWER LINE
PROPOSED STORM SEWER LINE
EXISTING INLET
PROPOSED INLET
PROPOSED MANHOLE
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
PROPOSED SANITARY CLEANOUT
PROPOSED WATER MAIN
PROPOSED WATER METER
PROPOSED ELECTRIC TRENCH
EXISTING FENCELINE
PROPOSED FENCELINE
100-YR WATER SURFACE ELEV.
PROPOSED LIGHT POLE
EXISTING FLOOD LIGHT
PROPOSED FLOOD LIGHT



- ### PLANTING NOTES

1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST.
2. ALL PLANTS SHALL BE NURSERY GROWN.
3. ALL PLANTS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION.
4. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS.
6. SUBSTITUTIONS, WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITHIN A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR, IF APPROVED BY THE OWNER OR HIS REPRESENTATIVE, AND MUST BE MADE IN WRITING AND SUBJECT TO APPROVAL FROM THE CITY ENGINEER.
7. MEASUREMENT: DIMENSIONS OF TREES AND SHRUBS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION.
8. SIZE: ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED ON THE PLANT LIST, UNLESS AUTHORIZED IN WRITING BY THE OWNER OR HIS REPRESENTATIVE.
9. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
10. ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM THE SUN AND DRYING WINDS OR FROST.
11. OWNER OR HIS REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.
12. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING.
13. ALL TREES SHALL BE STAKED AND GUYPED ACCORDING TO THE DETAILS ON THE PLANS. IN PARKING LOT AREAS AND PLANTING AREAS ADJACENT TO WALKWAYS VERTICAL TREE STAKES SHALL BE USED IN ACCORDANCE WITH STANDARD NURSERY PRACTICE.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. CUTS OVER 1" (ONE INCH) IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
15. MULCH: IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED ALL TREES AND SHRUB PLANTING PITS SHALL BE COVERED WITH A FOUR INCH (4 INCH) LAYER OF LOOSE ROTTEN OR OTHER MATERIAL APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THE LIMIT OF THIS MULCH FOR DECIDUOUS TREES AND SINGLE EVERGREEN TREES SHALL BE THE AREA OF THE PIT; FOR EVERGREEN TREE CLUSTERS, A MULCH BED SHALL BE CREATED.
16. TREES IN LEAF: WHEN PLANTED SHALL BE TREATED WITH ANTI-DESICCANT SUCH AS WILT-PROOF.
17. PLANTING SOIL OF 50% TOP SOIL AND 50% PEAT MOSS SHALL BE MIXED WITH EXISTING SOIL AT A RATE OF 1/3 PLANTING SOIL AND 2/3 EXISTING SOIL.
18. GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR TWENTY FOUR (24) MONTHS FROM THE DATE OF FINAL APPROVAL BY THE TOWNSHIP, EXCEPT AS OTHERWISE STATED IN THE TOWNSHIP ORDINANCE. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE UNLESS OTHERWISE AGREED WITH CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PRODUCT DURING THE GUARANTEE AND NOTIFY THE OWNER IF PROBLEMS DEVELOP WITH THE PLANT MATERIAL. ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND MUST BE REPLACED AT NO CHARGE. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR THERE IS 25% OF THE CROWN DEAD.
19. ALL PLANTING SHALL BE AT THE LOCATIONS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES, ALIGNMENT, AND TO THE INDICATED LAYOUT OF PLANTING BEDS.
20. ALL REQUIRED PLANT MATERIAL SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT
21. ALL PLANTING BEDS SHOULD BE FREE AND CLEAR OF WEEDS PRIOR TO INSTALLATION OF MULCH.
22. ALL DECIDUOUS TREES TO BE INCORPORATED INTO PLANTING BED (MULCH) OR HAVE 2' RADIUS MULCH RING.
23. ALL ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW.

PLANT SCHEDULE				
KEY	BOTANICAL NAME	QTY	COMMON NAME	SIZE
TREES				
AC	Amelanchier canadensis	1	Shadblow Serviceberry	1-1.5" Cal. Multi-stem
JV	Juniperus virginiana	20	Eastern Red Cedar	6-8"
QB	Quercus bicolor	1	Swamp White Oak	2-2.5" Cal.
SHRUBS				
MP	Myrica pennsylvanica	16	Bayberry	24"-36"
IG	Ilex glabra	6	Inkberry Holly	24"-36"
HM	Hydrangea macrophylla 'Nikko Blue'	25	Bigleaf Hydrangea	18-24"
Perennials and Groundcovers				
PER	Perovskia atriplicifolia	7	Russian Sage	1 Gal.
PV	Panicum virgatum	26	Switchgrass	2" Plug

[illegible]

03/15/21
Date
Louis L. Zuegner IV, P.E.

