MidAtlantic
Engineering Partners

June 28, 2021 MGP-191

***Via Email and Fed Ex***

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:

The development team had the opportunity to meet with Mr. Anthony Vecchio, Fire Marshal, onsite during the afternoon of Thursday, June 24th. We discussed his review memo dated May 26th, in response to which we have enclosed revised site plan sheets to address the following:

**Preliminary/Final Major Site Plan**

1. **Any expansion of the floating dock system will be required to install a Class 1 standpipe system on the entire length of the dock. According to NFPA 303, Fire Protection of Marinas and Boatyards.**
   *The floating dock system has been provided with a dry standpipe system, connected to which are fire boxes w/ fire hoses.*

2. **A fire department connection shall be located in the area of the floating dock.**
   *A standpipe / FDC has been added at the start of the floating dock system, adjacent to the asphalt area in the vicinity of the boat ramp.*

3. **The plan does not show a hydrant on the North side of West Front Street. A hydrant shall be located on the North side of West Front Street.**
   *The requested hydrant has been added.*

4. **A dedicated fire lane shall be shown to allow emergency vehicles around the property during all seasons.**
   *The Layout Plan has been revised to stripe a dedicated fire lane.*

As discussed during our June 24th meeting, the plans have also been revised to include a separate fire service feeding sprinkler heads at the top of each of the three boat racks.

**Turning Template Plan**

1. **Fire Apparatus must be able to drive freely thru the marina. At no time should apparatus be required to back up to exit the property.**

*The Turning Template has been revised to show that adequate area exists between the two boat racks for the fire truck to perform a k-turn maneuver to then exit the property.*

Further, the Turning Template Plans have been revised to address the following comments from Mr. Trevor Taylor's May 26th review memo.

3. **The Turning Template Plan does not show the SU-30 truck accessing the proposed refuse enclosure or the above ground fuel storage tanks.**
   *The Turning Template Plans have been revised to show the SU-30 truck accessing the refuse enclosure head on and backing into the fuel tank area.*

4. **The turning templates for both vehicles indicate the vehicles entering and exiting the site from the west. All fire fighting vehicles from the Borough of Keyport will be accessing the site from the east. The turning template plan shall be revised to show the firetrucks and the SU-30 trucks turning in to the site from the east.**
   *Maneuvers from the west were chosen because they are the more difficult maneuver. The Turning Template Plan has been supplemented to show additional maneuvers from the east.*

Accordingly, please find enclosed the following:

- PDF and three (3) copies of Sheets 4, 5 & 6 of the "Preliminary / Final Major Site Plan", prepared by MidAtlantic Engineering Partners and last revised 06/28/21. Please note that Sheet 6 is now a new sheet titled "Dock Fire Protection Plan".

- PDF and three (3) copies of the "Turning Templates", prepared by MidAtlantic Engineering Partners and last revised 06/28/21.

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: Anthony Vecchio – Fire Marshal
Trevor Taylor, PE, PP, CME – CME Associates
Clay Perlman – Applicant
Roger Miller – Applicant
Ken Pape – Attorney