



April 14, 2022

Francis W. Mullan, P.E., C.M.E.
Planning Board Engineer

Stanley Slachetka, FAICP, PP
Planning Board Planner

**RE: T&M File No. KUPB-R2120
First Engineering & Planning Review
133 Second Street – Use Variance Plan (21-13)
Block 125, Lot 19
Keyport, New Jersey**

Dear Mr. Mullan & Mr. Slachetka,

Attached please find the following:

- Plot Plan, prepared by Anthony Maltese, P.E., P.L.S., P.P., C.M.E., of Abbington Engineering, LLC, dated November 19, 2021, last revised April 14, 2022, consisting of one (1) sheet. (5 Copies)
- Boundary Location Survey, prepared by Anthony Maltese, P.E., P.L.S., P.P., C.M.E., of American Layout & Land Surveying, dated April 8, 2021, last revised October 14, 2021, consisting of one (1) sheet. (5 Copies)

The referenced documents are being submitted in response to the report received from T&M Associates on March 16, 2022 (utilizing the numbering system within the report):

1. There is an existing non-conformity regarding minimum lot size in the RA Zone and the same is indicated on the plan.
2. The plan has been amended to properly label the front yard setbacks along Waverly Street and Second Street. The existing front yard setback along Waverly Street is 3.51' and does not change per the proposed plan. The existing front yard setback along Second Street is 12.01' and under proposed conditions would be improved to 19.81'. The front yard setbacks are indicated on the plan as existing non-conformities.
3. The applicant is seeking a 'd(2)' variance for the expansion of a non-conforming use.
4. The applicant will demonstrate that the application satisfies both the positive and negative criteria of the Municipal Land Use Law in regards to the 'd(2)' use variance.
5. The applicant will demonstrate that the application satisfies both the positive and negative criteria of the Municipal Land Use Law in regards to the 'c' variance.

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6. The applicant will testify regarding the compatibility of the proposed two-family dwelling with the surrounding neighborhood and how the proposed development would enhance the visual appearance of the area.
7. The parking requirement for the site (4 spaces) has been satisfied.
8. The plan has been amended to remove the existing paved driveway located within the right-of-way on Waverly Street and replace it with depressed concrete curb and a reinforced concrete apron, 6" thick. A detail for both the curb and apron have been added to the plan.
9. A detail for the proposed driveway along Second Street has been added to the plan. The driveway detail provides clearly labeled dimensions. The proposed driveway is to be 6" thick, consisting of 4" of HMA Base Course and 2" of HMA Surface Course.
10. A detail for the proposed walkway has been added to the plan.
11. Subject to approval, the applicant will revise the plan to indicate location of all utilities.
12. Subject to approval, the applicant will revise the plan to show the location of all proposed lighting and landscaping. The plans will also demonstrate that there will not be any light spillage onto the adjacent lots.
13. Subject to approval, the applicant will revise the plan to show location of all roof leaders and demonstrate that there will not be any runoff directed towards the adjacent lots.
14. Subject to approval, the applicant will revise the plan to show the location, type, and height of all proposed fencing.
15. The site is not located in a flood zone.
16. The applicant agrees to repair any curb, sidewalk, or pavement that is in disrepair and/or damaged as a result of the proposed improvements. The applicant understands that all improvements must be completed to the satisfaction of the Borough Engineer.
17. The applicant shall provide testimony confirming that the property is not subject to any existing easements, deed restrictions and/or covenants.
18. The applicant will obtain any necessary municipal building permits as required.
19. The applicant has received the provided site aerial.

If you should have any questions regarding the above, or require additional information, please do not hesitate to contact our office.

Very truly yours,

Anthony Maltese, P.E., P.L.S., P.P., C.M.E.

Cc: Shawn Russo (Applicant)
Salvatore Alfieri (Applicant's Attorney)