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November 18, 2021

Sent Via Electronic and Regular Mail

Keyport Unified Planning Board
70 West Front Street
PO Box 60
Keyport, NJ 07735

Attn: Denise Nellis, Recording Secretary

**Re: Keyport Homes, LLC
Application No. KUPB 18-06A
Request for a Waiver from Planning Board Resolution
26 Waverly Street - Block 128, Lots 2, 3 and 4.01
Borough of Keyport, Monmouth County, NJ
Our File: HKPE0128.02**

Dear Chairman Sessa and Board Members:

In accordance with your authorization, our office has performed a review of the above referenced application, including but not limited to the following submission items:

- Unified Planning Board Resolution of Approval for Application #18-06 dated October 29, 2018.
- Completed application form

Based upon our review of the application, we offer the following comments for the Board's consideration:

The applicant received use variance and site plan approval to construct three (3) two-family dwellings on an existing 20,929 square foot lot at the corner of Waverly Street and First Street (County Route 6). The Applicant has completed the construction of the units and has posted a performance bond for the various site improvements. During construction of the units, the utility services to each unit, including electric and communications, were installed above ground.

In review of the resolution of approval, we offer the following:

1. As per item #15, the Applicant's engineer stated during testimony that all of the utilities for the site would be located underground so as to help improve the aesthetics for the premises.
2. As stated in Condition #5:
 - a. "Subject to the Applicant milling and paving the full width of Waverly Street along the property frontage following the installation of its utilities which must all be installed underground."



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3. The Applicant is seeking partial relief of condition 5 to remove the requirement for the installation of the utilities underground.

The Applicant shall provide additional information and /or testimony to the Board in support of this request for relief including the following:

- Information from the utility companies as to why the utilities cannot be installed underground to the units;
- Information as to the location of the existing overhead utility lines and poles within the right of way should the utilities be installed underground to the units.
- Any other hardships that the Applicant feels would support their request to the Board.

The Board should consider these items relative to any negative consequences of leaving the utilities above ground in their decision to grant the partial relief of Condition #5.

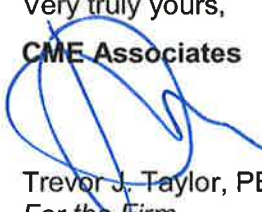
Application and Escrow Fees

The Applicant posted an application fee of \$50.00 and the Escrow Fee of \$1,000.00 per the Exhibit "A" and previous request from our office. The Board Secretary should confirm that all fees have been posted prior to the public hearing.

CME Associates reserves the right to present additional comments, variances, and/or design waivers pending the receipt of additional information and/or the testimony of the applicant before the Board.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Very truly yours,
CME Associates


Trevor J. Taylor, PE, PP, CME
For the Firm

TT
Enclosure

cc: Marc Leckstein, Esq.
Keyport Homes, LLC
Salvatore Alfieri, Esq.
WJH Engineering