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March 14, 2022

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

Attn: Denise Nellis
Recording Secretary

Re: 357 West Front Street, LLC
357 West Front Street - Application No. KUPB 20-01
Preliminary/Final Major Site Plan Approval
Completeness, Planning and Engineering Review and Fee Determination Report #7
Block 20, Lots 9, 11.01, 13, 14, 14.01
Borough of Keyport, Monmouth County, NJ
Our File: HKPE0020.02

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:

- Letter dated November 19, 2021 from MidAtlantic Engineering Partners, LLC to the Keyport Unified Planning Board providing the Monmouth County Planning Board final approval letter;
- Monmouth County Planning Board Final Approval dated August 23, 2021;
- Letter dated June 28, 2021 from MidAtlantic Engineering Partners, LLC to the Keyport Unified Planning Board addressing the comments in May 26th report from Anthony Vecchio, Fire Marshal;
- Preliminary/Final Major Site Plan. Turning Template Plans, prepared by MidAtlantic Engineering Partners, LLC, dated May 17, 2021, last revised June 28, 2021, consisting of six (6) sheets;
- Preliminary/Final Major Site Plan, Turning Template, prepared by MidAtlantic Engineering Partners, LLC, dated May 17, 2021, last revised March 7, 2022, consisting of sheets 1 through 3 of six, indicating the overflow parking plan; and,
- Preliminary/Final Major Site Plan set, prepared by MidAtlantic Engineering Partners, LLC, dated February 20, 2020, last revised October 6, 2021, consisting of eleven (11) sheets;

We have reviewed the supplemental information as provided to the Board as indicated above and offer the following:

CONSULTING AND MUNICIPAL ENGINEERS
1460 ROUTE 9 SOUTH • HOWELL, NEW JERSEY 07731 • (732) 462-7400 • FAX: (732) 409-0756

Monmouth County Planning Board Approval

The Applicant shall discuss with the Board the effect of the County approval on the provided number of parking spaces and the circulation around the site. It appears that the circulation in the southern drive aisle has been revised to one way with angled parking spaces and parallel parking spaces along the curb line of West Front Street. This results in an increase in the number of parking spaces by one space from 80 spaces to 81 spaces. The Applicant shall identify any other modifications to the site plan as a result of these revisions.

Turning Template Plan/Overflow Parking Plan

1. The turning template plan has been revised to show the firetrucks turning in to the site from the east and the west.

2. The turning template plan has been revised to show the SU-30 truck accessing the proposed refuse enclosure and the above ground fuel storage tanks.

3. Three separate plans have been provided with varying number of under rack and valet parking spaces. The Applicant shall discuss with the Board the overflow parking plan including the following:

    a. The total number of parking spaces with the various areas of overflow parking is 163 parking spaces. It is noted that sheets 2 and 3 indicate 80 proposed parking spaces where sheet 1 and the site plan indicates 81. This discrepancy should be revised.

    b. The plans as provided will require valet service in addition to the previously discussed on-site parking attendant. Will the valet service be an outside service or consist of employees of the marina?

    c. The parking of vehicles under the boat storage racks will require that the lower level of the racks to be empty. Will this be the permanent condition of the racks?

Fueling Station

The following comments per our December 17, 2020 review letter should be discussed with the Board as part of the testimony for the fueling station area to demonstrate that the fueling system meets the conditions for the dock-side fueling of vessels including the following:

1. Fuel pumps shall include back pressure cut-off valves.

    a. Main cut-off valves shall be available both at the dock and in the upland area of the marina.

b. Fuel docks should be sturdy using a floating design wherever possible in order to withstand significant storm-affected tidal ranges.

c. The fueling facility shall be designed to accommodate four of the largest expected vessels.

2. The fuel tanks and dispenser are located within the VE zone. The Applicant should provide testimony to indicate how the proposed fuel storage tanks will meet the requirements of ASCE 24-14 Chapters 4.5 and 9.7.1. These require that aboveground tanks in Coastal High Hazard Areas (Coastal A and V zones) shall be elevated to or above the design flood elevation on platforms that conform to the foundation requirements of the same document. It is noted that ASCE 24-14 Table 1-1 considers fuel storage tanks as Flood Design Class 4 which requires elevation of the lowest horizontal member to BFE + 2 feet or the 500-year flood elevation, whichever is higher, per Table 4-1. The Applicant should provide a detailed grading plan in the vicinity of the fuel tank improvements indicating elevations of the tanks and piles and/or concrete pads used to support the tanks, as well as details and calculations to indicate how the tanks will be secured to resist wave action. *The provided details indicate a concrete slab on grade which will not meet the elevation requirements.*

3. The Applicant should indicate how spill prevention and containment, *including a Spill Prevention (SPCC) Plan*, will be addressed at the proposed tanks and docks during refueling operations, including fire suppression measures and signage as required by NFPA and/or the Fire Official.

4. A drainage plan for the fuel disposal area shall be provided. The discharge from the AST area shall be designed in accordance with the NJDEP stormwater management regulations.

Additional Comments

1. We are in receipt of an email dated July 1, 2021 from Mr. Vecchio, Keyport Fire Official, commenting on the plans submitted on June 28, 2021 indicating that the standpipe along the docks should be updated to a minimum 2.5" dry pipe for the length of the dock. This revised plans dated October 6, 2021 show this revision.

2. The site plan shall be updated to include all of the sheets provided to the Board for review including the turning template plan and overflow parking plan. In addition, the sheet numbering shall be revised as the current plan set includes 11 sheets and the cover sheet indicates a total of 10 sheets. Lastly, an index should be included on the cover sheet listed all of the plans and the date of the current revision.

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

Very truly yours,

CME Associates

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

TT

cc: Marc Leckstein, Esq.
357 West Front Street, LLC
Kenneth L Pape, Esq.
Louis L. Zuegner IV, PE