

March 3, 2023

VIA EMAIL

Denise Nellis, Board Secretary
Borough of Keyport
Unified Planning Board
P. O. Box 60
Keyport, New Jersey 07735

Special Flood Hazard Area Development Permit Review
161 Luppataong Avenue
Block 33, Lot 51
KUPB #23-05
Borough of Keyport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. KEYP-0006

Dear Ms. Nellis,

Our office is in receipt of the following submittals from the Applicant, 161 Luppataong Avenue LLC, for review with respect to the Borough's Flood Damage Prevention Ordinance (Ordinance) in the course of obtaining a Special Flood Hazard Area (SFHA) Development Permit:

- Architectural Plans prepared by Evolution Design Studio, dated August 13, 2021.
- Keyport Unified Planning Board Application received January 10, 2023.

The above-mentioned submittals have been reviewed in conjunction with the Planning Board Application and Preliminary and Final Site Plan, prepared by Lakeland Surveying last revised October 29, 2022. The project was reviewed in accordance with the current Ordinance adopted May 21, 2013 with latest revisions made on June 21, 2022 through Ordinance #2022-12.

Project Description

The Applicant is proposing to convert the second-floor office space into a residential apartment, demolish a garage along with sheds, and construct a 30' x 60' garage. The site improvements consist of the construction of access stairs and removal of an existing shed.

Ordinance #2022-12

Our office has reviewed the Applicant's submittals with respect to the relevant portions of the Ordinance and offers the following comments:

Section 102.2 Establishment of the Flood Hazard Areas

- 2) Federal Best Available Information.

The preliminary Flood Insurance Rate Map (FIRM) for the site is Panel No. 34025C0037G, dated January 31, 2014. This preliminary FIRM is more restrictive and recent than the effective FIRM for the site as shown on 34025C0037F, dated September 25, 2009.

The property is **not** located within a Flood Hazard Area.

This review is conditioned upon the Applicant's compliance with all outside agency approvals obtained as part of the Site Plan Approval, including but not limited to NJDEP, CAFRA, Freshwater Wetlands, and Flood Hazard Area permits, if applicable.

Based on the above, we recommend a SFHA Development Permit be issued at this time.

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

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)



William H. R. White, III, PE, PP, CME, CFM, CPWM
Senior Project Manager

WHW/dmm

cc: George Falco, Borough Construction Official (via email)
Raymond Laytham, Esq., Applicant's Attorney (via email)
Jeffrey S. Grunn, PLS, Applicant's surveyor (via email)
Derek Jordan, Colliers Engineering & Design (via email)

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