

February 12, 2024

Borough of Keyport
Office of Planning and Zoning
70 West Front Street
Keyport, NJ 07735
Attn: Denise Nellis, Board Admin.

RE: Paul Miller – KUPB 20-05
Block 39, Lot 32

Dear Ms. Nellis:

Please be advised that I represent the applicant with reference to the above matter. As a supplement to the application, below is a summary of the proposed operation of the non-profit which requires the variance under NJSA 40:55-70(d). Attached are the by-laws of the non-profit entity. The proposed use will consist of meditations, spiritual discussion, art/history/educational gatherings and museum type tours. Section 2.2 of the attached By-Laws provide the purpose and the mission of the non-profit entity. It is the intent of the applicant to transfer title to the real property to the non-profit as a condition of approval.

There are no proposed renovations to the interior or exterior of the building. There will be upkeep and maintenance required to maintain the historic character of the building.

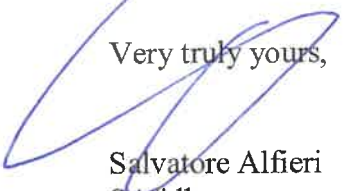
The hours of operation are initially proposed to be Monday, Wednesday and Friday from 11:00 a.m. to 12:00 p.m. and Sunday 1:00 p.m. to 4:00 p.m. Once the use is fully operational it is expected that the hours will generally be midday and evening hours during the week and daytime hours during the weekend. In addition, on the weekends there may be an occasional art and/or museum related event. It is anticipated that groups of 10 people or less will be the norm at any event.

There are no proposed overnight stays except for an occasional out of town visitor or volunteer. No portion of the building will be rented. There will likely be a part time caretaker but otherwise no employees, only volunteers.

The building has a kitchen for warming of food and a refrigerator to store perishables. There will be no food preparation on site and if food is served for any event it will be catered from an off-site vendor.

The first floor consists of a meditation room, a meeting room, a kitchen, a garden room and a room for storage off of the kitchen. The first floor is where all of the public activities will occur. The second floor has three bedrooms and a library. This floor will be used for office space and storage for the non-profit organization. The third floor has two bedrooms and a storage room. The third floor bedrooms will be used for the occasional overnight visitor.

Very truly yours,



Salvatore Alfieri
SA/jdl