



January 31, 2025

Dear Keyport Planning Board Secretary Nellis,

Regarding Planning Board Application KUPB 25-01 (Avrohom Schlaff/AP Cass Street LLC), the Keyport Environmental Commission has reviewed the application and, in its advisory capacity pursuant to Keyport Borough Ordinance § 25-3-11 and N.J.S.A. 40:55D-27(b), would like to share several concerns with the Planning Board. We understand that the applicant is currently seeking a determination that a site plan application is not required, but, given the potential risks to Keyport's water supply, air quality, and land-use integrity, we wanted to bring our concerns to the attention of the Planning Board as it reviews this matter. We ask that the Planning Board carefully consider the environmental impacts of the proposed use of the property.

In particular, we ask the Keyport Planning Board to consider:

1. Wellhead Protection & Groundwater Risk

- The proposed site is located in a Tier 1 Wellhead Protection Area, where contamination could directly impact Keyport's drinking water supply.
- The Keyport Environmental Commission has received reports of gasoline and oil leaks from vehicles currently stored on-site, raising concerns about hazardous materials management and potential ongoing violations of Keyport Borough Ordinance § 25-1-15.19.

2. Stormwater Management & Impervious Surface Impact

- Runoff from impervious surfaces could carry contaminants into the water table.
- Without permeable infrastructure or adequate drainage systems, the site may contribute to long-term environmental degradation.

3. Environmental & Public Health Impact

- Air, noise, and soil contamination risks associated with large-scale vehicle storage should be considered.
- Traffic congestion and infrastructure strain from high-volume vehicle movement should be analyzed for road safety and economic impact.

We appreciate the Planning Board's consideration of our comments.

Sincerely,



Joseph E. Sheridan

Keyport Environmental Commission Chair

53 Kearney Street

Keyport, NJ 07735