

**RESOLUTION GRANTING EXTENSION OF APPROVAL
PURSUANT TO N.J.S.A. 40:55D-52(d)
THROUGH MAY 31, 2025**

**UNIFIED PLANNING BOARD
BOROUGH OF KEYPORT**

BLOCK 20, LOTS 9, 11.01, 13, 14, 14.01

**Application # 20-01
357 WEST FRONT STREET, LLC
(BROWNS POINT MARINA)
357 WEST FRONT STREET**

WHEREAS, 357 West Front Street, LLC filed an application seeking Preliminary and Final Site Plan Approval with associated bulk variance relief so as to allow for certain improvements to be made to the existing Browns Point Marina which is located at 357 West Front Street and is officially designated as Block 20, Lots 9, 11.01, 13 14 and 14.01 on the official Tax Map of the Borough of Keyport;

WHEREAS, the Unified Planning Board granted said Preliminary and Final Site Plan and Subdivision Approval by way of a Resolution of Approval adopted by the Board during its meeting held on May 31, 2022; and

WHEREAS, prior to December 12, 2020 the State of New Jersey entered into a declared State of Emergency due to the covid-19 pandemic which rendered the application subject to the provisions of the Permit Extension Act of 2020; and

WHEREAS, after the provisions of the Permit Extension of 2020 expired, the applicant sought a further extension of its approval, pursuant to the provisions of N.J.S.A. 40:55D-52(d), due to delays in being able to proceed with its project as it had been attempting to secure required outside approvals from other agencies; and

WHEREAS, the applicant was granted that a one (1) year extension from the Board through May 31, 2023, by way of a Resolution dated May 31, 2022 and a subsequent one (1) year extension through May 31, 2024 by way of a Resolution adopted on August 23, 2023;

WHEREAS the applicant has now returned to the Board once more, during a hearing held on July 25, 2024, for another one (1) year extension of approval, pursuant to N.J.S.A. 40:55D-52(d), until May 31, 2025; and

WHEREAS, the Board has reviewed the history of the applicant's attempts to secure all outside approvals and finds that the applicant has been and continues to be diligent in all of those efforts;

NOW THEREFORE, BE IT FURTHER RESOLVED by the Unified Planning Board of the Borough of Keyport that the applicant be granted its requested extension of approval so as to allow it to proceed with its previously granted approval immediately upon the obtaining of any remaining outside approvals provided the applicant remain diligent in those efforts, and

MAY IT BE FURTHER RESOLVED, that if the applicant has not commenced construction by May 31, 2025, it must return to the Board to establish that it has in fact remained diligent in its efforts to obtain all required outside approvals; and

MAY IT BE FURTHER RESOLVED that the applicant must publish adequate notice of this Resolution in the official newspaper of the Borough of Keyport at its sole cost, within ten days, and provide proof of publication to the Board Secretary within thirty days.

The foregoing was Moved by Mayor Araneo, second by M. Sessa

and on Roll Call, the following vote was recorded:

Affirmative: Mayor Araneo, Chairman Merla, J. Oviedo, M. Sessa

Negative:

Abstentions: H. Aumack

The foregoing is a true copy of a Resolution adopted by the Unified Planning Board of the Borough of Keyport as copied from the Minutes of its meeting on August 22, 2024.


Denise Nellis, Secretary of the Board