



**Consulting & Municipal
ENGINEERS**

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February 3, 2025

Kim Humphrey
Borough of Keyport
70 West Front Street
Keyport, NJ 07735

**Re: Zoning Application
38-40 West Front Street
Block 21.01 Lot 59
Zone GC
Borough of Keyport, Monmouth County**

Dear Kim:

Our office has reviewed the zoning application to convert a third floor apartment into two separate apartments within the existing building. The Zoning Permit is **DENIED** based on the following:

- Apartments are required to be a minimum of 675 square feet per **25-1-9.5a (5)**;
- Off street parking is required for the new unit in accordance with NJAC 5-21 Residential Site Improvement Standards.

It should be noted that under State Statute, notice of appeal of this decision must be filed with the Borough not later than (20) days from the date of this notice.

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

Very Truly Yours,

CME Associates

Trevor J. Taylor, PE, PP, CME
Interim Zoning Officer

cc: Laurie Graham
Denise Nellis
Paul Murphy
Sofie Clark

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