

MONMOUTH COUNTY PLANNING BOARD**FREEHOLD • NEW JERSEY**

JAMES GIANNELL
Chairman



JOSEPH BARRIS, PP, AICP, CFM
Director of Planning

Monday, December 13, 2021

Denise Nellis
Planning Board
70 West Front Street
Keyport, NJ 07735

**RE: SITE PLAN FOR 174 CHURCH STREET, LLC
BLOCK 85, LOTS 4-10 & 13, (10.02)
KEYPORT BOROUGH PLANNING BOARD
OUR FILE # KPSP10232**

Dear Denise Nellis:

This letter is in reference to the above site plan which was submitted to the Monmouth County Planning Board for approval.

Since this site plan does not front on an existing County Road or affect any County facilities, County Site Plan approval is not required.

Sincerely,

A handwritten signature in dark ink, appearing to be "JB", is written over a faint, larger signature.

Joseph Barris, PP, AICP, CFM
DIRECTOR

JB:ph

c: WJH Engineering
Salvatore Alfieri, Esq.
Joseph Ettore, PE

MONMOUTH COUNTY PLANNING BOARD

HALL OF RECORDS ANNEX
ONE EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728-1255
(732) 431-7460

Subdivision Action

Our File # KPMJ814

This is to inform the Borough of Keyport Planning Board
that the Subdivision Application of 174 Church Street, LLC
known as 174 Church Street - Major Subdivision
located in Tax Map Block 85 Lots 4-10 and 13

Owned by: 174 Church St. and JF-181 Osborn St., LLC Drawn by: WJH Engineering
and dated 11/30/2021, was received in this office 12/7/2021. On 12/13/2021 the following action
was taken by the: X Development Review Committee Planning Director

X Preliminary Approval

This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, the applicant is required to obtain a road opening permit from the Monmouth County Highway Department. A review of the location of subsurface utilities within county road rights-of-way will be conducted by the County Highway Department upon application for a road opening permit. Prior to planting or removal of trees or shrubs within or along the right-of-way of a county highway, the applicant is required to obtain a permit from the Monmouth County Shade Tree Commission.

Note: County review is made only on items covered by statutory authority.

- Prior to final approval, the applicant shall submit a final plat, final plat fee (\$100.00), and a CD containing an AutoCAD drawing (.dxf format) of the approved final subdivision plat.



David Schmetterer, P.P., A.I.C.P., C.F.M.
Assistant Director of Planning
For the Development Review Committee

cc: WJH Engineering
Salvatore Alfieri, Esq.
Mark R. Aikins, Esq.
J. Ettore; R. Bragg; V. Cardone; V. Zabat
Highway Department
Construction Official
KPMJ814 1385 PA