

LEON S. AVAKIAN, INC. *Consulting Engineers*

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May 21, 2025

Denise Nellis
Certified Planning Board Secretary
Planning Board
Keyport Borough
70 W. Front St.
Keyport, NJ 07735

**Re: Keyport Waterfront Park
American Legion Drive
Block 21.01, Lots 34, 49-51, and Block 21.02,
Lots 20-22
Major Subdivision
Our File: KPB 25-01**

Dear Board Members:

Our office received and reviewed materials that were submitted in support of an application for major subdivision approval for the above referenced project. The following documents were reviewed:

- Keyport Planning Board Application dated November 8, 2024.
- Final Major Subdivision Plat for Keyport Waterfront Park, consisting of one (1) sheet, prepared by Robert K. Sanchez, PLS, PP, CFS, of CME Associates, dated November 13, 2024.
- Monmouth County Planning Board Preliminary Approval, dated March 10, 2025.

1. Site Analysis and Project Description

The subject property consists of Block 21.01, Lots 34, 49-51 and Block 21.02, Lots 20-22, a 7.511-acre property consisting of Keyport Waterfront Park, located along American Legion Drive in the GC General Commercial Zone District. Matawan Creek/ Raritan Bay is located to the north of the subject property. The Keyport fishing pier borders the property to the west and the Keyport

Municipal Boat ramp to the northeast. A number of commercial properties fronting on W. Front Street are located to the south of the subject property.

The applicant is seeking major subdivision approval to subdivide the lots to the create Block 21.01, Lots 22.01, 31.01, 32.01, 33.01, 34.01, 35.101, 37.01, 38.01, 39.01, 40.01, 41.01, 42.01, 43.01, 44.01, 49.01, 51.03, 51.04, 52.01, 53.01, 64, and 65. The Borough of Keyport received a Green Acres grant for the development of Keyport Waterfront Park in 2003. In 2010, the Borough formally vacated American Legion Drive and began developing the park under the Green Acres contract. The intention of the subject application is to clearly delineate the new American Legion Drive right-of-way and disposed areas and will aid in future Green Acres park inspection cycles.

2. Bulk Requirements

There are no bulk requirements in the GC General Commercial Zone regarding Minimum Lot Area or Minimum Lot Width. No structures are proposed as a part of this application. As such, **no variances are required.**

6. Additional Comments

- A. The Applicant should provide testimony on all required variances and clarify all points where additional information is needed.
- B. The applicant should provide testimony as to the history of the subject property with Green Acres.
- C. The applicant should indicate any additional improvements proposed at this time.

Please be advised that additional comments may follow upon completion of testimony and/or submission of further revisions by the Applicant. Should you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.

A handwritten signature in black ink, appearing to read 'CLB', with a long horizontal flourish extending to the right.

Christine L. Bell, P.P., AICP
Conflict Planner

cc: Marc Leckstein, Esq., Board Attorney
Andrew Ball, Esq., Applicant's Attorney
Trevor Taylor, PE, PP, CME, Applicant's Engineer