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March 28, 2025

Keyport Unified Planning Board
70 West Front Street
Keyport, New Jersey 07735

Re: Resolution Compliance
Blaze Keyport LLP
KUPB Application No.: 24-12
105 Route 35
Block 110, Lots 24
EKA File No.: 847709

Dear Members of the Unified Planning Board

Enclosed for your use are the following documents:

- 3 Copies – Amended Preliminary & Final Site Plan, prepared by EKA Associates, P.A., dated September 12, 2024, and revised through March 26, 2025.
- 3 Copies – Proposed Cannabis Retail Dispensary, Sheets PB-A1 and PB-A2, prepared by Feltz Collins Architecture, LLC, dated June 24, 2025, last revised March 12, 2025.
- 2 Copies – Stormwater Management Report, prepared by EKA Associates, P.A., dated March 31, 2021, and revised through March 26, 2025.
- Communications with Keyport Utility Authority, Bayshore Regional Sewerage Authority (BRSA), and Freehold Soil Conservation District, through March 27, 2025.
- Proof of Publication of Notice of Decision, dated December 14, 2024.

These documents are being submitted as part of a resolution compliance package for the site plan approval memorialized by resolution on December 6, 2024. The following discussion addresses the plan Resolution Compliance Review #1, prepared by CME Associates, dated March 4, 2025.

CME Associates Review Letter, dated March 4, 2025:

Technical Review:

1. Testimony was provided at the public hearing.
2. Previously addressed.
3. Comment noted.
4. The site plans are in compliance with the following:
 - Site lighting requirements were previously addressed.
 - Landscape requirements were previously addressed.
 - Comment noted.

- The stormwater design has been revised to address the comments outlined below. The previously proposed Rainstore3 system has been replaced with a pipe storage system.
 - The basin design has been revised such that stormwater will not rise above the bottom portion of the proposed pervious pavement area or the support base of the traditional asphalt parking lot.
 - Scour Hole #2 has been labeled
 - The 6-inch diameter pipe with invert elevations has been added to the scour hole details.
 - Rip-rap stone has been revised to be 6-inch diameter.
 - Minimum thickness of the rip-rap has been clearly labeled.
 - Elevation of the bottom surface of the scour hole has been added to the details.
 - A pervious geotechnical fabric has been added below the rip-rap layer.
 - The detail of the proposed precast concrete drainage manhole & outlet control structure has been revised.
 - Notes have been added stating: All drains shall have watertight joints, the pipe system shall be installed in strict accordance with manufacturer requirements, and the installation must be observed by the design engineer.
 - Storm piping shall be connected with conventional tee connections.

5. Addressed through Testimony.
6. Previously addressed.
7. Loading and delivery requirements were addressed in testimony.
8. The NJDOT Letter of No Interest was addressed in testimony to the Board.
9. The adequacy of on-site parking was addressed in testimony to the Board.
10. Speed bump label has been removed from the plans.
11. Water and sewer connections from the previously demolished building were capped on site and will be reused for the proposed building.
12. A signage plan has been prepared and is included herein.
13. See comments 14 below.
14. We note the following regarding additional conditions of approval:
 - a. Applications for approval for water and sanitary connections have been requested from the Borough Utility Department and Bayshore Regional Sewerage Authority (BRSA).
 - b. Comment Noted
 - c. General note #21 has been revised to include "The Applicant will be required to repair any sidewalk and curb damaged during construction in accordance with the Borough's improvements standards and to the satisfaction of the Borough Engineer"
 - d. Comment Noted.
 - e. Comment Noted
 - f. Comment noted. Freehold SCD certification is pending.
 - g. Comment noted.

15. Outstanding comments from the December 5, 2024 Resolution of Approval have been addressed:

1. Comment noted.
2. Comment noted.
3. A note has been added that a private hauler shall service the refuse and recycling
4. Comment Noted.
5. A note has been added to the plans stating prohibition against customer lineups out of the entrance door of the building. If the applicant experiences an overflow of customers, a remote point-of-sale system must be implemented.
6. Signage Package is enclosed.
7. Comment noted.
8. Bollards are included at the eastern corner of the building.
9. Previously addressed.
10. Comment noted.
11. Comment noted.
12. Comment noted.
13. Comment noted. BRSA will-serve letter is enclosed. Keyport Utility Authority and Freehold SCD certification is pending.
14. Comment noted.
15. Comment noted
16. Comment noted.
17. Comment noted.
18. Proof of recording is enclosed.

Thank you for your time and attention in this matter. If you have any question regarding any of the above, please feel free to call me at my office.

Very truly yours,

A handwritten signature in black ink, reading "Joseph N. Bachi". The signature is written in a cursive, flowing style.

Joseph N. Bachi, P.E.