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LEGAL NOTICE

PLEASE BE ADVISED that 357 West Front Street, LLC, has made application to the Borough of Keyport Unified Planning Board for Preliminary and Final Site Plan Approval of a Marina Facility located on the property known as 357 West Front Street, also known as Lot(s) 9, 11.01, 13, 14 & 14.01, Block 20, in the Borough of Keyport, County of Monmouth, State of New Jersey. The property is located in the GMC Zoning District of the Borough. The application for Site Plan Approval is to reconfigure the existing marina facility to be consistent with approvals granted to Mariner's Village at Keyport, LLC for these premises. The portion of the property proposed to be developed/reconfigured as the Marina, is 1.99+/- acres, and is identified as lands about to be known as Lot 15.01, Lot 20, on the plans submitted. The application includes a fueling facility. The Applicant will request Board authorization for a temporary fueling facility on the existing dock with a permanent location to be established after Site Plan perfection.

The applicant has requested variance relief for number of parking stalls, calculated as follows:

- Total parking required for the facility is 160 stalls per Ordinance, and 81 is provided (Development Ordinance Section 25-1-18a(1)).
- Variance is required for the minimum parking space size of 9' x 18' proposed; where 9' x 20' is required (Development Ordinance Section 25-1-18a(2)).
- Existing Conditions – The non-conforming front and side yard setbacks will be eliminated with the removal of the existing structures.

The applicant reserves the right to request additional variance and/or waiver relief if same is determined to be necessary or appropriate by the Board of its staff prior to or during the public hearing.

This matter is presently scheduled to be heard by the Borough of Keyport Planning Board at their regularly scheduled meeting of March 24, 2022, which meeting is scheduled to begin at 7:00 P.M. in the Council Chambers located at Borough Hall, 70 West Front Street, Keyport, New Jersey. At said time and place you may appear in person or through an attorney to express your concerns and/or objections with regard to this application.

Copies of the plans and application are on file in the Department of Planning and may be inspected during regular business hours Monday through Friday.

KENNETH L. PAPE
ATTORNEY FOR THE APPLICANT