

Resolution prepared by:
Marc A. Leckstein, Esquire
Leckstein & Leckstein, LLC
463 Prospect Avenue
Little Silver, NJ 07739

**RESOLUTION GRANTING ADMINISTRATIVE CHANGE
TO PREVIOUSLY GRANTED APPROVAL**

**UNIFIED PLANNING BOARD
BOROUGH OF KEYPORT**

BLOCK 95, LOT 6

**Application # 23-06
NICKIANN FERRARI
128 FIRST STREET**

WHEREAS, Nickiann Ferrari previously applied to the Unified Planning Board of the Borough of Keyport for approval to build a two story addition with attic upon her existing single family home located at 128 First Street which is officially designated as Block 95, Lot 6 on the Tax Map of the Borough of Keyport; and

WHEREAS, the application was approved by the Planning Board during its meeting held on June 22, 2023 followed by a resolution memorializing said approval which was adopted by the Planning Board on July 27, 2023; and

WHEREAS, during the course of demolition it was determined portions of the existing home's foundation and structure had deteriorated and were falling apart; and

WHEREAS, based upon the condition of the foundation the applicant moved forward with the necessary steps to eliminate the unsafe conditions which had been discovered; and

WHEREAS, the corrective steps taken are set forth within certain architectural plans dated January 8, 2023, last revised September 22, 2023, prepared by Gary Junkroft, R.A. of Kinetic Architects; and

WHEREAS, the Board's Engineer, Francis W. Mullan, P.E., C.M.E., of T&M Associates has reviewed the submitted plans and confirmed that said plans are exactly the same plans as previously approved with the exception of detailing the corrective measures taken due to the discovered condition in the foundation of the applicant's home; and

WHEREAS, the applicant has now requested that the Planning Board administratively accept the revised plans as a replacement for those previously approved by the Board on June 22, 2023 and within its memorializing resolution of July 27, 2023; and

WHEREAS, Board Members Joseph Merla recused himself from all aspects of this application as he is married to the applicant; and

WHEREAS, the Planning Board considered the applicant's request during its regular meeting held on September 28, 2023:

NOW THEREFORE, be it Resolved by the Unified Planning Board of the Borough of Keyport finds as follows:

1. The Board, in reliance of the review of its own Engineer, finds that the submitted architectural plans dated January 8, 2023, last revised September 22, 2023, do not materially alter the application which was granted during the Board's Meeting on June 22, 2023 and memorialized in the Resolution of July 27, 2023.

2. The Board finds that there is no reason not to allow the applicant to substitute the revised plans for those approved plans which were marked into evidence as **Exhibit A-3** during the original application.
3. Based upon the above, the Board finds that the applicant's request for administrative relief may be granted.

NOW THEREFORE, be it resolved by the Unified Planning Board of the Borough of Keyport that the administrative request of Nickiann Ferrari seeking to substitute the architectural plans marked into evidence as **Exhibit A-3** with architectural plans dated January 8, 2023 and last revised on September 22, 2023, subject to the following conditions:

1. The improvements must be made pursuant to the architectural plans dated January 8, 2023 and last revised on September 22, 2023.
2. Subject to full compliance with the T&M Associates Review Letter dated September 26, 2023.
3. All other conditions contained within the Resolution of Approval adopted by the Board on July 27, 2023 must be adhered to exactly as written.
4. The applicant must publish adequate notice of this Resolution in the official newspaper of the Borough of Keyport at their sole cost, within ten days, and provide proof of publication to the Board Secretary within thirty days.

The foregoing was Moved by Mayor Araneo, second by J. Royster and on Roll Call, the following vote was recorded:

Affirmative: Mayor Araneo, Councilmember Davidson, M. Sessa, H. Aumack, W. McDermott, J. Oviedo, D. Pacheco, J. Royster, J. Kovacs-Olsen

Negative:

Abstentions:

The foregoing is a true copy of a Resolution adopted by the Unified Planning Board of the Borough of Keyport during its meeting on September 28, 2023.


Denise Nellis, Secretary of the Board