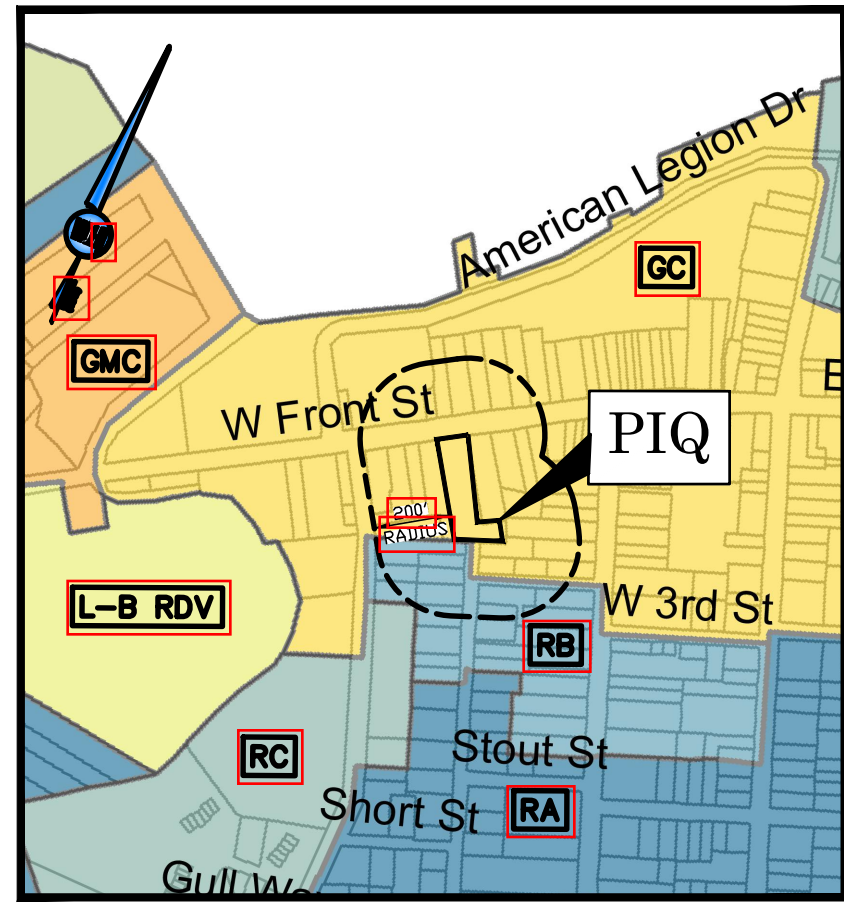


CHANGE OF USE PLAN

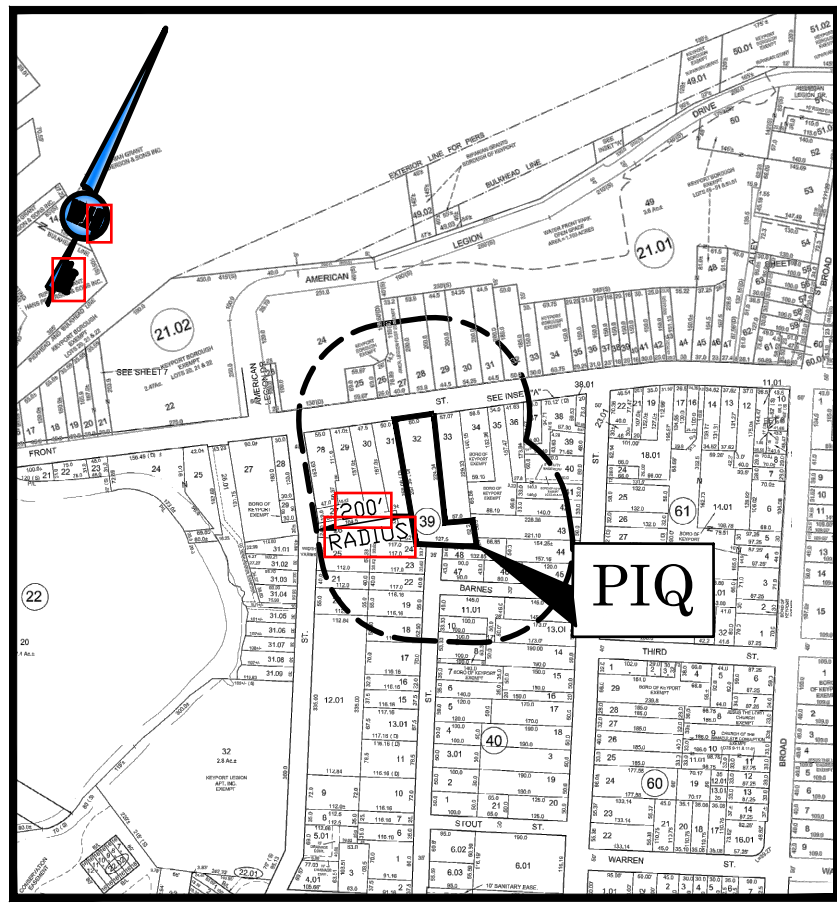
LOT 32, BLOCK 39

BOROUGH OF KEYPORT

MONMOUTH COUNTY, NJ



ZONE MAP
SCALE: 1" = 500'



TAX MAP
SCALE: 1" = 400'



KEY MAP
SCALE: 1" = 500'

APPLICANT / OWNER
PAUL MILLER
617 SOUTH STREET
HOOSICK FALLS, NY 12090
PAULDMILLER@NETSCAPE.NET

ATTORNEY
SALVATORE ALFIERI
CLEARY, GIACOBBE, ALFIERI, JACOBS LLC
955 STATE ROUTE 34, SUITE 200
MATAWAN, NJ 07747
732-583-7474 X117

ZONING TABLE

GC "GENERAL COMMERCIAL DISTRICT"

	REQUIRED	PROVIDED
MIN. LOT AREA	N/A	23,203.50 S.F.
MIN. LOT WIDTH	N/A	79.81 FT.
PRINCIPAL BLDG. - MIN. FRONT YARD	N/A	38.33 FT.
PRINCIPAL BLDG. - MIN. SIDE YARD (ONE SIDE)	N/A	18.17 FT.
PRINCIPAL BLDG. - MIN. SIDE YARD (COMBINED)	N/A	38.91 FT.
PRINCIPAL BLDG. - MIN. REAR YARD	20 FT.	153.49 FT.
ACCESSORY BLDG. - MIN. SIDE YARD	N/A	N/A
ACCESSORY BLDG. - MIN. REAR YARD	20 FT.	N/A
MAX. BLDG. HEIGHT - PRINCIPAL BLDG.	ELEV. = 70 FT. (NAVD 88)	EXISTING
MAX. BLDG. HEIGHT - ACCESSORY BLDG.	1.5 STORIES/16 FT.	EXISTING
MAX. LOT COVERAGE - PRINCIPAL BLDG.	85%	8.58%
MAX. LOT COVERAGE - ACCESSORY BLDG.	15%	N/A
MAX. LOT COVERAGE BY BUILDINGS (TOTAL)	85%	8.58%
MAX. IMPERVIOUS LOT COVERAGE (TOTAL)	90%	27.92%
MAX. PERCENTAGE OF FRONT YARD COVERAGE BY PARKING	N/A	N/A

SHEET INDEX

SHEET NO.	SHEET TITLE	DATE	REVISION DATE
1	COVER SHEET	7/25/23	—
2	EXISTING CONDITIONS PLAN	7/25/23	—

PARKING CALCULATION:

2.5 STORY FRAME DWELLING AREA = 4,512 SF (TOTAL FROM TAX RECORDS)
4,512 SF / 200 SQ. FT. FOR 1 SPOT = 22.56 ≈ 23 PARKING SPACES
±135 FT. DRIVEWAY/ 18' SPACE = 7 AVAILABLE SPACES

ZONING TABLE CALCS:

MAX. LOT COVERAGE - PRINCIPAL BLDG. = 1,990 SF/23,204 SF = 8.58%
MAX. LOT COVERAGE BY BUILDINGS (TOTAL) = 1,990 SF/23,204 SF = 8.58%
MAX. IMPERVIOUS LOT COVERAGE (TOTAL) = 6,478 SF/23,204 SF = 27.92%

200' ADJOINING OWNERS

BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION	BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
21.01	24	WIPAL REALTY CO/LESSEG 222 GRAND AVE ENGLEWOOD, N J	07631	39	19	ROBERTS, STEPHEN C & SHARON R 10 KEARNEY STREET KEYPORT, NJ	07735
21.01	26	BOROUGH OF KEYPORT 70 WEST FRONT ST. KEYPORT, N J	07735	39	20	HAYS, KYLE LARKEY & SCURA, MARISA L 25 BEERS ST KEYPORT, NJ	07735
21.01	27	AMERICAN LEGION POST 23 FRONT ST KEYPORT, N.J.	07735	39	21	EVANS, FRANK & KILLEEN, KASEY 27 BEERS ST KEYPORT, NJ	07735
21.01	28	HORGAN, LOUISE M 77 WEST FRONT STREET KEYPORT, NJ	07735	39	22	HENN, GEORGE D & NICOLE 8 KEARNEY ST KEYPORT, NJ	07735
21.01	29	ALMACK, RACHEL L. 67 WEST FRONT ST KEYPORT, N J	07735	39	23	KRAUT, LEONARD P., JR. & DARLENE 6 KEARNEY STREET KEYPORT, NJ	07735
21.01	30	ALMACK, ROBERT L. 67 WEST FRONT ST KEYPORT, N J	07735	39	24	MASIA, ANGELO 23 BEERS KEYPORT, N.J.	07735
21.01	31	SIMPSONVILLE, LLC 421 LADY SMITH DRIVE SIMPSONVILLE, SC	29681	39	26	SMITH, HARRIS L. & ANNA M 21 BEERS KEYPORT, N.J.	07735
21.01	32	MAGIC TOUCH CONSTRUCTION COMPANY 59 WEST FRONT ST. KEYPORT, NJ	07735	39	28	100 WEST FRONT STREET, L.L.C. 100 WEST FRONT STREET KEYPORT, NJ	07735
39	12.01	45 BEERS, LLC 5030 SHAFTO ROAD TINTON FALLS, NJ	07724	39	29	SHAYONA 36 LLC 12 A WEST FRONT STREET KEYPORT, NJ	07735
39	13.01	MINUTELLA, JOSEPH & DOREEN A 34 KEARNEY STREET KEYPORT, NJ	07735	39	30	JSPRT HOLDING, LLC 92 WEST FRONT STREET KEYPORT, NJ	07735
39	15	HILA, JOHN & KATHLEEN 30 KEARNEY ST KEYPORT, NJ	07735	39	31	D & M PROPERTY GROUP LLC 88 W. FRONT KEYPORT, NJ	07735
39	16	CUTTS, MORGAN L 461 BALEWYN BLVD KEYPORT, NJ	07735	39	32	HILLER, THEODORE J & PAUL MILLER PO BOX 121 HOOSICK FALLS, NY	12089
39	17	MORALES, MANUEL & MIGDALIA 28 KEARNEY STREET KEYPORT, NJ	07735	39	33	MONTANARI, RAYMOND & MATTHEW 74 W FRONT KEYPORT, N.J.	07735
39	18	GL TRINITY HOLDINGS, LLC 432 ROUTE 34 SUITE 1A MATAWAN, NJ	07747	39	34	BOROUGH OF KEYPORT 70 WEST FRONT ST. KEYPORT, NJ	07735
39	19	ROBERTS, STEPHEN C & SHARON R 10 KEARNEY STREET KEYPORT, NJ	07735	39	36	S & B KEYPORT REALTY, LLC 58 WEST FRONT STREET KEYPORT, NJ	07735
39	20	HAYS, KYLE LARKEY & SCURA, MARISA L 25 BEERS ST KEYPORT, NJ	07735	39	37	CLEMENTINE, L.L.C. P.O. BOX 421 SPRING LAKE, NJ	07762
39	21	EVANS, FRANK & KILLEEN, KASEY 27 BEERS ST KEYPORT, NJ	07735	39	38	T-FOLEY LLC P.O. BOX 421 SPRING LAKE, NJ	07762
39	22	HENN, GEORGE D & NICOLE 8 KEARNEY ST KEYPORT, NJ	07735	39	38	T-FOLEY LLC P.O. BOX 421 SPRING LAKE, NJ	07762
39	23	KRAUT, LEONARD P., JR. & DARLENE 6 KEARNEY STREET KEYPORT, NJ	07735				

BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION	BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
39	24	MASIA, ANGELO 23 BEERS KEYPORT, N.J.	07735	39	38	DICKENSON, ROBERT & CHRISTINA 106 LUPPATATONG AVE. KEYPORT, NJ	07735
39	26	HILLER, HARRIS L. & ANNA M 21 BEERS KEYPORT, N.J.	07735	39	40	MANE STREET USA LLC 18 MAIN ST KEYPORT, NJ	07735
39	28	100 WEST FRONT STREET, L.L.C. 100 WEST FRONT STREET KEYPORT, NJ	07735	39	41	BOROUGH OF KEYPORT 70 WEST FRONT STREET KEYPORT, N J	07735
39	29	SHAYONA 36 LLC 12 A WEST FRONT STREET KEYPORT, NJ	07735	39	42	ABT NJ, LLC 57 RACKAWAY PLACE BROOKLYN, NY	11209
39	30	JSPRT HOLDING, LLC 92 WEST FRONT STREET KEYPORT, NJ	07735	39	43	AUFERO, HENRY JR 41 CARRAGE HILL DR COLTS NECK, NJ	07722
39	31	D & M PROPERTY GROUP LLC 88 W. FRONT KEYPORT, NJ	07735	39	44	KEYPORT HISTORIAL SOCIETY P.O. BOX 512 KEYPORT, NJ	07735
39	32	HILLER, THEODORE J & PAUL MILLER PO BOX 121 HOOSICK FALLS, NY	12089	39	45	JACSON REALTY, LLC 60 COUNTRY VIEW DRIVE FREDHOLD, NJ	07728
39	33	MONTANARI, RAYMOND & MATTHEW 74 W. FRONT KEYPORT, N.J.	07735	39	46	MARTINEZ-MESTIZO, ELIASBRODRIGUEZ, A & BARNES 4 BARNES KEYPORT, NJ	07735
39	34	BOROUGH OF KEYPORT 70 WEST FRONT ST. KEYPORT, NJ	07735	39	47	KESSLER, DENNIS, SCOTT & TODD 150 MORGAN AVE SOUTH AMBOY, NJ	08879
39	36	S & B KEYPORT REALTY, LLC 58 WEST FRONT STREET KEYPORT, NJ	07735	39	48	FABIANO, DENISE 3 KEARNEY STREET KEYPORT, NJ	07735
39	37	CLEMENTINE, L.L.C. P.O. BOX 421 SPRING LAKE, NJ	07762	40	9	LIBREY, MELISSA 17 KEARNEY STREET KEYPORT, NJ	07735
39	38	T-FOLEY LLC P.O. BOX 421 SPRING LAKE, NJ	07762	40	10	VATORE, JOSEPH M 11 KEARNEY STREET KEYPORT, NJ	07735
39	38	T-FOLEY LLC P.O. BOX 421 SPRING LAKE, NJ	07762	40	11.01	SAMRA, NAHER & LAYLA 188 JOOE RD MORGANVILLE, NJ	07751
39	39	T-FOLEY LLC P.O. BOX 421 SPRING LAKE, NJ	07762	40	12	NOLAN, JAMES P 82 HATTIE COURT RIDGELAND, NJ	07748
39	38	DICKENSON, ROBERT & CHRISTINA 106 LUPPATATONG AVE. KEYPORT, NJ	07735	40	13.01	6 FOUNTAIN, LLC D/B/A 54 MAIN STREET 54 MAIN PO BOX 504 MATAWAN, NJ	07747
39	38.01	100H HOLDINGS, LLC 15 BRAD STREET FLOOR 2 RED BANK, NJ	07701				
39	39	GRITALORI, LLC 4 COLLIER LANE MORGANVILLE, NJ	07751				
39	40	MANE STREET USA LLC 18 MAIN ST KEYPORT, NJ	07735				
39	40	GL TRINITY HOLDINGS, LLC 432 ROUTE 34 SUITE 1A MATAWAN, NJ	07747				

GENERAL NOTES:

- APPLICANT/OWNER: PAUL MILLER
617 SOUTH STREET
HOOSICK FALLS, NY 12090
PAULDMILLER@NETSCAPE.NET
- THE PROPERTY IS KNOWN AS LOT 32, BLOCK 39 AS SHOWN ON OFFICIAL TAX MAP SHEET 8 OF THE BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY.
 - EXISTING CONDITIONS INFORMATION DEPICTED HEREON TAKEN FROM A PLAN ENTITLED EXISTING CONDITIONS
 - EXISTING USE: SINGLE FAMILY RESIDENCE
 - PROPOSED USE: NONPROFIT USE
 - PURSUANT TO FIRM MAP NUMBER 3402SC0037F, THE SITE IS LOCATED WITHIN ZONE X, AREAS WITH MINIMAL FLOOD HAZARD.
 - THIS PLAN IS SUBJECT TO ALL LOCAL AND STATE REGULATORY PERMITS, AGENCY REVIEW AND APPROVAL.
 - DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.
 - THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL OF THE USE ONLY.THESE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED, AND THE DRAWINGS HAVE BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION"

CHANGE OF USE PLAN

LOT 32, BLOCK 39

BOROUGH OF KEYPORT

MONMOUTH COUNTY, NJ

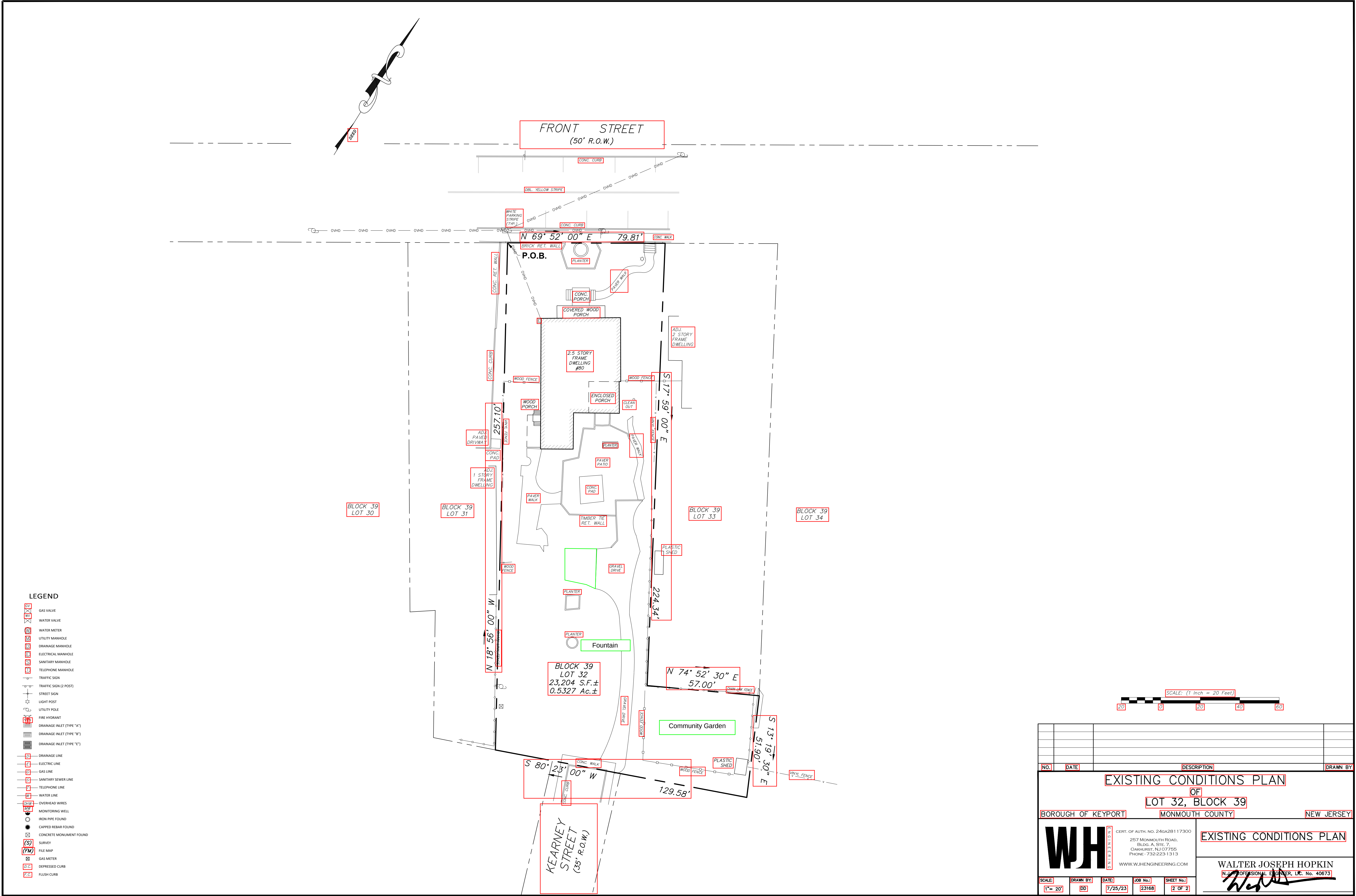
JOB NUMBER 23168

WH ENGINEERING

CERT. OF AUTH. NO. 24GA28117300
257 MONMOUTH ROAD, BLDG. A, SUITE 7, OAKHURST, NJ 07755
PHONE - 732-223-1313

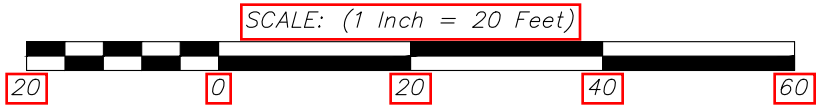
WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, LIC. NO. 40673

Walter Joseph Hopkin



LEGEND

- GAS VALVE
- WATER VALVE
- WATER METER
- UTILITY MANHOLE
- DRAINAGE MANHOLE
- ELECTRICAL MANHOLE
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- TRAFFIC SIGN
- STREET SIGN (2 POST)
- LIGHT POST
- UTILITY POLE
- FIRE HYDRANT
- DRAINAGE INLET (TYPE "A")
- DRAINAGE INLET (TYPE "B")
- DRAINAGE INLET (TYPE "C")
- DRAINAGE LINE
- ELECTRIC LINE
- GAS LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- WATER LINE
- OVERHEAD WIRES
- MONITORING WELL
- IRON PIPE FOUND
- CAPPED REBAR FOUND
- CONCRETE MONUMENT FOUND
- SURVEY
- FILE MAP
- GAS METER
- DEPRESSED CURB
- FLUSH CURB



NO.		DATE		DESCRIPTION		DRAWN BY	
EXISTING CONDITIONS PLAN							
OF							
LOT 32, BLOCK 39							
BOROUGH OF KEYPORT		MONMOUTH COUNTY			NEW JERSEY		
		CERT. OF AUTH. NO. 246A28117300 257 MONMOUTH ROAD, BLDG. A, STE. 7, OAKHURST, NJ 07755 PHONE: 732-225-1313 WWW.WJENGINEERING.COM			EXISTING CONDITIONS PLAN		
WALTER JOSEPH HOPKIN							
N.J. PROFESSIONAL ENGINEER, L.C. No. 40673							
SCALE:	DRAWN BY:	DATE:	JOB No.:	SHEET No.:			
1" = 20'	DD	7/25/23	23168	2 OF 2			