



**BLOCK 47, LOT 7
BOROUGH OF KEYPORT
MONMOUTH COUNTY, NEW JERSEY**

200' PROPERTY OWNERS LIST				
PROPERTIES WITHIN 200' OF 201 BEERS STREET, KEYPORT, NJ				
BLOCK	LOT	PROPERTY ADDRESS	PROPERTY OWNER	OWNER ADDRESS
33	23	120 FRANCIS STREET, KEYPORT, NJ	AP FRANCIS STREET DE, LLC & CHAB PO	152 SKILLMAN STREET, BROOKLYN, NEW YORK 11211
37	3	97 BEERS STREET, KEYPORT, NJ	AUMACK, RACHEL L	97 BEERS STREET KEYPORT, NEW JERSEY 07735
37	4	172 BEERS STREET, KEYPORT, NJ	HOLTSLANDER, BRIAN	172 BEERS STREET KEYPORT, NEW JERSEY 07735
37	5	103 BEERS STREET, KEYPORT, NJ	JANWICH, NORMAN, JR & JANICE	103 BEERS STREET KEYPORT, NEW JERSEY 07735
37	6	105 BEERS STREET, KEYPORT, NJ	LICHTER, BRAD & ALEXANDRA	105 BEERS STREET KEYPORT, NEW JERSEY 07735
37	7	107 BEERS STREET, KEYPORT, NJ	DIODATA, VIOLA	107 BEERS STREET KEYPORT, NEW JERSEY 07735
37	8	109 BEERS STREET, KEYPORT, NJ	FAHEY, MADELINE B	121 FIRST STREET KEYPORT, NEW JERSEY 07735
37	9	111 BEERS STREET, KEYPORT, NJ	FREAD, GARY & KATHERINE	111 BEERS STREET KEYPORT, NEW JERSEY 07735
37	10	51 PERRY STREET, KEYPORT, NJ	CRUZ, FABIOLA RODRIQUEZ & MIRANDA	51 PERRY STREET KEYPORT, NEW JERSEY 07735
37	11	35 PERRY STREET, KEYPORT, NJ	STAATS, JOHN & CAROL	35 PERRY STREET KEYPORT, NEW JERSEY 07735
37	12	31 PERRY STREET, KEYPORT, NJ	LAVIN, MARK & STRESSLER, DENISE	31 PERRY STREET KEYPORT, NEW JERSEY 07735
47	1	181 BEERS STREET, KEYPORT, NJ	CABAN, ANDRE & JAYEM FAHEY & FAHEY	707 HOLMDEL ROAD HOLMDEL, NEW JERSEY 07733
47	2	183 BEERS STREET, KEYPORT, NJ	JONES, JAMES F.	183 BEERS STREET KEYPORT, NEW JERSEY 07735
47	3	185 BEERS STREET, KEYPORT, NJ	BRUNJE, CHARLES	185 BEERS STREET KEYPORT, NEW JERSEY 07735
47	4	187 BEERS STREET, KEYPORT, NJ	SNYDER, LISA	187 BEERS STREET KEYPORT, NEW JERSEY 07735
47	5	193 BEERS STREET, KEYPORT, NJ	VOGT, ROBERT & CYNTHIA	193 BEERS STREET KEYPORT, NEW JERSEY 07735
47	6	197 BEERS STREET, KEYPORT, NJ	WAYTE, LILA	197 BEERS STREET KEYPORT, NEW JERSEY 07735
47	8	203 BEERS STREET, KEYPORT, NJ	FARKAS, KENNETH & MICHELE PATRICK	203 BEERS STREET KEYPORT, NEW JERSEY 07735
47	9	205 BEERS STREET, KEYPORT, NJ	VENANCIA, WILLIAM	205 BEERS STREET KEYPORT, NEW JERSEY 07735
47	12	40 WALLING TERRACE, KEYPORT, NJ	ECKERT, BARBARA	40 WALLING TERRACE KEYPORT, NEW JERSEY 07735
47	13	5 MONMOUTH PLACE, KEYPORT, NJ	NEFF, DANIEL & RITA MARY	5 MONMOUTH PLACE KEYPORT, NEW JERSEY 07735
47	14	7 MONMOUTH PLACE, KEYPORT, NJ	BUONANO, MEGHAN & RUSSO, JOSEPH	7 MONMOUTH PLACE KEYPORT, NEW JERSEY 07735
47	15	9 MONMOUTH PLACE, KEYPORT, NJ	QUINN, WILLIAM & EDNA	9 MONMOUTH PLACE KEYPORT, NEW JERSEY 07735
47	16	11 MONMOUTH PLACE, KEYPORT, NJ	LARKIN, THOMAS & JESSICA	11 MONMOUTH PLACE KEYPORT, NEW JERSEY 07735
47	18	50 WALLING TERRACE, KEYPORT, NJ	HUTKA, PAMELA	50 WALLING TERRACE KEYPORT, NEW JERSEY 07735
47	21	4 MONMOUTH PLACE, KEYPORT, NJ	RULAND, JAMES W JR. & KATHLEEN	47 MY WAY LITTLE EGG HARBOR, NEW JERSEY 08087
47	22	6 MONMOUTH PLACE, KEYPORT, NJ	SAPPAH, GEORGE & ELEANOR H&W	6 MONMOUTH PLACE KEYPORT, NEW JERSEY 07735
47	23	HENRY HUDSON TRAIL	COUNTY OF MONMOUTH - RECREATION	805 NEWMAN SPRINGS ROAD LINCOLN, NEW JERSEY 07738
47	34	39 PERSHING PLACE, KEYPORT, NJ	WATRALKY, RAYMOND	39 PERSHING PLACE KEYPORT, NEW JERSEY 07735

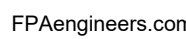


14. THE EXISTING CURB AND SIDEWALK ALONG THE LOT FRONTAGE WILL BE REPLACED IF FOUND IN POOR CONDITION

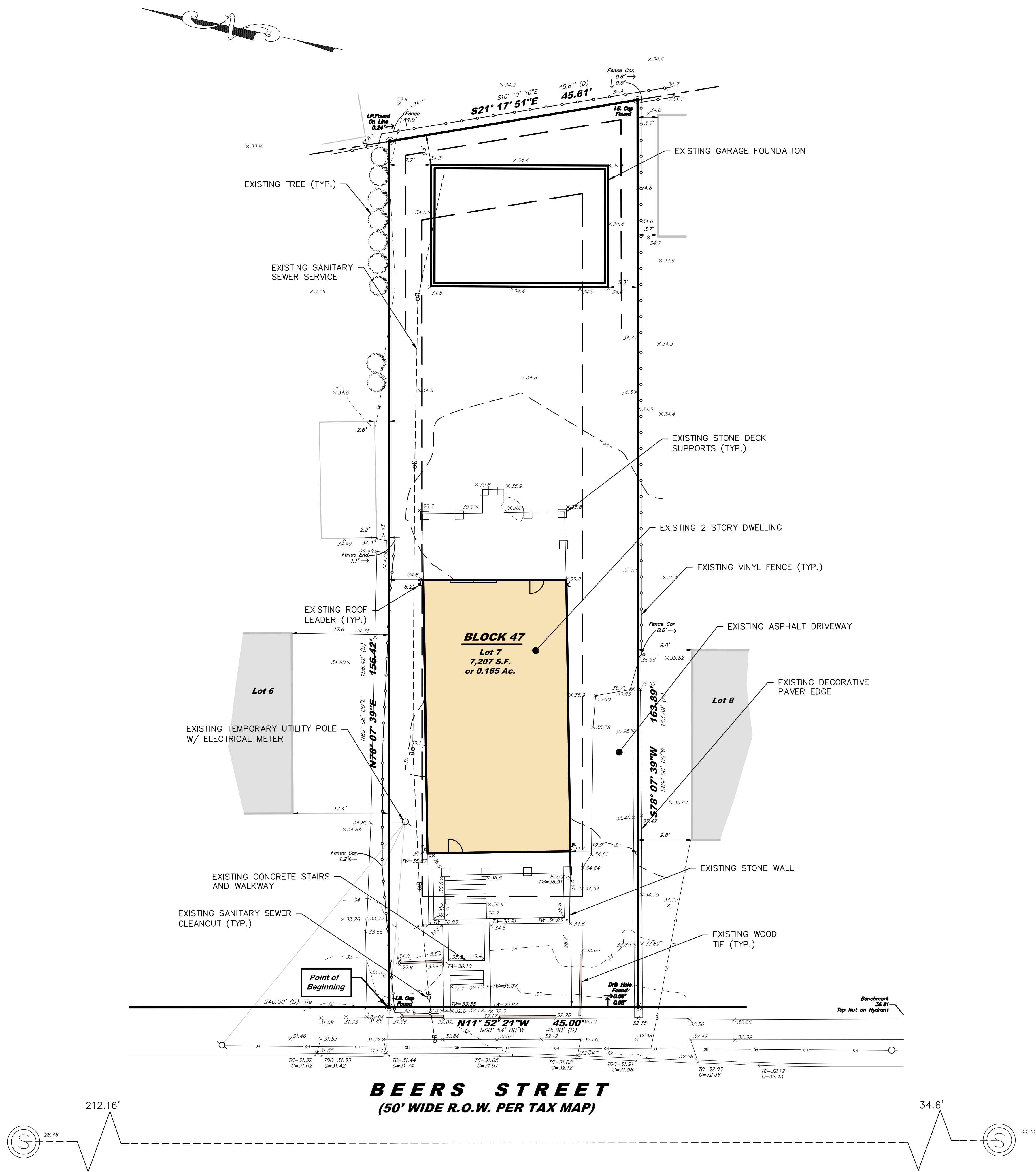
UTILITIES
BELL ATLANTIC/VERIZON 1095 AVENUE OF THE AMERICAS, ROOM 3137 NEW YORK, NEW YORK 10036
JCP&L REAL ESTATE DEPARTMENT PO BOX 1911 MORRISTOWN, NEW JERSEY 07962
NJNG 1415 WYCKOFF ROAD WALL, NEW JERSEY 07719
CABLEVISION 275 CENTENNIAL AVENUE/CN 6805 PISCATAWAY, NEW JERSEY 08855
BOROUGH OF KEYPORT WATER/SEWER DEPARTMENT 70 WEST FRONT STREET KEYPORT, NEW JERSEY 07735

MUNICIPAL ENGINEER _____ DATE _____

No.	Date	Revision	Revised By	Checked By



KEITH B. SMITH, PE, PP
PROFESSIONAL ENGINEER, NJ LIC. No.



NOTE:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A PLAN ENTITLED, "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR LOT 7, BLOCK 47, SITUATED IN THE BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY FRENCH AND PARRELLO ASSOCIATES, P.A., DATED JANUARY 27, 2025. LAST REVISED MARCH 14, 2025.

U:\2326\23260\23266 - Key 201 Property Plot Plan\23266.001 - EC.dwg EC

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No.	Date	Revision	Revised By	Checked By	

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KEITH B. SMITH, PE, PP
PROFESSIONAL ENGINEER, N.J. LIC. NO. 33232

EXISTING CONDITIONS PLAN
FOR
KEY 201 PROPERTY LLC
BLOCK 47, LOT 7
201 BEERS STREET
BOROUGH OF KEYPORT
MONMOUTH COUNTY NEW JERSEY

DATE: 03-14-2025	DESIGNED BY: KMR	SCALE:	PROJECT NUMBER: 23286.001
DRAWN BY: KMR	CHECKED BY: KBS	FIELD BOOK	SHEET: 2 of 4



1. THE PROPERTY IS KNOWN AS LOT 7, BLOCK 47, AS SHOWN ON THE TAX MAP OF THE BOROUGH OF KEYPORT SHEET NO. 4. THE SITE CONTAINS 7,207 S.F., AND IS LOCATED IN THE RA RESIDENTIAL DISTRICT A ZONE.
2. OWNER/ APPLICANT:
EVARISTO STANZIALI
27 MAIN STREET
KEYPORT, NJ 07735
(732)-221-4776
3. EXISTING USE: RESIDENTIAL-SINGLE FAMILY PROPOSED USE: RESIDENTIAL-SINGLE FAMILY
4. BASE MAP INFORMATION OBTAINED FROM THE FOLLOWING SOURCES:
 - 4.1. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A PLAN ENTITLED, "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR LOT 7, BLOCK 47, SITUATED IN THE BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY FRENCH AND PARRELLO ASSOCIATES, P.A., DATED JANUARY 27, 2025.
 - 4.2. ARCHITECTURAL FOOTPRINT OBTAINED FROM A PLAN PREPARED BY MICHAEL SAVARESE ASSOCIATES, DATED MARCH 28, 2024.
5. HORIZONTAL AND VERTICAL DATUM ARE BASED UPON GPS OBSERVATIONS AND ARE RELATIVE TO NAD 83/NAVD 88 ADJUSTMENT.
6. **BULK ZONE REQUIREMENTS FOR RA RESIDENTIAL DISTRICT A:**
(BOROUGH OF KEYPORT ZONING SECTION (25-1-16))

BULK ZONING REGULATIONS TABLE			
BOROUGH OF KEYPORT: "RA" (RESIDENTIAL DISTRICT A) ZONING DISTRICT			
	REQUIRED	SURVEY DATED 1/27/25	PROPOSED
MINIMUM LOT AREA	5,000 SF	7,207 SF	NO CHANGE
MINIMUM LOT WIDTH	50 FT	45.0 FT**	NO CHANGE**
MINIMUM FRONT YARD SETBACK	20 FT	28.2 FT	NO CHANGE
MINIMUM SIDE YARD SETBACK	6 FT	7.2 FT	NO CHANGE
COMBINED SIDE YARD SETBACK	16 FT	19.4 FT	NO CHANGE
MINIMUM REAR YARD SETBACK	15 FT	96.2 FT	NO CHANGE
MAXIMUM HEIGHT	30 FT / 2.5 STORIES	29.3 FT	NO CHANGE
MAXIMUM PRINCIPLE BUILDING COVERAGE	30%	18.9%	NO CHANGE
ACCESSORY BUILDINGS			
MINIMUM SIDE YARD SETBACK	3 FT	5.3 FT	NO CHANGE
MINIMUM REAR YARD SETBACK	3 FT	5.5 FT	NO CHANGE
MAXIMUM HEIGHT	16 FT / 1.5 STORIES	1.5 FT	24 FT / 2 STORIES*
MAXIMUM LOT COVERAGE	10%	9.8%	NO CHANGE
MAXIMUM BUILDING COVERAGE	40%	28.7%	NO CHANGE
MAXIMUM FRONT YARD COVERAGE BY PARKING	30%	22.4%	22.7%
MAXIMUM IMPERVIOUS COVERAGE	60% (4,324 SF)	42.4% (3,053 SF)	61.1% (4,402 SF)*

**** PRE-EXISTING NON-CONFORMING CONDITION**
*** VARIANCE REQUIRED**

IMPERVIOUS COVERAGE CALCULATIONS		
	SURVEY DATED 1/27/25	PROPOSED
HOUSE	1,273 SF	1,273 SF
COVERED PORCH	90 SF	90 SF
GARAGE	702 SF	702 SF
TOTAL BUILDING COVERAGE	2,065 SF	2,065 SF
DRIVEWAY	519 SF	1,733 SF
FRONT & REAR STEPS	53 SF	100 SF
WALKWAYS	0 SF	88 SF
STONE WALLS	89 SF	89 SF
DECK	327 SF	327 SF
TOTAL IMPERVIOUS COVERAGE	988 SF	2,337 SF
TOTAL LOT COVERAGE	3,053 SF (42.4%)	4,402 SF (61.1%)

[illegible]

