COMPLETION CHECKLIST
UNIFIED PLANNING BOARD

Application Number: _____ Date Received: _____

Applicant: 24 Broad Street, LLC

Property: Block 21.01 Lot(s) 54

Street Address: 18-24 Broad Street, Keyport, NJ 07735

RECEIVED:

____Application Fee in Amount of $ _____ Paid by: _____

_____Escrow Deposit in Amount of $ _____ Paid by: _____

_____ Certification of Taxes Paid

_____ Proposed "Notice of Public Hearing"

_____ Signed Escrow Agreement

_____ Certified List of Property Owners Within 200 Feet

ACTION TAKEN:

_____ Copy of Application to Board Attorney on: _____

_____ Copy of Application to Board Engineer on: _____

_____ Letter _____ "Completeness" _____ "Incompleteness" sent on: _____

_____ Hearing Date Set for: _____

NOTES: _____

The Pearl of the Bayshore™
Keyport
NEW JERSEY

KEYPORT UNIFIED PLANNING BOARD APPLICATION

BOROUGH OF KEYPORT
70 WEST FRONT STREET
KEYPORT, NEW JERSEY 07735

APPLICATION TO THE KEYPORT UNIFIED PLANNING BOARD

1. SUBJECT PROPERTY

Location: 19-24 BROAD STREET

Tax Map: Block 21.01 Lot(s) 54

Dimensions: Frontage 72.30' Depth 130' Total Area 9,399

Zone District: GC

Location of the property is approximately 204 feet from the intersection of BROAD and FRONT.

The property is located within 200 feet of another municipality: ✓ NO _____ YES
If yes, name of municipality _____

The property fronts on a County Road or State Hwy: _____ NO ✓ YES

COUNTY ROUTE NO. 4 STATE HWY NO. _____

2. APPLICANT INFORMATION

Full Legal Name: 24 BROAD STREET LLC

Address: 24 CLAY STREET RED BANK NJ 07701
(Street) (City) (State) (Zip)

Telephone Numbers: DAY 732.533-4330 EVENING _____

Applicant is a: _____ Corporation ✓ Partnership _____ Sole Proprietor _____ Resident

3. OWNER IF DIFFERENT FROM APPLICANT

If the owner of the property is someone different from the Applicant, then please complete the following:

Owner's Name: N/A

Address: _____
(Street) (City) (State) (Zip)

Telephone Numbers: DAY _____ EVENING _____

4. ADDITIONAL PROPERTY INFORMATION

Restrictions, covenants, easements, homeowners/condo association by-laws, existing or proposed on the property:

___YES (attach copies and/or copy of deed) ___PROPOSED (attach description) ___NONE

NOTE: All Deeds Restrictions, covenants, easements, association by-laws, either existing or proposed, must be submitted for review, and must be written in easily understandable English in order to be approved.

Present use of the premises and proposed use (describe in detail): Applicant intends to renovate an existing two-story building to include extension of rear ground floor, greenhouse, balconies

5. APPLICANT'S EXPERTS / REPRESENTATIVES

Applicant Attorney: SEAN F. BYRNES
(Name and Firm if Applicable)

Address: 195 E BERGEN PL, RED BANK, NJ 07701
(Street) (City) (State) (Zip)

Telephone: 732-219-7711 Fax 732-219-7733

Applicant Engineer: JOSEPH HOCUBA, P.E. (HBA Engineering)
(Name and Firm if Applicable)

Address: 2517 Rte 35, Bldg E, Suite 203, Manasquan, NJ 08736
(Street) (City) (State) (Zip)

Telephone: 732-722-8555 Fax 732-722-8557

Applicant Planning Consultant: _____
(Name and Firm if Applicable)

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax _____

Applicant Traffic Engineer: _____
(Name and Firm if Applicable)

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax _____

6. OTHER EXPERTS

List any other expert(s) who will submit a report and/or testify on behalf of the Applicant.

Name: James Daley Field of Expertise: Architect

Address: 273 FIRST ST, KEYPORT, NJ 07735
(Street) (City) (State) (Zip)

Telephone: 732-739-2684 Fax 732-739-0837

7. RELIEF BEING REQUESTED

SUBDIVISION APPROVAL

_____ Minor Subdivision

_____ Major Subdivision _____ Major Subdivision – Final

_____ Number of Lots to be Created _____ Number of Proposed Dwelling Units

Note: A "Plan of Subdivision" must be submitted in accordance with the submission requirements set forth in the Submission Checklist and the Borough of Keyport Ordinance.

SITE PLAN APPROVAL

_____ Major Site Plan Approval ✓ Minor Site Plan Approval

_____ Preliminary Site Plan Approval (phases – if applicable) _____

_____ Final Site Plan Approval (phases – if applicable) _____

_____ Amendment or Revision to an Approval Site Plan (Area to be disturbed – square feet)

_____ Request for a Waiver from Site Plan Review and Approval. Reason for Request: _____

OTHER

_____ Informal Review of _____

_____

_____ Appeal Decision of the Zoning Officer (N.J.S.A. 40:55D-70.a.) Describe nature of appeal: _____

_____

_____

_____

_____ Interpretation of Map or Ordinance, or Decisions upon Special Questions (N.J.S.A. 40:55D 70.b.) Explain: _____

_____

_____

_____ Variance Relief-Hardship (N.J.S.A. 40:55D-70c (1)) Provide Reasons: _____

_____

_____

✓ _____ Variance Relief-Substantial Benefit (N.J.S.A. 40:55D-70c (2)) Provide Reasons: _____

Relief from required parking stall minimum. Existing non-conformity.

_____ Variance Relief-Use (N.J.S.A. 40:55D-70cd) Provide Reasons: _____

_____

_____

	EXISTING	PROPOSED	REQUIRED
Minimum lot area:*	~~9,399~~	9,399	N/A
Building coverage limit:*	27.15%	30.82%	85%
Front yard setback:*	7.5'	7.5'	N/A
Side yard setback:*	0.0	0.0	N/A
Rear yard setback:*	76.80'	54.11'	N/A
Roadway setback:			
Impervious coverage limit:	~~[illegible]~~ 34.48%	51.02%	90%
Parking spaces:*	9	9	21
Building height:*	< 70'	< 70'	70'

*DENOTES ITEMS REQUIRED ON THE SITE PLAN.

List of Maps, Reports and other materials accompanying this application (attach additional pages as required for complete listing):
Preliminary and Final Site Plan, KBA Engineering 10/30/23

9. OTHER INFORMATION ATTACHED IN SUPPORT OF YOUR APPLICATION.
(List specific information attached and its importance/significance to your application): _____

10. CERTIFICATIONS

APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant that I am authorized to sign the application for the Corporation, or that I am a general partner of the partnership applicant. (If the Applicant is a corporation, this application must be signed by an authorized corporate officer as indicated in a resolution of the corporation which must be attached hereto. If the applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this

12 day of February, 2024

NOTARY PUBLIC

CAROLYN A. GALLAGHER
Notary Public, State of New Jersey
My Commission Expires
February 01, 2026

X_____
SIGNATURE OF APPLICANT

KEN SCHWARTZ
Applicant's Name (Print)

OWNER (IF DIFFERENT FROM APPLICANT)

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made by the applicant, and the decision of the Board in this matter.

Sworn to and subscribed before me this

_____ Day of _____, 20___

_____

NOTARY PUBLIC

N/A

X_____
SIGNATURE OF OWNER

_____
Owner's Name (Print)

ESCROW AGREEMENT

THIS AGREEMENT (the "Agreement") is entered into this 12th day of February 2024 by and between the KEYPORT UNIFIED PLANNING BOARD (the"Board") and 24 Broad Street LLC (the "Applicant").

1. PURPOSE. The Board authorizes its professional staff to review, inspect, report to the Board, and study all plans, documents, statements, improvements and provisions submitted by the Applicant to the Board or pursuant to relief granted to the Applicant by the Board. The Board is entitled to reimbursement from an Applicant for all reasonable costs/fees incurred by the Applicants in accordance with N.J.S.A 40:55D-8, and N.J.S.A 40:55D-53 et seq. of the New Jersey Municipal Land Use Law ("MLUL").

2. ESCROW ESTABLISHED. The Board, Borough and Applicant, in accordance with the provisions of this Agreement, hereby create an escrow deposit account to be established with the finance office of the Borough of Keyport.

3. ESCROW FUNDED. The Applicant, by execution of this Agreement, shall pay to the Borough to be deposited in the account referred to in paragraph 2 above.

4. INCREASE IN ESCROW AMOUNT DEPOSITED. If, during the existence of this escrow agreement, the funds deposited into said escrow account are insufficient to cover any voucher or bill submitted by the Board's professional staff, the applicant shall, within fourteen (14) days of receipt of a notice from the Board or the Borough that a deficiency in the escrow exists, provide such funding as required to fund the existing deficit as well as to pay for projected costs and fees associated with the ongoing professional reviews, inspections, etc., pursuant to applicable Borough ordinances governing the same, as well as the MLUL.

5. DISPUTES AND APPEALS. Should any disputes arise by and between the applicant and the Borough and/or the Board with respect to either the funding of, or payment from, the escrow account established herein, then the settlement of any and all disputes, including appeals from any decisions made by the Borough and/or the Board regarding such escrow account shall be made as called for by the applicable ordinance of the Borough of Keyport and the provisions of the MLUL.

6. COLLECTION OF DELINQUENT ESCROW BALANCES. Should the Applicant fail to adequately and on a timely basis fail to fund its escrow account so that the payment of necessary fees of the Board's professionals can be made in accordance with the law, then the Borough and/or Board shall be entitled to pursue all remedies available at either law of inequity, including but not limited to all amounts due, and simple interest at a rate of 18% per annum on all sums unpaid, beginning from 30 days after the applicant received notice of such deficiencies, if permitted by law. The Borough and/or Board shall be permitted to place a lien against any and

all properties within the Borough owned by the Applicant until such time as all sums due and owed have been paid. The Borough shall also have the right to withhold and/or suspend any building permits, the conduct of construction inspections, the issuance of certificates of occupancy, and other actions, unless and until all escrow deficiencies have been satisfied by the Applicant.

Date: 2/12/24

X _____
SIGNATURE OF APPLICANT

KEN SCHWARTZ
Owner's Name (Print)

Sworn to and subscribed before me this
12 day of February, 2024

_____
NOTARY PUBLIC

CAROLYN A. GALLAGHER
Notary Public, State of New Jersey
My Commission Expires
February 01, 2026

Date: _____

_____
BOROUGH OF KEYPORT

Date: _____

_____
BOROUGH OF KEYPORT
UNIFIED PLANNING BOARD

Borough of Keyport
ZONING OFFICER
70 WEST FRONT ST
P.O. BOX 60
KEYPORT, NJ 07735
(732) 739-5134
DOLSEN@KEYPORTONLINE.COM

Application Date: 3/7/2023
Application Number: ZA-23-063
Permit Number:
Project Number:

Fee: $375

Denial of Application

Date: 3/14/2023

To: 24 BROAD STREET, LLC
24 CLAY STREET
RED BANK, NJ 07701

CC: APP TELE:(732) 533-4330
APP EMAIL:JJAZHOMEREPAIRS@GMAIL.COM

RE: 18-24 BROAD ST
BLOCK: 21.01 LOT: 54 QUAL: ZONE:

DEAR 24 BROAD STREET, LLC,

BUILD RAISED DECK & GREENHOUSE

Your request is hereby denied based upon the following requirements:

The following comments were made during the denial process:

BOARD APPROVAL REQUIRED

SITE PLAN REVIEW AND APPROVAL PROCEDURE AND REQUIREMENTS:
A.When Site Plan Approval is Required:

Site Plan approval shall be required [in the following cases:] for all major and minor development, as defined in 25:1-3.a.
[1. Whenever there is any new construction, regardless of cost, of a commercial, industrial, multi-family or professional building or structure.
2. Whenever there is alteration of any existing commercial, industrial, multi-family or professional building, structure or site which alteration extends the physical site of the buildings, structure or other site improvement, and exceeds in cost the sum of $7,500.00.
3. Whenever there is a change in use, regardless of cost, of any site, building, or structure from any of the following zoning uses to any other of said uses, namely industrial, commercial, professional or residential.
4. Whenever there is alteration of any existing commercial, industrial, multi-family, or professional building structure or site, the cost of which is $7,500.00 or less, but which results in one or more of the following:
a. The installation of additional exterior lighting exceeding 500 watts.
b. The creation of 5 or more additional parking area spaces (six 10' x 20') or the paving for any purpose of an area equivalent to five (5) or more parking spaces.]

The following types of development shall be exempt from Site Plan approval:
(i) Permitted Single family or two family dwellings and structures and uses accessory thereto.
(ii) Repairs to the interior of a building which do not result in a change in the number of dwelling units on site.
(iii) The construction of any building or other structure of less than five hundred (500) square feet which does not create or exacerbate a nonconformity.
(iv) Changes of use where no additional nonconformities are created and/or existing nonconformities are not exacerbated.

DEAR APPLICANT:

YOUR ZONING APPLICATION HAS BEEN DENIED BASED ON LAND USE REGULATION ORDINANCE. INFORMATION FOR AN APPEAL OF THIS DECISION TO THE PLANNING BOARD CAN BE OBTAINED FROM THE SECRETARY OF THE BOARD. NOTICE OF APPEAL OF THIS DECISION MUST BE FILED WITH THE UNIFIED PLANNING BOARD NO LATER THAN SIXTY-FIVE (65) DAYS FROM THE DATE OF THIS NOTICE.

Sincerely,

_____

DAVID OLSEN, ZONING OFFICER

Borough of Keyport, NJ
Monday, June 26, 2023

Chapter 25. Land Use Regulations

Article I. ZONING

§ 25-1-9.5. Development standards.

[Ord. No. 13-90; amended 12-18-2018 by Ord. No. 28-18]
As set forth in § **25-1-16** unless specific standard is set forth hereinafter or within § **25-1-14** (General Regulations) and § **25-1-15** (Supplemental Regulations).

a. Mixed residential commercial uses:

1. Shall consist of GC District permitted commercial uses on the ground floor and residential dwellings on upper floors. Residential dwelling units shall not be permitted on the basement or first (ground) floor level.
2. Pedestrian access for the commercial spaces for the mixed use buildings along West Front and East Front Streets shall be provided from West Front Street and East Front Street.
3. Vehicles shall not be permitted to back on to West Front Street or East Front Street.
4. Residential dwelling units may be studios, one, two or three bedroom units.
5. Residential dwelling units shall be a minimum of 675 square feet. The minimum square footage for each dwelling unit may be split between floors however direct access shall be provided between floors in each dwelling unit.
6. Each residential dwelling unit shall contain its own bathroom, kitchen and closet. Three-bedroom dwelling units shall contain a minimum of two bathrooms.
7. Each bedroom within the dwelling unit shall contain a closet.
8. Off-street parking requirement. The number and size of spaces required for the residential use shall be in accordance with N.J.A.C. 5:21, the Residential Site Improvement Standards.

FORM #5

TAX PAYMENT CERTIFICATION

Pursuant to the New Jersey State Law, Chapter 174 of 1987, N.J.S.A. 40:55D-39e and N.J.S. 40:55D 65h, an applicant may be required to furnish proof that no taxes or assessments of local improvements are due or delinquent on the property for which any relief is being sought through the Unified Planning Board of the Borough of Keyport. An applicant must complete Section I of this form and request the Keyport Borough Tax Office to complete Section II which verifies that no taxes or assessments are due. When completed, the applicant should attach this form to the originally signed application that is to be submitted to the Board secretary.

SECTION I (To be completed by applicant):

I Kenneth Schwartz residing at 24 Clay ST. Red Bank, NJ 07701 and making an application for the following relief before the Unified Planning Board of the Borough of Keyport: to renovate an existing two-story building to include extension of rear end floor, greenhouse, and balconies.

Regarding property known as Block 21.01 Lot(s) 54 on the Tax Map of the Borough of Keyport, located at: 18-24 Broad ST, whose owner of the record is Myself, who resides at 24 Clay St. Red Bank NJ 07701 I request the Tax Collector of the Borough of Keyport to determine if all taxes and/or assessments are paid on the property that is the subject of my application.

DATE OF REQUEST: 2/12/2024

(Applicant's Signature)

SECTION II (To be completed by the Keyport Borough Tax Collector)

I certify that:

- X All taxes are paid up-to-date on the above referenced property
- ____ All assessments due have been paid
- ____ The following are delinquent and past due: ____

Date: February 12, 2024 (Tax Collector)

Borough of Keyport

January 16, 2024

Sean Connolly

195 E Bergen Pl

Red Bank, NJ 07701

Re: Block 21.01 lot 54

Dear Mr. Connolly,

Attached please find a list of owners with mailing addresses located within 200 ft of the above referenced block and lots located in the Borough of Keyport, as it appears in the 2024 year tax list.

Please note that the Keyport Borough Planning Board also requires that you notify all appropriate utility companies as well. A list of those companies and their addresses are enclosed.

If this office can be of further assistance, do not hesitate to call.

Yours Truly,

Laurie Graham

Administrative Assistant

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O W N E R & A D D R E S S R E P O R T

KEYPORT

21.01
54

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
21.01	43		4A	27 WEST FRONT ST.LLC %DETOUR GALLER 24 CLAY STREET RED BANK, NJ 07701	27 W FRONT	
21.01	44		4A	25 WEST FRONT STREET, LLC DETOUR GA 24 CLAY STREET RED BANK, NJ 07701	25 W FRONT	
21.01	45		4A	17-21 WEST FRONT STREET%DETOUR GALL 24 CLAY STREET RED BANK, NJ 07701	17-21 W FRONT	46 & 48
21.01	47		4A	13 WEST FRONT STREET, LLC 28 CRESCI BOULEVARD HAZLET, NJ 07730	13 W FRONT	
21.01	49		15C	BOROUGH OF KEYPORT 70 WEST FRONT STREET KEYPORT, N.J. 07735	BROAD ST	49,50.01,51.02
21.01	51.01		15C	BOROUGH OF KEYPORT 70 WEST FRONT STREET KEYPORT, N J 07735	4 BROAD STREET	
21.01	52		1	6 BROAD ST WATERFRONT LAND, LLC 2 WEST FRONT ST KEYPORT, NJJ 07735	6 BROAD ST	
21.01	53		4A	10-16 BROAD STREET, LLC 3272 CHURCHILL DR TOMS RIVER, NJ 08753	10-16 BROAD	
21.01	54		4A	24 BROAD STREET, LLC 24 CLAY STREET RED BANK, NJ 07701	18-24 BROAD ST	
21.01	55		2	CABAN, SATURNINO & ANNA 291 BROAD ST KEYPORT, N.J. 07735	28 BROAD	
21.01	56		4A	32 BROAD STREET HOTEL, LLC 32 BROAD STREET KEYPORT, NJ 07735	32 BROAD	
21.01	57		4A	34 BROAD STREET LLC%DETOUR GALLERY 24 CLAY STREET RED BANK, NJ 07701	34 BROAD ST	
21.01	58		15D	BROTHERS UNITED IN CHRIST, INC. P.O. BOX 174 KEYPORT, NJ 07735	36 BROAD	
21.01	59		4A	40 BROAD STREET, LLC% DETOUR GALLER 24 CLAY ST RED BANK, NJ 07701	38-40 BROAD	
21.01	60		4A	BOYCE, ANN B 405 CLIFFWOOD AVE. APT B CLIFFWOOD, NJ 07721	42 BROAD	
21.01	60.01		4A	1-3-5 W FRONT ST LLC 1 WHITEWORTH COURT MONROE, NJ 08831	1-3-5 W FRONT ST	
21.01	61		4A	MICHAEL MANAGEMENT REALTY LLC PO BOX 127 WOODBRIDGE, NJ 07095	7-9 WEST FRONT STREET	
21.01	62		4A	DELIO, INC C/O C BERKOWITZ 44 CROCUS DRIVE MANALAPAN, NJ 07726	11 W FRONT	
21.01	63		1	32 BROAD STREET HOTEL, LLC 32 BROAD STREET KEYPORT, NJ 07735	ALLEY OFF W FRONT ST	

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
80	1.02		4A	KEYPORT PROFESSIONAL PLAZA, LLC 525 MILLTOWN RD,STE 402 NORTH BRUNSWICK, NJ 08902	25 E FRONT STREET	
80	1.03		2	BARTLEY, THOMAS G 2 FIRST ST KEYPORT, NJ 07735	2 FIRST STREET	
80	1.04		2	WISHNER, JODY & FELICIA 4 FIRST STREET KEYPORT, NJ 07735	4 FIRST STREET	
80	1.05		2	BALTADONIS, MICHAEL J 6 FIRST STREET KEYPORT, NJ 07735	6 FIRST STREET	
80	1.06		2	CLOUGH, JOHN B & JAN M 8 FIRST STREET KEYPORT, NJ 07735	8 FIRST STREET	
80	1.07		2	FEMENELLA, ARTHUR & NANCY 10 FIRST STREET KEYPORT, NJ 07735	10 FIRST STREET	
80	1.08		15F	CLARK, JOANNE 12 FIRST STREET KEYPORT, NJ 07735	12 FIRST STREET	
80	4		1	MANSION HOUSE REALTY, LLC 76 SO ADELAIDE AVE STE 10 HIGHLAND PARK, NJ 08904	41 BROAD/E. FRONT	
80	5		4A	MAREAL CORPORATION 20 SOUTH THIRD AVE. HIGHLAND PARK, NJ 08904	5 EAST FRONT STREET	
94	1		15C	BOROUGH OF KEYPORT 70 WEST FRONT ST. KEYPORT, N.J. 07735	33 FIRST ST	1.01 62562SF
94	2		15C	BOROUGH OF KEYPORT 70 WEST FRONT ST. KEYPORT, N.J. 07735	35 FIRST ST	2.01 61240 SF,3