

24-09

APPLICATION TO THE KEYPORT UNIFIED PLANNING BOARD

1. SUBJECT PROPERTY

Location: 87 Church St. Keyport NJ 07735
Tax Map: Block 91 Lot(s) 13
Dimensions: Frontage 30 Ft Depth 100 Total Area 3000 SQ FT
Zone District: _____

Location of the property is approximately 120 feet from the intersection of
CHURCH St. and THIRD St.

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

The property fronts on a County Road or State Hwy: X NO _____ YES
COUNTY ROUTE NO. _____ STATE HWY NO. _____

2. APPLICANT INFORMATION

Full Legal Name: Diane Ombrellino
Address: 0 CH St N.J.
(Street) (City) (State) (Zip)

Applicant is a: _____ Corporation _____ Partnership X Sole Proprietor X 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: _____
Address: _____
(Street) (City) (State) (Zip)

Telephone Numbers: DAY _____ EVENING _____

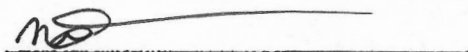
10. CERTIFICATIONS

APPLICANT

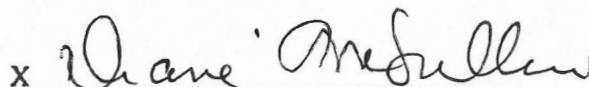
I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant that I am authorized to sign the application for the Corporation, or that I am a general partner of the partnership applicant. (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

17 day of 2, 2025


NOTARY PUBLIC

Matthew Casasus
Notary Public, State of NJ
Commission #50227710
Commission Exp 11/14/2029

x 
SIGNATURE OF APPLICANT

Diane ombrellino
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

x _____
SIGNATURE OF OWNER

Owner's Name (Print)

Project Name: 07011 lot S
Owner: Diane Ombrellino
Engineer/Designer: NA
Person Completing Form: Diane Ombrellino
Block(s): 91
Application #:
Date declared complete:

Date:
Lot(s) 13
Date submitted:
Date revised:

THIS FORM MUST COMPLETE AND RETURNED TO THE ADMINISTRATIVE OFFICE WITH THE SITE PLAN OR SUBDIVISION APPLICATION WHEN FILED. FAILURE TO INCLUDE ALL ITEMS REQUIRED ON SUBMITTED PLANS OR ATTACHMENTS WILL RESULT IN APPLICATION BEING CONSIDERED INCOMPLETE AND REJECTED

PRELIMINARY SITE PLAN, WAIVERS AND VARIANCE

To be checked by applicant

	Yes	No	Waiver
() 1. Sixteen (16) copies of complete application	☒	☐	☐
() 2. Sixteen (16) copies of site plan upon which the following Information must be depicted pursuant to Section 804 of the Development Review Ordinance for detailed submission requirements. Failure to comply with submission requirements will result in application being rejected as incomplete.	☒	☐	☒ ?
() A. Scale not less than one (1) inch equals one hundred (100) feet.	☒	☐	☐
() B. Locator map showing all road intersections within fifteen Hundred feet (1500)	☒	☐	☐
() C. Wooded areas and topography with two (2) foot intervals	☐	☐	☒
() D. All lot lines, approximate location of all structures and owners of lots within two hundred (200) feet of the site	☐	☐	☒
() E. Streets, easements, watercourses and right-of-way	☐	☐	☒
() F. Utility and drainage plans and information	☐	☐	☒
() G. Plans for elevations and locations of structures including Exterior materials and trim	☒	☐	☐
() H. Preliminary plans for parking, lighting, loading signs Landscaping and buffers	☐	☐	☒
() I. An extension of off-tract improvements necessitated By the proposed development	☐	☐	☒
() J. The lot and block number, Tax Map number, exact Dimensions and acreage of property to be build upon	☒	☐	☐



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To be checked by applicant

Yes No Waiver

- () 4. Payment of all applicable fees for preliminary site plan review
- () 5. Submission of Environmental Impact Statement
- () 6. Soil erosion and sediment and Control Permit and Soil Conservation District Approval (if project involves disturbance of more than 5,000 Square feet of land surface area).
- () 7. Storm water management plan
- () 8. Referral to Monmouth County Planning Board for review and approval.
- () 9. Six copies of completed checklist.
- () 10. Disclosure of 10% ownership interest of corporation or partnership which is 10% owner of applying corporation or partnership.
- () 11. Applicant for a project located within a flood hazard area to apply For approval in conformance with the "90 Day Construction Permit Act."
- () 12. Application for state ingress and egress approval, if necessary
- () 13. Variance(s) from Section(s) and reasons, if necessary
- () 14. Waiver required from Section(s) and reason
- () 15. Owners signed Certificate of Concurrence with the plan

_____	_____	_____✓
_____	_____	_____✓
_____	_____	_____✓
_____	_____	_____✓
_____	_____	_____✓
_____	_____	_____✓
_____	_____	_____✓
_____	_____	_____✓
_____	_____✓	_____
_____	_____	_____✓
_____	_____✓	_____

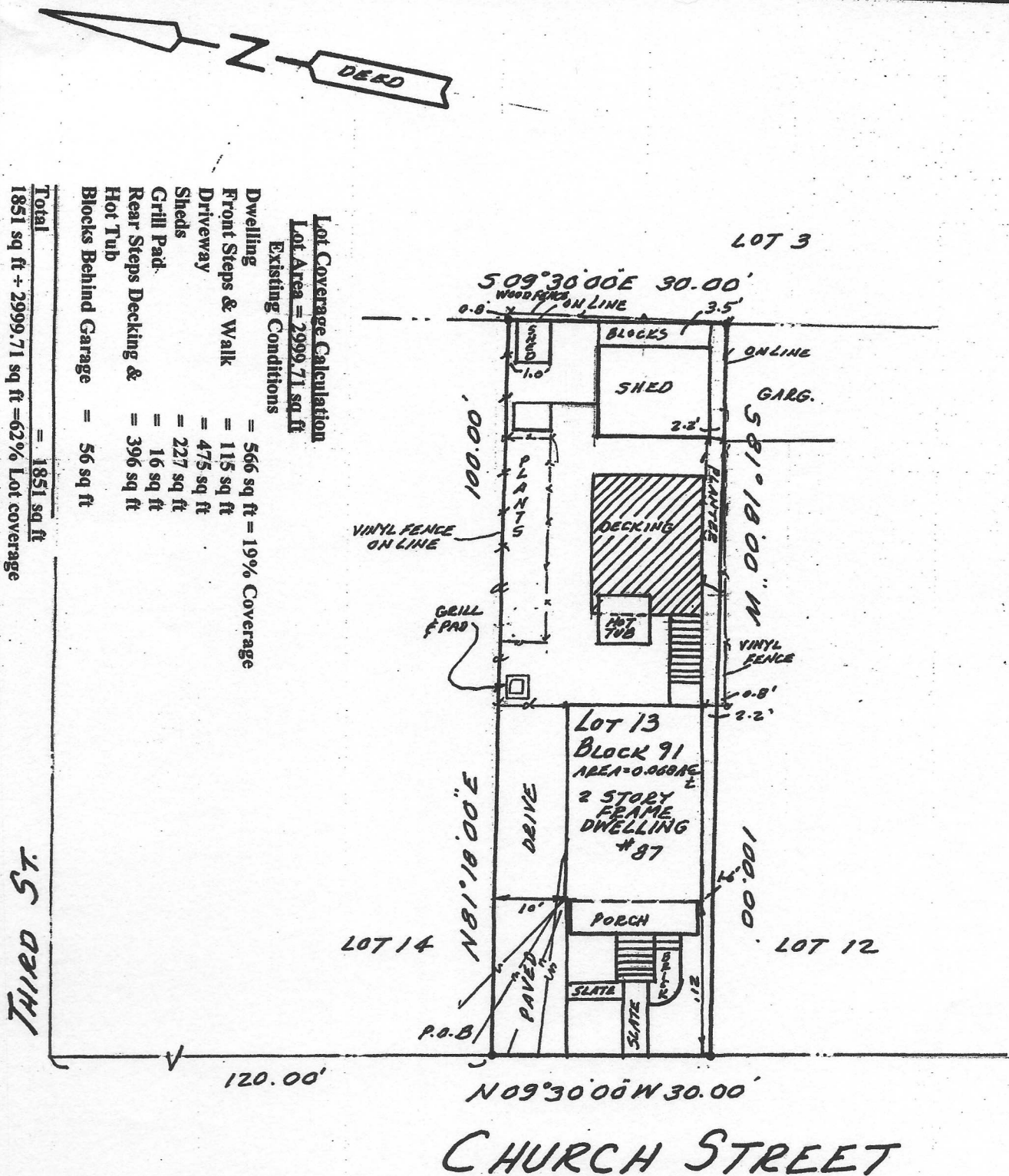
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FINAL SITE PLAN APPLICATION

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To be checked by applicant

	Yes	No	Waiver
() 1. Sixteen (16) copies of complete application for Final Site Plan Approval.	_____	_____	_____✓
() 2. Sixteen (16) copies of site plan in final form prepared in accordance With Section 804 of the Development Review Ordinance, including all Information depicted on the preliminary plan and satisfaction of all Conditions of preliminary approval	_____	_____	_____✓
() 3. Payment of all Final Site Plan Filing Fees.	_____	_____	_____✓
() 4. Payment of Performance Guaranty in favor of municipality approved by Borough Attorney and Borough Engineer.	_____	_____	_____✓
() 5. Soil removal permit signed by Borough Engineer	_____	_____	_____✓
() 6. Date and revision dates of drawing and/or reports	_____	_____	_____
() 7. Engineering Inspection Fees	_____	_____	_____
() 8. Certification form Tax Collector that all taxes are current on the property through the current month quarter.	_____	_____	_____
() 9. Permits from other authorities upon which approvals were conditioned.	_____	_____	_____



Lot Coverage Calculation
Lot Area = 2999.71 sq. ft
Existing Conditions

Dwelling	= 566 sq ft = 19% Coverage
Front Steps & Walk	= 115 sq ft
Driveway	= 475 sq ft
Sheds	= 227 sq ft
Grill Pad	= 16 sq ft
Rear Steps Decking &	= 396 sq ft
Hot Tub	
Blocks Behind Garage	= 56 sq ft
Total	= 1851 sq ft

1851 sq ft ÷ 2999.71 sq ft = 62% Lot coverage

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (N.J.S.A 45:8-36.3) and N.J.A.C. 13:40-5.1(d).

Lot and Block numbers refer to the Borough of Keyport, Tax Map.

SURVEY OF PROPERTY FOR
Lot 13 in Block 91
Borough of Keyport, Monmouth County, New Jersey

CHECK IF APPLICABLE

☒ THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO: USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION. EITHER DIRECTLY OR INDIRECTLY.

☒ PHYSICAL LOCATION OF ANY UNDERGROUND UTILITIES ON THIS PROPERTY HAS NOT BEEN MADE.

THIS SURVEY IS CERTIFIED TO

Diane Ombrellino

SCALE 1" = 20'	DRAWN BY L. A. K.	DATE 2/4/25
JOB No. TS # 9950	FIELD BK 166-	

LEO A. KALIETA & Co.
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 31268 (20 Middlesex Road, Matawan, NJ 07747)

Leo A. Kalita 2/4/25

