

SALVATORE ALFIERI, Partner  
[salfieri@cgajlaw.com](mailto:salfieri@cgajlaw.com)

Reply to: Matawan Office

August 23, 2022

**Via FedEx**

Keyport Unified Planning Board  
Attn: Denise Nellis, Administrative Secretary  
70 West Front Street  
Keyport, NJ 07735

**Re: Applicant: Becikoglu Real Estate Investments LLC**  
**Application: Minor Subdivision and Bulk Variance**  
**Property: Block 135, Lot 10 & 11**  
**310 First Street**

Dear Ms. Nellis,

By way of introduction, this office represents Becikoglu Real Estate Investments LLC, Applicant and Owner, with regard to the above captioned matter. The Applicant seeks minor subdivision with bulk variance relief to subdivision the subject properties. As part of my client's application, I have enclosed the following for the Board's review:

1. 20 copies of the Development Application;
2. 20 copies of the Minor Subdivision Plan;
3. 20 copies of the Survey;
4. 20 copies of the Architectural Floor Plans
5. Two (2) checks made payable to Keyport for the application and escrow fees.

Please place this matter on the next available agenda. Please mark your records to reflect representation and forward to this office any and all correspondence, professional reports, reviews, etc. as it relates to my client's application. Should you have any questions or concerns, please let me know.

Very truly yours,

*/s/ Salvatore Alfieri*  
Salvatore Alfieri  
Encl.

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**Matawan Office: 955 State Route 34, Suite 200, Matawan, NJ 07747 Tel 732 583-7474 Fax 732 290-0753**  
**Oakland Office: 169 Ramapo Valley Road, UL 105, Oakland, NJ 07436 Tel 973 845-6700 Fax 201 644-7601**  
**Somerville Office: 50 Division Street, Suite 501, Somerville, NJ 08876 Tel 732 583-7474 Fax 201 644-7601**



# KEYPORT UNIFIED PLANNING BOARD APPLICATION

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

## 1. SUBJECT PROPERTY

The property fronts on a County Road or State Hwy: xx NO \_\_\_\_ YES  
COUNTY ROUTE NO. \_\_\_\_\_ STATE HWY NO. \_\_\_\_\_

Telephone Numbers: DAY 732-583-7474 EVENING \_\_\_\_\_  
Applicant is a: ☒ Corporation \_\_\_\_\_ Partnership \_\_\_\_\_ Sole Proprietor \_\_\_\_\_ Resident \_\_\_\_\_

Telephone Numbers: DAY \_\_\_\_\_ EVENING \_\_\_\_\_

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

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.

## 5. APPLICANT'S EXPERTS / REPRESENTATIVES

Telephone: \_\_\_\_\_ Fax \_\_\_\_\_

Applicant Traffic Engineer: n/a  
(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: \_\_\_\_\_ Field of Expertise: \_\_\_\_\_

Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Telephone: \_\_\_\_\_ Fax \_\_\_\_\_

**7. RELIEF BEING REQUESTED**

**SUBDIVISION APPROVAL**

xxxx 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: \_\_\_\_\_

xx \_\_\_\_\_ Variance Relief-Hardship (N.J.S.A. 40:55D-70c (1)) Provide Reasons: \_\_\_\_\_  
requires lot width variance relief. Due to the shape and configuration for the minor subdivision lot width relief is required.

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

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

|                            | <u>EXISTING</u> | <u>PROPOSED</u> | <u>REQUIRED</u> |
|----------------------------|-----------------|-----------------|-----------------|
| Minimum lot area:*         | _____           | _____           | _____           |
| Building coverage limit:*  | _____           | _____           | _____           |
| Front yard setback:*       | _____           | _____           | _____           |
| Side yard setback:*        | _____           | _____           | _____           |
| Rear yard setback:*        | _____           | _____           | _____           |
| Roadway setback:           | _____           | _____           | _____           |
| Impervious coverage limit: | _____           | _____           | _____           |
| Parking spaces:*           | _____           | _____           | _____           |
| Building height:*          | _____           | _____           | _____           |

**SEE ZONING CHART**

\*DENOTES ITEMS REQUIRED ON THE SITE PLAN.

## 7. SUBMISSION REQUIREMENTS

The Applicant is required to submit each of the following, unless otherwise noted:

- A. Application: An Original and nineteen (19) copies to the Board Secretary (Total 20) must be submitted (with attached site plan, plot plan, survey and/or other pertinent documents).
- B. Escrow Agreement (Form #1): Sign and submit with original copy of application
- C. Notice of Public Hearing (Form #2): DO NOT MAIL TO PROPERTY OWNERS UNTIL AUTHORIZED TO DO SO BY THE BOARD'S SECRETARY. Submit a draft copy (leaving date of hearing blank) and submit with original application. *(Not required for minor subdivision where no variances are requested)*
- C. Affidavit of Publication – Asbury Park Press: Evidencing that the Notice of Public Hearing (Form #3) was published at least ten (10) days prior to the hearing date: (DO NOT PUBLISH NOTICE IN NEWSPAPER UNTIL AUTHORIZED TO DO SO BY THE BOARD'S SECRETARY) Submit to the Board's Secretary as soon as received by the newspaper. (Not required for minor subdivision where no variances are requested)
- D. Affidavit of Service – with attachments (Form #4). Submit to the Board's Secretary along with Original copies of Certified Mail Receipts stamped by the US Post Office as to the date of mailing, and a copy of the Notice of Public Hearing (Form #2) with hearing date.
- E. Tax Payment Certification (Form #5). Submit with Original copy of Application.

## 8. OTHER APPROVALS, WHICH MAY BE REQUIRED, AND THE DATES THAT PLANS/APPLICATIONS WERE SUBMITTED:

| AGENCY OR PERMIT                               | YES           | NO            | DATE PLANS SUBMITTED                    |
|------------------------------------------------|---------------|---------------|-----------------------------------------|
| Borough of Keyport Health Dept                 | <u>      </u> | <u>XX</u>     | <u>                                </u> |
| Borough of Keyport Planning Board              | <u>XX</u>     | <u>      </u> | <u>                                </u> |
| Freehold Soil Conservation District            | <u>      </u> | <u>      </u> | <u>TBD</u>                              |
| NJ Dept. of Transportation                     | <u>      </u> | <u>XX</u>     | <u>                                </u> |
| JCP&L                                          | <u>      </u> | <u>      </u> | <u>TBD</u>                              |
| Other: <u>                                </u> | <u>      </u> | <u>      </u> | <u>                                </u> |

\*NJ Dept of Environmental Protection

\*Check nature of approval(s) needed on next page:

       Sewer Extension Permit;        Sanitary Sewer Connection Permit;        Potable Water Construction Permit;  
       Stream Encroachment Permit;        Wetlands Permit;        Tidal Wetlands Permit;        Other

List of Maps, Reports and other materials accompanying this application (attach additional pages as required for complete listing): \_\_\_\_\_

Minor Subdivision PLans prepared by East Point Engineering, LLC

**9. OTHER INFORMATION ATTACHED IN SUPPORT OF YOUR APPLICATION.**

(List specific information attached and its importance/significance to your application): \_\_\_\_\_

n/a

## 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

23 day of Aug, 2022

NOTARY PUBLIC

CATHERINE KIM  
ATTORNEY AT LAW OF N.J.

X 

SIGNATURE OF APPLICANT

Becikoglu Real Estate Investments, LLC

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

23 Day of Aug, 2022

NOTARY PUBLIC

CATHERINE KIM  
ATTORNEY AT LAW OF N.J.

X 

SIGNATURE OF OWNER

Becikoglu Real Estate Investments, LLC

Owner's Name (Print)

## **ESCROW AGREEMENT**

THIS AGREEMENT (the "Agreement") is entered into this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by and between the KEYPORT UNIFIED PLANNING BOARD (the "Board") and Becikoglu Real Estate Investments, 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.

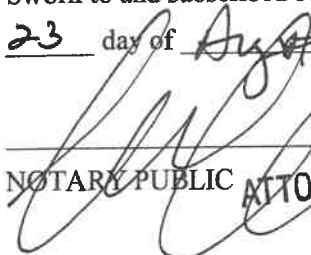
Date: 8/23/20

X   
SIGNATURE OF APPLICANT

Becikoglu Real Estate Investments, LLC  
Owner's Name (Print)

Sworn to and subscribed before me this

23 day of August, 2022

  
NOTARY PUBLIC CATHERINE KIM  
ATTORNEY AT LAW OF N.J.

Date: \_\_\_\_\_

\_\_\_\_\_  
BOROUGH OF KEYPORT

Date: \_\_\_\_\_

\_\_\_\_\_  
BOROUGH OF KEYPORT  
UNIFIED PLANNING BOARD

**FORM #2 – NOTICE SERVED ON PROPERTY OWNERS WITHIN 200 FEET OF  
SUBJECT PROPERTY:**

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**BOROUGH OF KEYPORT, COUNTY OF MONMOUTH  
STATE OF NEW JERSEY  
NOTICE OF PUBLIC HEARING**

TO: TBD OWNER OF PREMISES LOCATED AT:

310 First Street

Also known as Block 135 Lot 10 & 11 in the Borough of KEYPORT

PLEASE TAKE NOTICE, that the undersigned has filed an application with the Unified Planning/Zoning Board of the Borough of Keyport for the following appeal or form of relief: proposed minor subdivision of lot 10 to create new lot 11.01, wherein applicant proposes to construct a single family residential dwelling and ancillary structures. The minor subdivision will require lot width bulk variance relief due to existing sizes of the lots and the configuration for the minor subdivision

On the premises at 310 First Street in the Borough of Keyport, also known as Block 135 Lot 10 & 11 on the tax maps of the Borough. This notice is being sent to you because you are a property owner within 200 feet of the property that is the subject of this application. A public hearing has been set for this application on TBD, 2022 at 7:00 PM in the Keyport Borough Municipal Building, 70 West Front Street, Keyport, NJ 07735. You may appear either in person, or by agent, or by attorney, and present any objections to the granting of the relief being sought. Copies of the application and all documents, maps or other papers filed in connection with this application are on file in the Office of the Board Secretary in the Borough's Municipal Building and are available for inspection during the Borough's regular business hours.

**BY ORDER OF THE KEYPORT BOROUGH  
UNIFIED PLANNING BOARD**

Becikoglu Real Estate Investments, LLC

(Name of Applicant)

**FORM #3 – NOTICE TO BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE  
BOROUGH OF KEYPORT**

**NOTE: Publication of this notice must appear at least ten (10) days prior to the scheduled hearing date.**

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**NOTICE OF PUBLIC HEARING  
Borough of Keyport Unified Planning Board**

TAKE NOTICE that on the TBD day of TBD, 2021, at 7:00 PM, a hearing will be held before the Keyport Unified Planning Board ("the Board") in the Council Chambers at Keyport Borough Hall, 70 West Front Street, Keyport, NJ 07735 on the application of the undersigned for the following form of relief: proposed minor subdivision of lot 10 to create new lot 11.01, wherein applicant proposes to construct a single family residential dwelling and ancillary structures. The minor subdivision will require lot width bulk variance relief due to existing sizes of the lots and the configuration for the minor subdivision

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Regarding premises known as 310 First Street in the Borough of Keyport, also known as Block 135 Lot 10 & 11 on the tax maps of the Borough. This application, along with all maps, papers and supporting documents filed with the application are on file in the Office of the Board Secretary in the Borough Municipal Building and are available for public inspection during the Borough's regular business hours. Any interested party may appear at the hearing in this matter and participate therein, either in person, by attorney, in accordance with the Rules and Regulations of the Board.

**By Order of the Borough of Keyport  
Unified Planning Board**

Becikoglu Real Estate Investments, LLC  
(Applicant-Print Name)

**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 Becikoglu Real Estate Investments, LLC residing at \_\_\_\_\_  
203 Atlantic Street, Keyport, NJ 07735 and making an application for  
the following relief before the Unified Planning Board of the Borough of Keyport:  
Minor Subdivision

Regarding property known as Block 135 Lot(s) 10 & 11 on the  
Tax Map of the Borough of Keyport, located at: 310 First Street,  
whose owner of the record is Becikoglu Real Estate Investments, LLC, who resides at  
203 Atlantic Street, Keyport, NJ 07735. 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: 8/23/72

  
(Applicant's Signature)

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

I certify that: \_\_\_\_\_ 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: \_\_\_\_\_ (Tax Collector) \_\_\_\_\_

Application: Minor Subdivision

Applicant: Becikoglu Real Estate Investments, LLC

### DISCLOSURE STATEMENT

Disclosure pursuant to N.J.S.A. 40:55D-48.1 Becikoglu Real Estate Investments, LLC, is a Corporation or Partnership, which has applied to the Township of Keyport Planning/Zoning Board for permission to subdivide a parcel of land into six or more lots, or is applying for a variance to construct a multiple dwelling of twenty five or more family units or for approval of a site to be used for commercial purposes under the Planning/Zoning Board Application \_\_\_\_\_ and, therefore, discloses the name and addresses of all stockholders or individual partners who own ten (10%) percent or more of its stock or of ten (10) percent or greater interest in the partnership as the case may be.

| <u>NAME OF STOCKHOLDER</u> | <u>ADDRESS</u> | <u>PERCENT OF INTEREST</u> |
|----------------------------|----------------|----------------------------|
|----------------------------|----------------|----------------------------|

|                                      |                                                  |             |
|--------------------------------------|--------------------------------------------------|-------------|
| <u>Caglar Becikoglu, sole member</u> | <u>203 Atlantic Street<br/>Keyport, NJ 07735</u> | <u>100%</u> |
|--------------------------------------|--------------------------------------------------|-------------|

|       |       |       |
|-------|-------|-------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

**FORM #7**

## NOTICE OF ACTIONS TAKEN BY THE BOARD BOROUGH OF KEYPORT

Take notice that on the TBD day of TBD, 200   the Keyport Unified Planning Board in the County of Monmouth took the following actions:

(Granted / Denied) to (Name) Becikoglu Real Estate Investments, LLC for the property located at

(Address) 310 First Street

Block 135, Lot 10 & 11

Approval to (a variance, site plan, preliminary subdivision, minor site plan, etc.) describe development

minor subdivision for lot 10 & 11 to create new lot 11.01 for proposed single family residential dwelling.

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**COMPLETION CHECKLIST  
UNIFIED PLANNING BOARD**

Application Number: \_\_\_\_\_ Date Received: \_\_\_\_\_

Applicant: Becikoglu Real Estate Investments, LLC

Property: Block 135 Lot(s) 10 & 11

Street Address: 310 First Street

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**RECEIVED:**

XXX Application Fee in Amount of \$ \_\_\_\_\_ Paid by: \_\_\_\_\_

XX 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:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Borough of Keyport

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February 4, 2022

Jenna Lee

955 Route 34, Suite 200

Matawan, NJ 07747

Re: Block 135 lot 10 & 11

Dear Ms. Lee,

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 2022 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,



Michael Delre, CTA

# 257

## OWNER &amp; ADDRESS REPORT

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KEYPORT

135  
10 & 11

| BLOCK | LOT   | QUAL | CLA | PROPERTY OWNER                                                                  | PROPERTY LOCATION | Add'l Lots |
|-------|-------|------|-----|---------------------------------------------------------------------------------|-------------------|------------|
| 134   | 12    |      | 2   | COLON, HEATHER J<br>210 2ND STREET<br>KEYPORT, NJ 07735                         | 210 SECOND        |            |
| 134   | 13    |      | 2   | ROBICHAUX, HOLLY M<br>216 SECOND STREET<br>KEYPORT, NJ 07735                    | 216 SECOND ST     |            |
| 134   | 14    |      | 2   | JMC-108 CHURCH, LLC<br>3176 RT 27 SUITE 1A<br>KENDALL PARK, NJ 08824            | 220 SECOND        |            |
| 134   | 15    |      | 15C | BOROUGH OF KEYPORT<br>70 WEST FRONT STREET<br>KEYPORT, NJ 07735                 | SECOND            |            |
| 134   | 15.01 |      | 2   | LOVALLO, ANNE<br>224 SECOND STREET<br>KEYPORT, N J 07735                        | 224 SECOND        |            |
| 134   | 15.02 |      | 2   | SMITH, JOHN B<br>236 SECOND ST<br>KEYPORT, N J 07735                            | 236 SECOND        |            |
| 134   | 15.03 |      | 1   | SMITH, JOHN B<br>236 2ND STREET<br>KEYPORT, NJ 07735                            | SECOND            |            |
| 135   | 5     |      | 2   | BRUNNER, RODNEY & MICHELLE<br>284 FIRST STREET<br>KEYPORT, NJ 07735             | 284 FIRST         |            |
| 135   | 6     |      | 2   | MATEJCZYK, PETER Z. & KATHLEEN R.<br>290 FIRST ST<br>KEYPORT, NJ 07735          | 290 FIRST         |            |
| 135   | 7     |      | 2   | KREMER, BONNIE<br>26 NEW BRUNSWICK AVE<br>ABERDEEN, NJ 07747                    | 294 FIRST         |            |
| 135   | 8     |      | 2   | WATSON, EDDIE L. JR.<br>298 FIRST STREET<br>KEYPORT, NJ 07735                   | 298 FIRST         |            |
| 135   | 9     |      | 2   | BOYLE, DANIELLE<br>302 FIRST STREET<br>KEYPORT, NJ 07735                        | 302 FIRST         |            |
| 135   | 9.01  |      | 2   | SNYDER, JO ANN & PAUL G<br>223 SECOND ST<br>KEYPORT, NJ 07735                   | 223 SECOND ST     |            |
| 135   | 10    |      | 2   | BECIKOGLU REAL ESTATE INVESTMENTS L<br>203 ATLANTIC STREET<br>KEYPORT, NJ 07735 | 310 FIRST STREET  | L-11       |
| 135   | 12    |      | 2   | GARCIA, BEKER & MIREYA<br>324 FIRST STREET<br>KEYPORT, NJ 07735                 | 324 FIRST         |            |
| 135   | 13    |      | 2   | ROCANO, ISORA<br>326 FIRST STREET<br>KEYPORT, NJ 07735                          | 326 FIRST         |            |
| 135   | 14    |      | 2   | MINOR, SAMUEL M<br>330 FIRST STREET<br>KEYPORT, N J 07735                       | 330 FIRST         |            |
| 135   | 15.01 |      | 2   | OVIEDO, JUAN CARLOS<br>332 FIRST ST<br>KEYPORT, NJ 07735                        | 332 FIRST         |            |
| 135   | 16    |      | 2   | MIKSZA, LISA & MICHAEL<br>334 FIRST STREET<br>KEYPORT, NJ 07735                 | 334 FIRST         |            |

## OWNER &amp; ADDRESS REPORT

02/04/22 Page 2 of 3

KEYPORT

135  
10 & 11

| BLOCK | LOT   | QUAL | CLA | PROPERTY OWNER                                                               | PROPERTY LOCATION | Add'l Lots |
|-------|-------|------|-----|------------------------------------------------------------------------------|-------------------|------------|
| 135   | 21.01 |      | 2   | TITAN ACQUISITIONS LLC<br>84 STILLWELLS RD<br>LEONARDO, NJ 07737             | 233 SECOND STREET |            |
| 135   | 22    |      | 2   | BROWN CRISTOPHER & FELICIA<br>227 SECOND STREET<br>KEYPORT, NJ 07735         | 227 SECOND STREET |            |
| 135   | 22.01 |      | 15C | BOROUGH OF KEYPORT<br>70 WEST FRONT ST.<br>KEYPORT, N J 07735                | SECOND            |            |
| 135   | 23    |      | 2   | STASIAK, RONALD W<br>219 SECOND STREET<br>KEYPORT, NJ 07735                  | 219 SECOND        |            |
| 135   | 24    |      | 2   | PAPASAVAS, DEMETRIOS & STEPHANIE J<br>215 SECOND<br>KEYPORT, NJ 07735        | 215 SECOND        |            |
| 135   | 25    |      | 2   | USURIELLO, LAURA E<br>211 SECOND STREET<br>KEYPORT, NJ 07735                 | 211 SECOND        |            |
| 135   | 22.01 |      | 15C | BOROUGH OF KEYPORT<br>70 WEST FRONT ST.<br>KEYPORT, N J 07735                | SECOND            |            |
| 136   | 32    |      | 2   | PICERNO, PASQUALE & REBECCA<br>283 FIRST ST<br>KEYPORT, NJ 07735             | 283 FIRST         |            |
| 138   | 1     |      | 2   | SHEARY, MARGARET M & MATTHEW<br>289 FIRST ST<br>KEYPORT, NJ 07735            | 289 FIRST         |            |
| 138   | 2     |      | 2   | GALANIS, JOHN<br>293 FIRST ST<br>KEYPORT, NJ 07735                           | 293 FIRST ST      |            |
| 138   | 3     |      | 2   | MORRIS, RICHARD H & GINLIA P<br>299 FIRST<br>KEYPORT, NJ 07735               | 299 FIRST         |            |
| 138   | 4     |      | 2   | HARBISON, ELIZABETH<br>305 FIRST<br>KEYPORT, N.J. 07735                      | 305 FIRST         |            |
| 138   | 5     |      | 2   | GARCIA, FANGIO<br>309 FIRST<br>KEYPORT, NJ 07735                             | 309 FIRST         |            |
| 138   | 6     |      | 2   | NEWGENT, WILLIAM ANDREW & ALLISON S<br>313 FIRST STREET<br>KEYPORT, NJ 07735 | 313 FIRST         |            |
| 138   | 7     |      | 2   | FIRST ST KEYPORT, LLC<br>221 SHORE BOULEVARD<br>KEANSBURG, NJ 07734          | 319 FIRST         |            |
| 138   | 8     |      | 2   | STONEROCK, LAWRENCE C & WENDY C<br>325 A FIRST ST<br>KEYPORT, N J 07735      | 325 FIRST         | L9         |
| 138   | 10    |      | 2   | ZIEGENBALG, JACQUELINE<br>329 FIRST ST<br>KEYPORT, N J 07735                 | 329 FIRST ST      |            |
| 138   | 17    |      | 2   | MORGAN, RAYMOND & BRUNELLI BARBARA<br>6 BROOK LANE<br>HOLMDEL, NJ 07733      | 43 OAK            |            |
| 138   | 18    |      | 2   | ALVAREZ, MAURO R<br>41 OAK STREET<br>KEYPORT, NJ 07735                       | 41 OAK            |            |

## OWNER &amp; ADDRESS REPORT

02/04/22 Page 3 of 3

KEYPORT

135  
10 & 11

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER                                                                      | PROPERTY LOCATION | Add'l Lots |
|-------|-----|------|-----|-------------------------------------------------------------------------------------|-------------------|------------|
| 138   | 19  |      | 2   | POLING, ROBERT M. & GAIL E.<br>39 OAK<br>KEYPORT, N.J. 07735                        | 39 OAK            |            |
| 138   | 20  |      | 2   | CHADDERDON, THERESA MARY<br>37 OAK STREET<br>KEYPORT, NJ 07735                      | 37 OAK STREET     |            |
| 138   | 21  |      | 2   | ORTIZ, CARLOS R JR & COTTRELL, MEGAN<br>712 CHARLES STREET<br>PERTH AMBOY, NJ 08861 | 35 OAK            |            |
| 138   | 22  |      | 2   | HALL, SHANE<br>33 OAK STREET<br>KEYPORT, NJ 07735                                   | 33 OAK            |            |
| 138   | 23  |      | 2   | TERHUNE, WILLIAM R III & CARRIE<br>25 OAK STREET<br>KEYPORT, NJ 07735               | 25 OAK            |            |
| 138   | 24  |      | 2   | BROWN, LESTER C. & VERA L.<br>19 OAK<br>KEYPORT, NJ 07735                           | 19 OAK            |            |

MONMOUTH COUNTY DEPT. OF  
TRANSPORTATION  
ROUTE 79 & DANIELS WAY  
FREEHOLD, NJ 07728

MONMOUTH COUNTY PLANNING BOARD  
HALL OF RECORDS ANNEX  
1 EAST MAIN ST.  
FREEHOLD, NJ 07728

LIST OF UTILITIES WHICH SERVICE THE BOROUGH OF KEYPORT, NJ  
WITH MAILING ADDRESSES AS OF JULY 1, 2013

BELL ATLANTIC/ VERIZON  
1095 AVE OF THE AMERICAS  
ROOM 3137  
NEW YORK, NY 10036

JCP&L Real Estate Department  
P.O. Box 1911  
Morristown, NJ 07962

NEW JERSEY NATURAL GAS COMPANY  
1415 WYCKOFF ROAD  
WALL, NJ 07719

CABLEVISION  
275 CENTENNIAL AVENUE/ CN 6805  
PISCATAWAY, NJ 08855-6805

BOROUGH OF KEYPORT  
WATER/SEWER DEPARTMENT  
70 WEST FRONT STREET  
KEYPORT, NJ 07735  
ATTN: SCOTT HICKS

*The Pearl of the Bayshore<sup>SM</sup>*  
**Keyport**  
NEW JERSEY

September 4, 2007

Mr. Frederick J. Kalma, Esq.  
84 Main Street  
P.O. Box 406  
Matawan, New Jersey 07747

**RE: Case No. 07-05 Raritan View Partners, LLC**  
**310 First Street**  
**Block 135, Lots 10 & 11**

Dear Attorney/Applicant:

Attached please find Resolution # 07-05 which was adopted at the Meeting of August 16, 2007.

Notice of this Approval should be placed in the newspapers, Asbury Park Press, The Courier or the Independent in the Public Notice Section regarding the passage of this Resolution.

Proof of Publication should be filed in my office.

If you have any questions, please do not hesitate to call me direct at 732-739-5123.

Very truly yours,



Jill M. Gregorin  
Administrative Secretary/Planning Board Secretary  
[jgregorin@keyportonline.com](mailto:jgregorin@keyportonline.com)

Cc: Peter R. Valesi, Business Administrator  
Valerie T. Heilweil, RMC, Borough Clerk  
Scott M. Pezarras, Tax Assessor  
Keri Robin Stencel, Tax Collector/Treasurer  
Robert Burlew, CCO

**MEMORIALIZATION  
PLANNING BOARD  
BOROUGH OF KEYPORT  
MONMOUTH COUNTY**

**IN RE: RARITAN VIEW PARTNERS, LLC  
CASE #: 07-05  
BLOCK 135 LOTS 10 AND 11  
MINOR SUBDIVISION APPROVAL**

WHEREAS, the applicant Raritan View Partners, LLC has applied to the Unified Planning Board of the Borough of Keyport for Minor Subdivision Approval for the property set forth above located at 310 First Street in the Borough of Keyport; and,

WHEREAS, the property is located in the RA Zone. The applicant is seeking subdivision approval to permit the subdivision of one large lot into two single-family residential lots in the RA residential district. The applicant will need the following Bulk Variances:

- o Lot 10 will require a lot width variance of 44.69' where 50' is required.
- o Lot 11 will require a lot width variance of 44.69' where 50' is required, and,

WHEREAS, the applicant has filed an application for development of the property identified as A-1; Survey and Subdivision Plat of the property prepared by Walter Joseph Hopkins, PE dated May 14, 2007 as A-2; the T & M Review letter of August 6, 2007 as A-3; and,

WHEREAS, the Board has accepted jurisdiction after public notice has been effectuated on all individuals pursuant to the Municipal Land Use Law and has received reports from its professionals and staff; and as a consequence of the public hearing held in this matter on August 16, 2007, the Board makes the following findings of fact:

1. The Applicant introduced the following Exhibits into evidence:
  - A-1 The application.
  - A-2 The Hopkins Minor Subdivision Plat.
  - A-3 The T & M Review letter to the Board.
  - A-4 Elevation and Architectural Drawings
  - A-5 Robert Kee PE, PLS Survey dated April 13, 2006.

2. The applicant's engineer Joseph Hopkins PE stated that the subdivision would conform to neighborhood standards. The existing lot is oversized and the new lots will only require lot width variances and that no additional property can be purchased due to the developed nature of the neighborhood. The plan is beneficial since it creates two residential lots, which are conforming. He believes that the residential use will stabilize the neighborhood. .
3. No one opposed the application and in fact it was indicated that the applicant would be conforming to the development pattern of the neighborhood.

WHEREAS, after a full and complete review of the application and the exhibits introduced into evidence, the Board makes the following conclusions and determination on the Subdivision requested by the applicant:

1. The applicant wishes to construct two single-family homes in a residential zone, which advances the goals of the Master Plan, and zoning ordinances of the Borough of Keyport.
2. Neighbors and others supported the application.
3. The Board believes after all the testimony that the subdivision will not have any detrimental impact on the land use plan of the Borough since the lots will meet the neighborhood standards in the R-2 Zone and the variances are due to pre-existing conditions and are de minimus. The plan fosters an appropriate use of the property and the Board finds that the request for subdivision approvals does not have a detriment on the zoning plan since it is consistent with neighborhood development standards. The applicant has demonstrated that the grant of the Subdivision would not be detrimental to the public good nor impair the intent and purpose of the Zoning Plan. The applicant's plan will advance the development of appropriate scale single-family use in the Zone and further would enhance the property in general.

WHEREAS, the Board holds that the Zoning Ordinance of the Borough of Keyport would be advanced by the grant of the Subdivision; and,

WHEREAS, the Board believes that the Applicant's request for Subdivision will not have a negative impact on the neighborhood and Land Development Plan of the Borough of Keyport and finds that the positive aspects of the plan to provide for a single family homes is beneficial to the Master Plan.

NOW THEREFORE, BE IT RESOLVED by the PLANNING BOARD of the BOROUGH of KEYPORT that the applicant's request for Minor Subdivision Approval be and is hereby Granted subject to the following conditions:

[1] Subject to any outstanding conditions contained in the T & M Engineering letter of August 6, 2007 made a part of the within Resolution by reference.

[2] Subject to the payment of any outstanding escrow fees, taxes and other costs that have incurred as part of the within application to the Borough of Keyport.

[3] The applicant shall construct new sidewalks and curb in front of the property to replace the current sidewalks and curb.

[4] Subject to any and all Federal, State, County and Administrative agencies having jurisdiction over the within application.

[5] Subject to Freehold Soil Conservation District approval, if applicable.

[6] Publication of an abbreviated resolution in a newspaper of general circulation within 30 days of approval and delivery of an acknowledgment of service to the Secretary of the Board within 15 days thereafter.

[7] Subject to the filing of a Subdivision Deed or Map to comply with either the Map Filing Law or the MLUL of the State of New Jersey within the time set forth in the MLUL.

[8] Compliance with item 1.4 of the T and M review letter referenced above and other items on said letter prior to the issuance of a building permit.

[9] The height of the new homes shall not exceed 30'.

[10] The applicant or its successor in interest shall contribute the sum of \$5,000.00 to the Borough's Sidewalk Improvement Fund and subject to its acceptance by Mayor and Council, which application and contribution must be made at the time of the application for a building permit.

[11] The applicant shall provide a performance bond and engineering inspection fees for the public improvements proposed.

[12] The site plan shall be amended to reflect that the houses are to be moved back 20' from the front yard set back line to provide two single lane/driveways in addition to the single car garage proposed. The single lane driveways shall be placed on the perimeter of the lots and not next to each other.

[13] The siding colors for the home will be determined by the Borough Engineer.

[14] The applicant shall cooperate with the Borough Engineer to apply an architectural style to the homes proposed that blends with the character of the neighborhood as long as it does not demonstrably affect the cost of construction of the homes.

[15] The applicant shall provide a signed and sealed outbound survey to the Borough Engineer prior to execution of the plans.

MOVED BY: Bergen

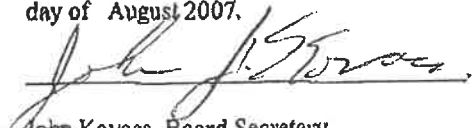
SECONDED BY: Vecchio

YES: Bergen, Hassmiller, Graham, Kovacs, Vecchio, Sessa, DeGracia

NO: None

ABSTAIN: None

I certify that the Keyport Planning Board adopted the foregoing Resolution on the 16<sup>th</sup> day of August 2007.

  
John Kovacs, Board Secretary

  
Jill Gregorin, PB Secretary

*The Pearl of the Bayshore<sup>SM</sup>*  
**Keyport**  
NEW JERSEY

May 29, 2007

Mr. Frederick J. Kalma, Esq.  
84 Main Street  
P.O. Box 406  
Matawan, New Jersey 07747

**RE: Application # 07-05 Raritan View Partners, LLC  
310 First Street, Block 135, Lots 10 & 11  
Resolution for Application Withdrawn**

Dear Attorney/Applicant:

Attached please find Resolution # 07-05 which was adopted at the Meeting of May 21, 2007.

Notice of this Approval should be placed in the newspapers, Asbury Park Press, The Courier or the Independent in the Public Notice Section regarding the passage of this Resolution.

Proof of Publication should be filed in my office.

If you have any questions, please do not hesitate to call me direct at 732-739-5123.

Very truly yours,



Jill M. Gregorin  
Administrative Secretary/Planning Board Secretary  
[jgregorin@keyportonline.com](mailto:jgregorin@keyportonline.com)

Cc: Peter R. Valesi, Business Administrator  
Valerie T. Heilweil, Borough Clerk  
Scott M. Pezarras, Tax Assessor  
Keri Robin Stencil, Tax Collector/Treasurer  
Robert Burlew, CCO

MEMORIALIZATION  
PLANNING BOARD OF THE BOROUGH OF KEYPORT  
MONMOUTH COUNTY

RARITAN VIEW PARTNERS, LLC

BLOCK 135, LOTS 10 & 11

APPLICATION # 07-05

WHEREAS, the applicant RARITAN VIEW PARTNERS, LLC, has made an application before the Planning Board of the Borough of Keyport; and,

WHEREAS, the applicant has made a decision to withdraw the application;

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Keyport that the applicant's application is herewith withdrawn without prejudice and the Board authorizes the refund of any unused escrow funds as determined by the Chief Financial Officer, or the application of same for a future application at the discretion of the applicant.

MOVED BY: John Kovacs

SECONDED BY: Joseph Vecchio

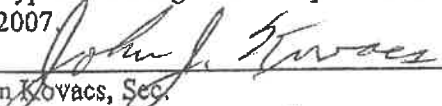
ADOPTED BY THE FOLLOWING AFFIRMATIVE VOTES: Mayor Bergen, Richard Hassmille  
Kevin Graham, John Kovacs, Joseph Vecchio, Mark Sessa, Gaylee Benedict  
NAYS: None

ABSTENTION: None

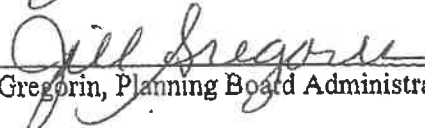
ABSENT: Handler, DeGracia, Blanks

The Keyport Planning Board adopted the foregoing resolution on the 17th day of May, 2007

/s/

  
John Kovacs, Sec.

Affirm: /s/

  
Jill Gregorin, Planning Board Administrative Secretary



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12/81/8

203 ATLANTIC ST  
KEYPORT, NJ 07735

**BECIKOGLU REAL ESTATE INVESTMENTS LLC**

123

124

8/23/22

Date \_\_\_\_\_

Brought of Keyport.

\$ 800  $\frac{x}{100}$

Eight hundred dollars —  $\frac{x}{r}$

Dollars



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**M**

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Mariano Garza

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