

GIORDANO, HALLERAN & CIESLA, P.C.

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WWW.GHCLAW.COM

JOHN A. GIUNCO, ESQ.
SHAREHOLDER
JGIUNCO@GHCLAW.COM
DIRECT DIAL: (732) 219-5496

Please Reply To:
125 HALF MILE ROAD
SUITE 300
RED BANK, NJ 07701
(732) 741-3900
FAX: (732) 224-6599

August 19, 2022

Client/Matter No. 23729-0002

VIA HAND DELIVERY & EMAIL: dnellis@keyportonline.com

Borough of Keyport Unified Planning Board
Denise Nellis, Planning Board Secretary
70 West Front Street
Keyport, New Jersey 07735

**Re: Pine Belt Nissan Inc. ("Applicant")
111 US Highway 36, Keyport, New Jersey
Block 51, Lots 22, 22.02, 23.02, 24, 25 & 25.03
Block 52, Lots 1 & 2 ("Property")**

Dear Ms. Nellis:

This firm represents Pine Belt Nissan Inc. ("Applicant"), in connection with an application for preliminary and final major site plan approval for the above-referenced Property. Applicant proposes development in two (2) phases: Phase I consists of the demolition of the existing signs and the construction of new signage along Route 36. The construction of an EV charging area will take place in Phase 1. Phase 2 consists of the existing building demolition and the construction of a paved parking area. The Property is located at 111 US Highway 36, Block 51, Lots 22, 22.02, 23.02, 24, 25 & 25.03 and Block 52, Lots 1 & 2 and is in the Borough's Highway Commercial District (HC) Zone.

In support of the application please find the following:

1. Original & Nineteen (19) copies of the completed application and Checklist;
2. Twenty (20) copies of the plans entitled "Preliminary and Final Major Site Plan Pine Belt Nissan" prepared by James A. Kennedy, P.E., Kennedy Consulting Engineers, LLC, dated July 14, 2022, consisting of six (6) pages;

August 19, 2022

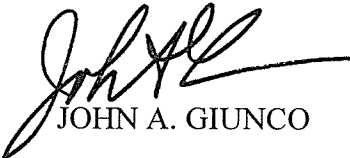
Page 2

3. Twenty (20) copies of the architectural plans entitled "Proposed Alterations to Pine Belt Nissan – Floor Plan and Elevation" prepared by Tokarsi + Millemann Architects, LLC, dated January 13, 2022, consisting of one (1) sheet;
4. Twenty (20) copies of plans entitled "Proposed Electrical Service Upgrade at Pine Belt Nissan" prepared by Paul Ripish, P.E., KSI Consulting Engineers, LLC dated July 13, 2022, consisting of three (3) sheets;
5. Twenty (20) copies of the "Stormwater Management Narrative for Pine Belt Nissan" prepared by James A. Kennedy, P.E., Kennedy Consulting Engineers, LLC dated May 17, 2022;
6. Copy of the correspondence to the Tax Collector dated June 20, 2022 requesting a Tax Certification;
7. Copy of the 200' property owner list dated May 11, 2022;
8. Fee Calculation;
9. Copy of correspondence from the Monmouth County Planning Board dated July 25, 2022 indicating County Site Plan approval is not required;
10. Original signed W-9 form.
11. Check in the amount of \$475.00 representing the application fee;
12. Check in the amount of \$1,268.86 representing the escrow fee;
13. One flash drive.

Kindly execute a copy of this letter enclosed acknowledging receipt of the within described documents and return same to our office. If you have any questions regarding the application or require any additional information, please do not hesitate to contact me.

Thank you in advance for your assistance in this matter.

Very truly yours,



JOHN A. GIUNCO

JAG/dw

Enclosures

cc: via email

Joseph Hill

James A. Kennedy, P.E.

GIORDANO, HALLERAN & CIESLA
A Professional Corporation
ATTORNEYS-AT-LAW

August 19, 2022
Page 3

Andrew Comi, P.E.
Tokarski + Millemann Architects
Denise M. Wegryniak
Evan P. Zimmerman, Esq.

The undersigned hereby acknowledges receipt of the within described documents on this
____ day of _____, 2022.

Docs #5886155-v1

PAGE 1C

007217 031201360 43 63540381

CHECK
CONTROL NO.

7218

ISSUED BY: ANDREW_APPOW

PINE BELT NISSAN OF KEYPORT, INC.
KEYPORT, NJ 07735

PAGE 1C

INVOICE STOCK NO.	INVOICE DATE	PURCHASE ORDER NO.	COMMENT/V.I.N.	AMOUNT	DISCOUNT/ ACCOUNT NO.	NET AMOUNT
	081522	APPLICATION	FEE			475.00
				7218	2*20200 2*28600	-475.00 475.00
				TOTAL	20200	475.00

DETACH AT PERFORATION BEFORE DEPOSITING CHECK

REMITTANCE ADVICE

CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

WATERMARK ON BACK. HOLD AT ANGLE TO VIEW WHEN CHECKING ENDORSEMENT.

PINE BELT NISSAN OF KEYPORT, INC.

111 Highway 36
Keyport, NJ 07735
(732) 264-4333

7218

7218

55-132
312

DATE
15AUG22

PAY THIS AMOUNT			
*****475	DOLLARS	00	CENTS

AMOUNT OF CHECK
*****475.00

TO
THE
ORDER
OFBOROUGH OF KEYPORT
70 WEST FRONT ST
KEYPORT NJ 07735PINE BELT NISSAN OF KEYPORT, INC.
Void After 180 Days

⑈007218⑈ ⑆031201360⑆

43 63540381⑈

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) X 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): _____
The development will be in two Phases: Phase 1 consists of the demolition of the existing signs and the construction of new signage along Route 36. The construction of an EV charging area will take place in Phase 1. Phase 2 consists of the existing building demolition and the construction of a paved parking area.

5. APPLICANT'S EXPERTS / REPRESENTATIVES

Applicant Attorney: John A. Giunco, ESQ. / Giordano, Halleran & Ciesla
(Name and Firm if Applicable)

Address: 125 Half Mile Road Middletown NJ 07748
(Street) (City) (State) (Zip)

Telephone: 732-741-3900 Fax 732-224-6599

Applicant Engineer: James Kennedy / Kennedy Consulting Engineers, LLC
(Name and Firm if Applicable)

Address: 211 Maple Avenue Red Bank NJ 07701
(Street) (City) (State) (Zip)

Telephone: 732-212-9393 Fax 732-212-9399

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: Michael J. Millemann, AIA Field of Expertise: Architecture

Address: 1729 Route 35 Wall NJ 07719
(Street) (City) (State) (Zip)

Telephone: 732-262-0046 Fax 732-262-0045

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

X Major Site Plan Approval _____ Minor Site Plan Approval

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

X 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: _____

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

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
Minimum lot area:*	5.44 AC	5.44 AC	10,000 sf
Building coverage limit:*	13.5%	12.3 %	35%
Front yard setback:*	46.2 ft	71.7 ft	50 ft
Side yard setback:*	9.8 ft	50 ft	6 ft / 16 ft
Rear yard setback:*	50 ft	50 ft	20 ft
Roadway setback:	N/A	N/A	N/A
Impervious coverage limit:	51.7%	53.9%	90%
Parking spaces:*	234 Spaces	289 Spaces	61 Spaces
Building height:*	2 Stories	2 Stories	40 ft/ 3.5 Stories

*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> X </u>	<u> </u>
Borough of Keyport Planning Board	<u> X </u>	<u> </u>	<u> </u>
Freehold Soil Conservation District	<u> X </u>	<u> </u>	<u> </u>
NJ Dept. of Transportation	<u> X </u>	<u> </u>	<u> </u>
JCP&L	<u> </u>	<u> X </u>	<u> </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;
 X Stream Encroachment Permit; Wetlands Permit; Tidal Wetlands Permit; Other X - CAFRA

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

"Preliminary & Final Major Site Plans Prepared for Pine Belt Nissan," prepared by Kennedy Consulting Engineers

Stormwater Management Report Prepared for Pine Belt Nissan," prepared by Kennedy Consulting Engineers

"Floor Plan and Elevation" Architectural Floorplan and Elevation, prepared by Michael J. Millemann, AIA

9. OTHER INFORMATION ATTACHED IN SUPPORT OF YOUR APPLICATION.

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

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, Pine Belt Nissan Inc residing at 111 NJ Highway 36,
Keyport, New Jersey and making an application for
the following relief before the Unified Planning Board of the Borough of Keyport:
Preliminary and Final Major Site Plan Approval

Regarding property known as Block 51 & 52 Lot(s) 1, 2, 22, 22.02, 23.02, 22.03, 24, 25, on the Tax Map of the Borough of Keyport, located at: 111 US Highway 36, whose owner of the record is 417 Associates-A N J Partnership, who resides at PO Box 309, Toms River, NJ 08754. 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:

(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) _____

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

19th day of August, 2022

Dennis M. Wenzel
NOTARY PUBLIC

DENISE M. WEGRYNIAK
A Notary Public of New Jersey
My Commission Expires August 20, 2024

X

John H. ...

SIGNATURE OF APPLICANT

John A. Grieco, Attorney for
Applicant's Name (Print) Applicant

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

19th Day of August, 2022

Janice M. Wozniak

NOTARY PUBLIC

DENISE M. WEGRYNIAK
A Notary Public of New Jersey
My Commission Expires August 20, 2024

X


SIGNATURE OF OWNER

SIGNATURE OF OWNER

Owner's Name (Print)

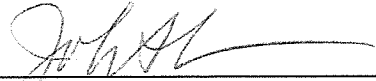
ESCROW AGREEMENT

THIS AGREEMENT (the "Agreement") is entered into this _____ day of _____ 20____ by and between the KEYPORT UNIFIED PLANNING BOARD (the "Board") and Pine Belt Nissan Inc. _____ (the "Applicant").

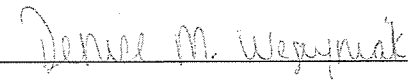
1. **PURPOSE.** The Board authorizes its professional staff to review, inspect, report to the Board, and study all plans, documents, statements, improvements and provisions submitted by the Applicant to the Board or pursuant to relief granted to the Applicant by the Board. The Board is entitled to reimbursement 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: 8/19/22

X 
SIGNATURE OF APPLICANT
John A. Bruno Attorney for Applicant
Owner's Name (Print)

Sworn to and subscribed before me this
19th day of August, 2022


NOTARY PUBLIC
DENISE M. WEGRYNIAK
A Notary Public of New Jersey
My Commission Expires August 20, 2024

Date: _____


BOROUGH OF KEYPORT

Date: _____

BOROUGH OF KEYPORT
UNIFIED PLANNING BOARD

FORM #6

REQUEST FOR 200 FOOT LIST

Date: _____

I, John A. Giunco, Esquire, am requesting a 200 foot list for property at
111 US Highway 36, which is located in the Borough of Keyport.

Block: 51 & 52 Lot(s) 1, 2, 22, 22.02, 23.02, 22.03, 24, 25, & 25.03

When the list is completed, I would like to be contacted by:

_____ Phone: _____

_____ Fax: _____

☒ Mail: Giordano Halleran & Ciesla, 125 Half Mile Road, Suite 300, Red Bank, NJ 07701

List is \$10.00 per Lot.

PAID BY:

_____ Cash

_____ Check

**COMPLETION CHECKLIST
UNIFIED PLANNING BOARD**

Application Number: _____ Date Received: _____

Applicant: Pine Belt Nissan Inc.

Property: Block 51 & 52 Lot(s) 1 & 2 (52)/ 22, 22.02, 23.02, 22.03, 24, 25 & 25.03 (51)

Street Address: 111 NJ Highway 36

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: _____

**COMPLETION CHECKLIST
UNIFIED PLANNING BOARD**

Application Number: _____ Date Received: _____

Applicant: Pine Belt Nissan

Property: Block 51 & 52 Lot(s) 1 & 2 (52)/ 22, 22.02, 23.02, 22.03, 24, 25 & 25.03 (51)

Street Address: 111 NJ Highway 36

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: _____

EXHIBIT "A"
REQUIRED APPLICATION FEES AND ESCROW DEPOSITS

Fees and escrows – The following is a schedule of fees to be paid by the applicant upon filing an application:

- | | | |
|----|--|--|
| 1. | Minor Subdivision | |
| | Application Fee – | \$200.00 |
| | Professionals Escrow – | \$400.00 (per lot) |
| 2. | Major Subdivision, Preliminary | |
| | Application Fee – | \$300.00 |
| | Professionals Escrow – | \$300.00 + \$50.00 per lot for 1 st 10 lots and \$70.00 for any lot over 10 lots |
| 3. | Major Subdivision, Final | |
| | Application Fee – | \$100.00 |
| | Professionals Escrow – | \$200.00 + \$50.00 per lot for 1 st 10 lots and \$70.00 for any lots over 10 lots |
| 4. | Resubmission of Incomplete Application | |
| | Application Fee – | \$75.00 |
| | Professionals Escrow – | None Required |
| 5. | Resubmission involving a significant change
In the site plan or subdivision | |
| | Application Fee – | One-half required fee for initial submission |
| | Professionals Escrow – | One-half required fee for initial Submission |
| 6. | Sketch Plat | |
| | Application Fee – | \$100.00 |
| | Professionals Escrow – | \$100.00 |
| 7. | Site Plan Preliminary | |
| | Application Fee – | \$300.00 |
| | Professionals Escrow – | \$0.025 per square foot being disturbed, provided a minimum of \$500.00 shall be deposited |

8.	Site Plan, Final	
	Application Fee –	\$100.00
	Professionals Escrow –	\$0.025 per square foot being disturbed, provided a minimum of \$500.00 shall be deposited
9.	Sketch Plat	
	Application Fee –	\$100.00
	Professionals Escrow –	\$100.00
10.	Site Plan Waiver	
	Application Fee –	\$50.00
	Professionals Escrow –	None Required
	In the event that a waiver is not approved, and a site plan is deemed necessary, the funds already submitted will be deducted from the application and escrow fees to be collected for the application.	
11.	Resubmission of Incomplete Application	
	Application Fee –	\$75.00
	Professionals Escrow –	None Required
12.	“D” or Use Variance	
	Application Fee –	\$150.00
	Professionals Escrow –	\$200.00
13.	Bulk Variance	
	Application Fee –	\$25.00 (per variance)
	Professionals Escrow –	\$200.00
14.	“C” Variance	
	Application Fee –	\$25.00 (per variance)
	Professionals Escrow –	\$200.00
15.	Appeals	
	Application Fee –	\$75.00
	Professionals Escrow –	\$200.00
16.	Interpretations	
	Application Fee –	\$75.00
	Professionals Escrow –	\$200.00

17.	Conditional Use	
	Application Fee –	\$150.00
	Professionals Escrow –	\$200.00
18.	Building Permit in conflict with Official map or building permit for Lot not related to a street	
	Application Fee –	\$100.00
	Professionals Escrow –	None Required
19.	Others, including signs	
	Application Fee –	\$50.00
	Professionals Escrow –	None Required

In the event the escrow fund is depleted and there remain sums due to the Municipality, any resolution of approval or issuance of C.O. will be withheld pending satisfaction of this obligation.

BOROUGH OF KEYPORT POST-APPROVAL FEES

1. Preparation of Performance Guarantees:

Subdivisions: \$250.00 plus \$10.00 per lot

Site Plans: \$300.00 plus one (1) cent per square foot of building

2. Inspection Fees:

<u>Improvement Cost</u>	<u>Inspection Fee Required</u>
0-\$10,000.00	8% of estimated cost of construction As estimated by the Borough Engineer or a minimum of \$300.00
\$10,000.00 - \$50,000.00	\$800.00 plus seven and one-half (7½) percent of estimated cost over \$10,000.00
\$50,000.00 - \$100,000.00	\$4,800.00 plus seven (7) percent of the estimated cost over \$100,000.00
\$100,000.00	\$13,800 plus six (6) percent of the estimated cost over \$100,000.00

If a Developer's Agreement is required, applicant shall post an initial escrow fund as set forth in the Developer's Agreement to reimburse the Borough for legal fees incurred in the review and preparation of documents, and the administration and enforcement of the terms set forth in the Developer's Agreement.

BOROUGH OF KEYPORT MISCELLANEOUS FEES

1. Reproduction of Records

Duplication of tape recordings	\$75.00
Use of tape recordings for transcript Purposes (applicant to supply his own stenographer to make transcript)	\$150.00
Photocopy of any minutes or reports	\$0.50 sheet

2. Change of Zone Request \$200.00

3. Certificate of Subdivision \$ 10.00

4. Zoning or Change of Use Permit \$ 10.00

Project Name: Pine Belt Nissan
Owner: Joe Hill/Pine Belt Nissan Inc.
Engineer/Designer KCE
Person Completing Form: Andrew Comi
Block(s) 51 & 52
Application #:
Date declared complete:

Date: 06/29/22
Lot(s) 1 & 2 - (52) / 22, 22.02, 23.02,
22.03, 24, 25 & 25.03 - (51)
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	<u>X</u>	_____	_____
() 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.	<u>X</u>	_____	_____
() A. Scale not less than one (1) inch equals one hundred (100) feet.	<u>X</u>	_____	_____
() B. Locator map showing all road intersections within fifteen Hundred feet (1500)	<u>X</u>	_____	_____
() C. Wooded areas and topography with two (2) foot intervals	<u>X</u>	_____	_____
() D. All lot lines, approximate location of all structures and owners of lots within two hundred (200) feet of the site	<u>X</u>	_____	_____
() E. Streets, easements, watercourses and right-of-way	<u>X</u>	_____	_____
() F. Utility and drainage plans and information	<u>X</u>	_____	_____
() G. Plans for elevations and locations of structures including Exterior materials and trim	<u>X</u>	_____	_____
() H. Preliminary plans for parking, lighting, loading signs Landscaping and buffers	<u>X</u>	_____	_____
() I. An extension of off-tract improvements necessitated By the proposed development	_____	N/A	_____
() J. The lot and block number, Tax Map number, exact Dimensions and acreage of property to be build upon	<u>X</u>	_____	_____

Page 2

To be checked by applicant

Yes No Waiver

- () K A survey prepared by a licensed surveyor of the State of New Jersey shall accompany the plan, showing existing and proposed monuments and all existing and proposed lot lines and all set back lines.

X

- () L. The following legends shall be on the site plan map:

X

Site plan of _____

Block _____ Lot _____ Zone _____

Date _____ Scale _____

Applicant _____

Address _____

I consent to the filing of this site plan with the Planning Board

(Owner) (Date)

I hereby certify that I have prepared the site plan and that all dimensions and information thereon depicted is correct.

(Name) (Title & License)

I have reviewed this site plan and certify that it meets all codes and ordinances under that jurisdiction

(Date) (Municipal Engineer)

Approved by Planning Board:

Preliminary _____

Final _____

(Chairman) (Date)

- () M. Name and License number of site planner of Professional Engineer with documents sealed with raised seal.

X

- () N. Date and revision dates of drawing and plans

X

- () 3. Certification by Borough Tax Collector that all taxes including Current taxes are paid

X

Page 3

To be checked by applicant

Yes No Waiver

- | | | | |
|--|----------------------|-----------------------------------|----------------------|
| () 4. Payment of all applicable fees for preliminary site plan review | <u> X </u> | <u> </u> | <u> </u> |
| () 5. Submission of Environmental Impact Statement | <u> </u> | <u> </u> | <u> X </u> |
| () 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). | <u> X </u> | <u> </u> | <u> </u> |
| () 7. Storm water management plan | <u> X </u> | <u> </u> | <u> </u> |
| () 8. Referral to Monmouth County Planning Board for review and approval. | <u> X </u> | <u>Application has been filed</u> | |
| () 9. Six copies of completed checklist. | <u> X </u> | <u> </u> | <u> </u> |
| () 10. Disclosure of 10% ownership interest of corporation or partnership which is 10% owner of applying corporation or partnership. | <u> X </u> | <u> </u> | <u> </u> |
| () 11. Applicant for a project located within a flood hazard area to apply For approval in conformance with the "90 Day Construction Permit Act." | <u> X </u> | <u>Application has been filed</u> | |
| () 12. Application for state ingress and egress approval, if necessary | <u> </u> | <u> N/A </u> | <u> </u> |
| () 13. Variance(s) from Section(s) and reasons, if necessary | <u> X </u> | <u> </u> | <u> </u> |
| () 14. Waiver required from Section(s) and reason | <u> X </u> | <u> </u> | <u> </u> |
| () 15. Owners signed Certificate of Concurrence with the plan | <u> X </u> | <u> </u> | <u> </u> |

FINAL SITE PLAN APPLICATION

Page 4

To be checked by applicant	Yes	No	Waiver
() 1. Sixteen (16) copies of complete application for Final Site Plan Approval.	<u>X</u>	_____	_____
() 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	<u>X</u>	_____	_____
() 3. Payment of all Final Site Plan Filing Fees.	<u>X</u>	_____	_____
() 4. Payment of Performance Guaranty in favor of municipality approved by Borough Attorney and Borough Engineer.	<u>X</u>	_____	_____
() 5. Soil removal permit signed by Borough Engineer	_____	<u>N/A</u>	_____
() 6. Date and revision dates of drawing and/or reports	<u>X</u>	_____	_____
() 7. Engineering Inspection Fees	<u>X</u>	_____	_____
() 8. Certification form Tax Collector that all taxes are current on the property through the current month quarter.	<u>X</u>	_____	_____
() 9. Permits from other authorities upon which approvals were conditioned.	<u>X</u>	_____	_____

Block 52, Lots 1 & 2
Block 51, Lots 22, 22.02, 23.03, 24, 25, 25.03
Application Fee Calculation

Fee Calculation:

Exhibit "A" – Required Application Fees and Escrow Deposits:

7. Site Plan Preliminary:

- Application Fee - **\$300.00**
- Professionals Escrow – \$0.025 per square foot being disturbed → 21,377 SF of disturbance * \$0.025 per SF = **\$534.43**

8. Site Plan Final:

Application Fee - **\$100.0**
Professionals Escrow – \$0.025 per square foot being disturbed → 21,377 SF of disturbance * \$0.025 per SF = **\$534.43**

13. Bulk Variance:

Application Fee – \$25.0 per variance * 1 variances = **\$25.0**
Professionals Escrow - **\$200.0**

19. Others, Including Signs

Application Fee - **\$50.0**
Professionals Escrow – None Required

Total Fee = **\$1,743.86** (Application fee = \$475, Escrow Fee = \$1268.86)

GIORDANO, HALLERAN & CIESLA

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

DENISE M. WEGRYNIAK
PARALEGAL
DWEGRYNIAK@GHCLAW.COM

(732) 741-3900
FAX: (732) 224-6599

www.ghclaw.com

June 20, 2022

Client/Matter No. 23729-0001

Tax Collector, Borough of Keyport
70 West Front Street
Keyport, New Jersey 07735

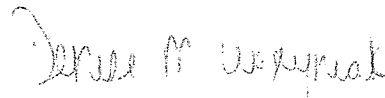
RE: 111 State Route 36
Block 51, Lots 22, 22.02, 23.03, 24, 25 & 25.03
Block 52, Lots 1 & 2
Keyport, New Jersey

Dear Sir/Madam:

This firm represents 417 Associates, a NJ Partnership (Pine Belt Nissan) with regard to an application to be presented to the Borough of Keyport Planning Board for the above referenced property. As part of the application process, a certification as to the status of the real estate taxes is required. Please provide same to the Planning Board Secretary and a copy to the undersigned.

Thank you.

Very truly yours,



Denise M. Wegryniak
Paralegal

cc: Evan P. Zimmerman, Esq.

Docs #5827280-v1

Borough of Keyport

MAY 31 2022
GIORDANO, HALLERAN & CIESLA, PC
D.M.W.

May 17, 2022

Denise Wegryniak

Giordana Halleran & Ciesla

125 Half Mile Rd, Suite 300

Red Bank, NJ 07701

52 lots 1 & 2, Block 51 Lots 22,22.02,23.03,24,25 & 25.03

Dear Ms Wegryniak,

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

OWNER & ADDRESS REPORT

KEYPORT

05/17/22 Page 1 of 3

52
1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
35	1		4A	SVENSON, HARRY W & LISA 69 BROWER DRIVE BRICK, NJ 08723	85 HWY 35 & MONROE ST.	
35	2		4A	TRICON MANAGEMENT LLC 322 BEERS ST KEYPORT, NJ 07735	322 BEERS	
36	11		2	MANETTO, CARLO S 261 FIRST AVE MANASQUAN, NJ 08736	MONROE & PERRY	L12,13
36	14		2	GENOVESE, SALVATORE & DEBRA 320 BEERS STREET KEYPORT, NJ 07735	320 BEERS	L15
36	11		2	MANETTO, CARLO S 261 FIRST AVE MANASQUAN, NJ 08736	MONROE & PERRY	L12,13
36	14		2	GENOVESE, SALVATORE & DEBRA 320 BEERS STREET KEYPORT, NJ 07735	320 BEERS	L15
36	16		2	KOPACZ, JAMES A & LAURIE 318 BEERS KEYPORT, N.J. 07735	318 BEERS	L17
36	18		2	PERRELLA, DANIEL V 316 BEERS KEYPORT, NJ 07735	316 BEERS	L19
51	1		2	MELL, SAMUEL JR 309 BEERS KEYPORT, NJ 07735	309 BEERS	
51	2		2	VENTURA, ERIC & GIANNONE, LAURIE 92 ST PETER PLACE KEYPORT, NJ 07735	92 ST PETER PL	
51	3.01		2	BROCKUP, DAWN 90 ST. PETERS PLACE KEYPORT, NJ 07735	90 ST. PETERS PLACE	
51	3.02		2	LUCARIELLO, VICTOR 88 ST PETERS PLACE KEYPORT, NJ 07735	88 ST. PETERS PLACE	
51	4		2	DAMATO, LOUIS 84 ST. PETER PLACE KEYPORT, NJ 07735	84 ST. PETER	
51	5		2	PILEGGI, VICTOR & DAWN 82 ST PETER'S PLACE KEYPORT, NJ 07735	82 ST PETER	
51	6		2	MARCELLIANO, JOHN & ANN MARIE H&W 80 ST PETERS PLACE KEYPORT, N J 07735	80 ST. PETER	
51	7		2	DISTASI, FRANK N & AMBER 78 ST. PETERS PLACE KEYPORT, NJ 07735	78 ST. PETERS PLACE	
51	8		2	GALLO, THOMAS 50 ST. PETERS PLACE KEYPORT, NJ 07735	50 ST. PETER	15
51	9		2	GUZMAN-ARELLANES, DAVID 70 ST. PETER PLACE KEYPORT, NJ 07735	70 ST. PETER	
51	10		2	WATTENBERG, LANA 20 ST. PETER KEYPORT, NJ 07735	20 ST. PETER	

OWNER & ADDRESS REPORT

KEYPORT

05/17/22 Page 2 of 3

52
1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
51	10.01		2	GRAHAM, ELMER J JR 22 ST. PETER KEYPORT, NJ 07735	22 ST. PETER	
51	11		2	WEIGAND, MARGARET E 18 ST PETER PLACE KEYPORT, N.J. 07735	ST. PETER	
51	12		2	SMITH, MICHAEL V & MELISSA M 318 MAIN ST KEYPORT, N J 07735	318 MAIN	
51	13		2	HENNEBERGER, JAMES A. 324 MAIN STREET KEYPORT, NJ 07735	324 MAIN	
51	14		2	COUNTS, CURTIS & HELMS, JAIME 326 MAIN KEYPORT, NJ 07735	326 MAIN	21
51	16		1	CADDLE, JACK % APOLLO PLUMBING 110 WEST FRONT ST KEYPORT, NJ 07735	REAR OF ST. PETER	
51	18.01		2	GALLO, JAMES 315 BEERS STREET KEYPORT, NJ 07735	315 BEERS ST	
51	18.02		2	GREISS, ANTOUN 317 BEERS ST KEYPORT, NJ 07735	317 BEERS ST	
51	19		2	EPA ENTERPRISES, LLC 313 BEERS STREET KEYPORT, NJ 07735	313 BEERS STREET	
51	22.01		15C	BOROUGH OF KEYPORT 70 WEST FRONT STREET KEYPORT, NJ 07753	MAIN ST	
51	22.02		1	417 ASSOCIATES LLC LOUIS TREBINO-PO BOX 309 TOMS RIVER, NJ 08754	ROUTE 36	
51	25		4A	417 ASSOCIATES LLC C/O 71 ROUTE 37 EAST TOMS RIVER, NJ 08754	109 HWY 36 (REAR)	25.03
51	25.01		4A	103 HWY 36, LLC 103 HIGHWAY 36 KEYPORT, NJ 07735	103 HIGHWAY 36	
51	25.02		2	PRENDERGAST, JAMES & ROSE MARIE 340 MAIN ST KEYPORT, N.J. 07735	ARLINGTON STREET	
51	26		15F	STATES, RICHARD E. & POINT, JEAN 334 MAIN STREET KEYPORT, NJ 07735	MAIN STREET	
51	27.01		2	SCARCELLA, ANTHONY 336 MAIN ST. KEYPORT, NJ 07735	336 MAIN ST.	
51	27.02		2	GWYNN, JESSICA P 338 MAIN ST. KEYPORT, NJ 07735	338 MAIN ST.	
51	28		2	PRENDERGAST, JAMES & ROSE MARIE 340 MAIN KEYPORT, N.J. 07735	340 MAIN	
51	29		2	COLE, JOSEPH W. & DOROTHY S. 346 MAIN KEYPORT, N.J. 07735	346 MAIN	

OWNER & ADDRESS REPORT

KEYPORT

05/17/22 Page 3 of 3

52
1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
52	1		4A	417 ASSOCIATES-A N J PARTNERSHIP PO BOX 309 TOMS RIVER, NJ 08754	111 HIGHWAY 36	B51 L24
52	2		4A	417 ASSOCIATES, L.L.C. 71 ROUTE 37 EAST TOMS RIVER, NJ 08754	109 HWY 36	
54	8		2	HULTAY, STEVEN D 327 MAIN STREET KEYPORT, NJ 07735	327 MAIN	
110	27.01		4A	BLDG KEYPORT LLC & WREN KEYPORT C/O 417 5TH ST 4TH FLOOR NEW YORK, NY 10016	107&109 HWY 35	
110	27.01	B01	4A	BLDG KEYPORT LLC & WREN KEYPORT C/O 417 5TH ST 4TH FLOOR NEW YORK, NY 10016	107&109 HWY 35	
110	27.02		4A	BLDG KEYPORT LLC & WREN KEYPORT C/O 417 5TH ST 4TH FLOOR NEW YORK, NY 10016	HWY 35	
110	27.03		4A	BLDG KEYPORT LLC & WREN KEYPORT C/O 417 5TH ST 4TH FLOOR NEW YORK, NY 10016	HWY 35 & 36	

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

**MONMOUTH COUNTY PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
FREEHOLD · NEW JERSEY**

JAMES GIANNELL
Chairman



JOSEPH BARRIS, PP, AICP, CFM
Director of Planning

July 25, 2022

Denise Nellis
Planning Board
70 West Front Street
Keyport, NJ 07735

**RE: SITE PLAN FOR JOE HILL, PINE BELT NISSAN
BLOCK: 52,51, LOTS: 1 & 2, 22, 22.02, 23.02,24,25 & 25.03
KEYPORT BOROUGH PLANNING BOARD
OUR FILE # KPSP6182D**

Dear Denise Nellis:

This letter is in reference to the above site plan which was submitted to the Monmouth County Planning Board for approval.

Since this site plan does not front on an existing County Road or affect any County facilities, County Site Plan approval is not required.

Sincerely,

Joseph Barris, PP, AICP, CFM
Director

c: KCE, LLC
John Giunco, Esq.
Joseph Ettore, PE

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Pine Belt Nissan Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

111 State Highway 36

6 City, state, and ZIP code

Keyport, NJ 07735

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

84 - 3739877

Part II Certification

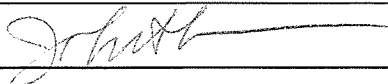
Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►



Date ►

8/19/12

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.