

RESOLUTION
GRANTING ADMINISTRATIVE APPROVAL
TO CHANGE EXTERIOR AESTHETICS OF APPROVED DEVELOPMENT

UNIFIED PLANNING BOARD
BOROUGH OF KEYPORT

BLOCK 22 LOTS 12.01, 19 and 20
Application # 16-03
PRC-ES ASSOCIATES, LLC
160 WEST FRONT STREET and 156-158 WEST FRONT STREET

WHEREAS, by way of a Resolution adopted by the Unified Planning Board of the Borough of Keyport on December 8, 2016, PRC-ES Associates, LLC received Final Minor Subdivision and Major Site Plan Approval so as to be able to redevelop the "The Boatworks at Keyport" site located at 160 West Front Street and 156-158 West Front Street which is officially designated as Block 22, Lots 12.01, 19 and 20 on the official Tax Map of the Borough of Keyport and construct a twenty-six (26) townhouse community thereon; and

WHEREAS, the applicant has now returned to the Planning Board seeking administrative approval to change exterior building materials being utilized on the proposed townhouses from what was previously depicted on elevations originally marked into evidence as Exhibit A-6; and

WHEREAS, a public hearing was held by the Unified Planning Board on March 29, 2022 during which the requested administrative change was considered;

NOW THEREFORE, be it Resolved by the Unified Planning Board of the Borough of Keyport that the following findings of facts are made:

1. The applicant, PRC-ES, Associates, LLC, is seeking administrative approval to change exterior building materials from what was depicted on renderings marked into evidence as **Exhibit A-6** during the original application hearings held back in 2016. A condition of the Resolution of Approval adopted by the Unified Planning on December 8, 2016 was that the applicant to adhere to all of the exhibits presented to the Board at that time.
2. The applicant now seeks to introduce new architectural renderings, marked into evidence as **Exhibit A-14** and consisting of twelve (12) sheets. These new renderings do not change any architectural features of the buildings. The only difference is a proposed change in the exterior building materials which would be utilized. More specifically, the stone facade along the lower portion of the building with vinyl siding. Shutters which were previously proposed are being removed.
3. Throughout its presentation before the Board, the applicant was represented by its legal counsel, Peter Wesinger, Esquire.
4. In order to certify the only changes proposed were those reflected in **Exhibit A-14**, sworn testimony was presented by one of the applicant's professional home builders, Lee Panfili.

5. Board Members expressed some concerns over a lack of storm doors being proposed as part of the development. Specifically, the Board noted white window frames were now being proposed as a prominent feature of the buildings. If uniform storm doors were not included with each unit, every unit owner might choose to install their own unique door leading to a clashing visual effect for the community. Mr. Panfili agreed with this concern and indicated that the applicant would revise the elevations so as to include white, full view storm doors, with a screen option. The final drawings would be subject to the review and approval of the Board's Engineer and Planner. The uniformity of these screen doors would also have to be included within the home owner association's governing documents.
6. Board Members also expressed concerns over a lack of ice guards or slide guards at the buildings. Mr. Panfili agreed that such guards would be installed on the metal overhangs of the buildings subject to the review and approval of the Board's Engineer and Planner.
7. The Board's Engineer, Francis W. Mullan, P.E., C.M.E., was present at the meeting and indicated he had no objections to the changes being proposed.
8. A member of the public, Michael Lane of 51 First Street, Keyport, spoke and indicated he had no objections to the aesthetic changes being proposed.
9. In considering the proposed changes, the Board finds that such do not conflict with the original approval in any respect and in fact exactly do enhance the project from what was originally approved. As such, the Board agrees that the administrative change requested by the applicant can be granted as proposed.

NOW THEREFORE, be it further resolved by the Unified Planning Board of the Borough of Keyport that the application of PRC-ES Associates, LLC, for an administrative change can be granted subject to the following:

1. Subject to the applicant adhering to the renderings marked into evidence as **Exhibit A-14** with the exceptions indicated below.
2. Subject to **Exhibit A-14** being revised to show uniform full view storm doors with white borders. The storm doors shall have a screen door option. Said doors shall be subject to the review and approval of the Board's Engineer and Planner.
3. Subject to the governing association's documents being revised to require the uniformity of the aforesaid screen doors throughout the community. Said document to be reviewed and approved by the Board's attorney prior to the recording of same in the County Clerk's Office.
4. Subject to the **Exhibit A-14** being revised to include ice guards or slide guards on the metal overhangs of the buildings. These will be subject to the review and approval of the Board's Engineer and Planner.

5. Subject to strict adherence to all other conditions contained within the original Resolution of Approval adopted by the Board back on December 8, 2016.
6. The applicant must publish adequate notice of this Resolution in the official newspaper of the Borough of Keyport at his sole cost, within ten days, and provide proof of publication to the Board Secretary within thirty days.

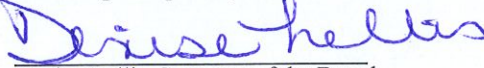
The foregoing was Moved by Mayor Kennedy, second by Councilmember Davidson and on Roll Call, the following vote was recorded:

Affirmative: Mayor Kennedy, Councilmember Davidson, M. Sessa, W. McDermott, D. Pacheco, J. Royster

Negative:

Abstentions: N. Vecchio, J. Oviedo

The foregoing is a true copy of a Resolution adopted by the Unified Planning Board of the Borough of Keyport as copied from the Minutes of its meeting on April 28, 2022.


Denise Nellis, Secretary of the Board