

Resolution prepared by:
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**RESOLUTION GRANTING APPROVAL TO
MAKE IMPROVEMENTS TO AN EXISTING SINGLE FAMILY HOME**

**UNIFIED PLANNING BOARD
BOROUGH OF KEYPORT**

BLOCK 91, LOT 13

**Application # 24-09
DIANE OMBRELLINO
87 CHURCH STREET**

WHEREAS, Diane Ombellino has applied to the Unified Planning Board of the Borough of Keyport for approval to make improvements to her single family home located at 87 Church Street which is officially designated as Block 91, Lot 13 on the Tax Map of the Borough of Keyport; and

WHEREAS, the applicant has provided notice to all property owners within two hundred feet and has caused notice to be published regarding said application in accordance with *N.J.S.A. 40:55D-1* et seq., this Board gaining jurisdiction thereunder; and

WHEREAS, a public hearing was held in the within matter at a regularly scheduled meetings of the Unified Planning Board held on March 27, 2025 and May 22, 2025 during which all persons having an interest in said application were heard; and

WHEREAS, the Board having carefully considered the evidence and exhibits presented by the applicants;

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

1. The applicant, Diane Ombrellino, who appeared at the hearing along with her partner Raymond Driscoll, and provided testimony, seeks approval from the Board to make certain improvements to her existing 2.5-story single family dwelling located at 87 Church Street which is officially designated as Block 91, Lot 13 on the official Tax Map of the Borough.
2. The property is an interior lot consisting of 3,000 square feet with 30.00 feet of frontage along the eastern side of Church Street and is located approximately 140 feet south of the 3rd Street intersection.
3. A single family home is a permitted use in the Residential B (RB) zoning district where the property is located.
4. The applicants are proposing a 18 foot x 18.4 foot addition on the east side of the house with a bay window and entrance stairs & landing on the north side. This room would serve as a new family room. The addition is proposed as a single-story addition and the overall height of the structure will not change as a result of the alterations. However, the bay window on the north side of the proposed addition will extend further into the side yard than the existing dwelling.

5. Originally the proposed entrance stairs & landing were proposed to extend into the side yard. During the course of the application hearing, it was agreed, as a condition of approval, that the plans would be redesigned so as to move the stair case behind the proposed addition, and thereby remove it from the setback. The revised plans would be subject to the review and approval of the Board's Engineer.
6. An existing rear deck would be removed for the proposed building addition.
7. The roof leaders are on the north side of the structure and run to the driveway.
8. In support of the application, the following exhibits were submitted into evidence:
Exhibit A-1: Planning Board Application
Exhibit A-2: Existing survey dated February 4, 2025 as prepared by Leo A. Kalieta, Co.
Exhibit A-3: Proposed Addition Survey as prepared by Leo A. Kalieta, Co.
Exhibit A-4: Architectural Plans consisting of four (4) sheets
9. In addition to the exhibits submitted by the applicants, the Board also marked its own Exhibit into evidence as follows:
Exhibit B-1: Planning and Engineering Review prepared by CME Associates dated March 17, 2025
10. The variance relief triggered by this application are all existing conditions, although some are being further exacerbated by the improvements since the applicants would be building their addition along the existing setback line. These are as follows:

Ordinance Standard	Required	Existing / Proposed
Minimum Lot Area	5,000 sf.	3,000 sf. (existing)
Minimum Lot Width	50 feet	30.0 feet (existing)
Principal Building Setbacks		
Front Yard	20 feet	15.42 feet (existing)
Side Yard	6 feet	1.67 feet (existing)
Side Yard Combined	16 feet	11.6 feet (existing) 9.6 (proposed)
Accessory Building / Structure Setbacks		
Side Yard	3 feet	0.8 feet (existing)
Rear Yard	15 feet	0 feet (existing)
Maximum Lot Coverage - principal building	30 %	19 % (existing) 31 % (proposed)
Lot (Impervious Surface) Coverage	60 %	62 % (existing) 61 % (proposed) reduction
Maximum Front Yard Coverage (Parking)	30 %	33 % (existing)

11. A member of the public, Michael Lane of 51 First Street, indicated he believed the applicants had a nice looking home. He had no objections to the application. He did mark into evidence, as Exhibit L-1, a photograph of the front of the house.

12. In reviewing the architectural plans, the Board found such to be consistent with the existing dwelling and believed that it would be an appropriate addition to the home.
13. In considering this application, it was recognized by the Board Members, who are all residents of the Borough and familiar with the site, that the applicant's home is not large and would definitely benefit from having some additional living space. The modest improvement being proposed by the applicants would allow for this.
14. The Board cannot envision why the granting of the requested variance relief, which all represent existing conditions, would negatively impact anyone. Being the conditions already exist, the Board believes that if anyone had issues with the present conditions, they would have appeared at the hearing to express their concerns.
15. Based upon all of the above, the Board finds that the required variance relief can be granted pursuant to the provisions of N.J.S.A. 40:55D-70(c)(2) since the benefits of allowing the applicants to improve their existing home, thereby allowing for better utility of the premises, will allow for a better result than strict adherence to the Borough's zoning ordinance would otherwise allow. There are simply no negatives associated with the granting of the requested relief.
16. The Board finds that the applicants have met both the negative and positive criteria necessary for obtaining variance relief and as such, this application may be granted.

NOW THEREFORE, be it further resolved by the Unified Planning Board of the Borough of Keyport, that the application of Diane Ombrellino, seeking approval to improve her home located at 87 Church Street, which is officially designated as Block 91, Lot 13, be granted subject to the following conditions:

1. The improvements must be made pursuant to the plans marked into evidence except as otherwise required by this resolution.
2. Subject to the plans being revised to take the new staircase and landing out of the setback. Said plan revisions shall be subject to the review and approval of the Board's Engineer.
3. Subject to the condition that the exterior of the addition be made consistent with the existing home as to ensure it looks like one unified structure.
4. Subject to the requirements of the Planning/Engineering review letter (**Exhibit B-1**).
5. Subject to all representations made by the applicant during the application.
6. This application is granted only in conjunction with the conditions noted herein and but for the existence of the same, the within application would not be approved.
7. Subject to any and all other approvals as may be required by the Borough, prior to the issuance of any permits.
8. Subject to the payment of any fees, escrows and taxes as may be due to the Borough, prior to the issuance of any permits.

9. This approval shall be deemed void by abandonment if a building permit is not applied for within one year of the date hereof.
10. The action of the Unified Planning Board in approving this application shall not relieve the applicant of responsibility for any damage caused by this project, nor does the Unified Planning Board or its reviewing professionals and agencies accept any responsibility for the structural design of the proposed improvements or for any damage that may be caused by the development.
11. The applicant must publish adequate notice of this Resolution in the official newspaper of the Borough of Keyport at their sole cost, within ten days, and provide proof of publication to the Board Secretary within thirty days.

The foregoing was Moved by W. McDermott, seconded by C. Demarest and on Roll Call, the following vote was recorded:

Affirmative: Chairman Oviedo, W. Kane, C. Demarest, W. McDermott, S. Dixon

Negative:

Abstentions:

The foregoing is a true copy of a Resolution adopted by the Unified Planning Board of the Borough of Keyport during its meeting on June 26, 2025


Denise Nellis, Secretary of the Board