

RECEIVED
AUG 08 2024
BY: 2410

APPLICATION TO THE KEYPORT UNITED PLANNING BOARD

1. SUBJECT PROPERTY

Location: 11 Warren Street
Tax Map: Block 60 Lot(s) 17
Dimensions: Frontage 35.08 Depth 110.75 Total Area 3,885.11 sq ft
Zone District: RA

Location of the property is approximately _____ feet from the intersection of
Main Street (200 ft) and Broad Street (100 ft)

The property is located within 200 feet of another municipality: ☒ NO ☐ YES
If yes, name of municipality N/A

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

2. APPLICANT INFORMATION

Full Legal Name: Edward Christopher Etheridge
Address: 11 Warren Street Keyport NJ 07735
(Street) (City) (State) (Zip)

Telephone Numbers: DAY 732-762-5808 EVENING 609-578-0236
Applicant is a: ☐ Corporation ☐ Partnership ☐ Sole Proprietor ☒ Resident

3. OWNER IF DIFFERENT FROM APPLICANT - N/A

If the owner of the property is someone different from the Applicant, then please complete the following:

Owner's Name: _____
Address: _____
(Street) (City) (State) (Zip)

Telephone Numbers: DAY _____ EVENING _____

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) ☒ 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): Residential - this
is our primary home.

5. APPLICANT'S EXPERTS / REPRESENTATIVES

Applicant Attorney: _____
(Name and Firm if Applicable)

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax _____

Applicant Engineer: _____
(Name and Firm if Applicable)

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax _____

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: _____ Field of Expertise: _____

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax _____

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

_____ 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: _____

✓ _____ Variance Relief-Hardship (N.J.S.A. 40:55D-70c (1)) Provide Reasons: Side Setback
(6' side yard & 16' combined side yard), 30% Maximum Lot Coverage, 60%
Maximum Lot Coverage

_____ 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: _____

	EXISTING	PROPOSED	REQUIRED
Minimum lot area:*	3885.11	3885.11	5,000
Building coverage limit:*			30%
Front yard setback:*	10.8	10.8	20 ft
Side yard setback:*	1.9 & 10.9	1.9 & 8.0	6' 11.6 ft
Rear yard setback:*	53.8	53.8	15 ft
Roadway setback:	N/A	N/A	N/A
Impervious coverage limit:	46	47	60%
Parking spaces:*	3	3	3
Building height:*	27.5	27.5	30 ft - 2.5 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	_____	☒	_____
Borough of Keyport Planning Board	_____	☒	_____
Freehold Soil Conservation District	_____	☒	_____
NJ Dept. of Transportation	_____	☒	_____
JCP&L	_____	☒	_____
Other: _____	_____	_____	_____

*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 _____

as required for complete listing.

10. CERTIFICATIONS

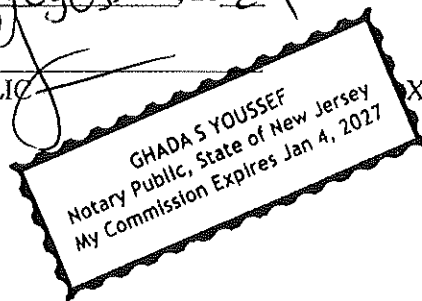
APPLICANT

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

6 day of August, 2024

NOTARY PUBLIC



X [Signature]
SIGNATURE OF APPLICANT

Edward Christopher Ethenidge
Applicant's Name (Print)

OWNER (IF DIFFERENT FROM APPLICANT)

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made by the applicant, and the decision of the Board in this matter.

Sworn to and subscribed before me this

_____ Day of _____, 20____

NOTARY PUBLIC

X _____
SIGNATURE OF OWNER

Owner's Name (Print)



Shi

Seal Noted AIA
N.J. Lic No 2140222400

LOCATION
11 WARREN ST.
KENNAPORT, NJ

PROPOSED ADDITION & RENOVATION

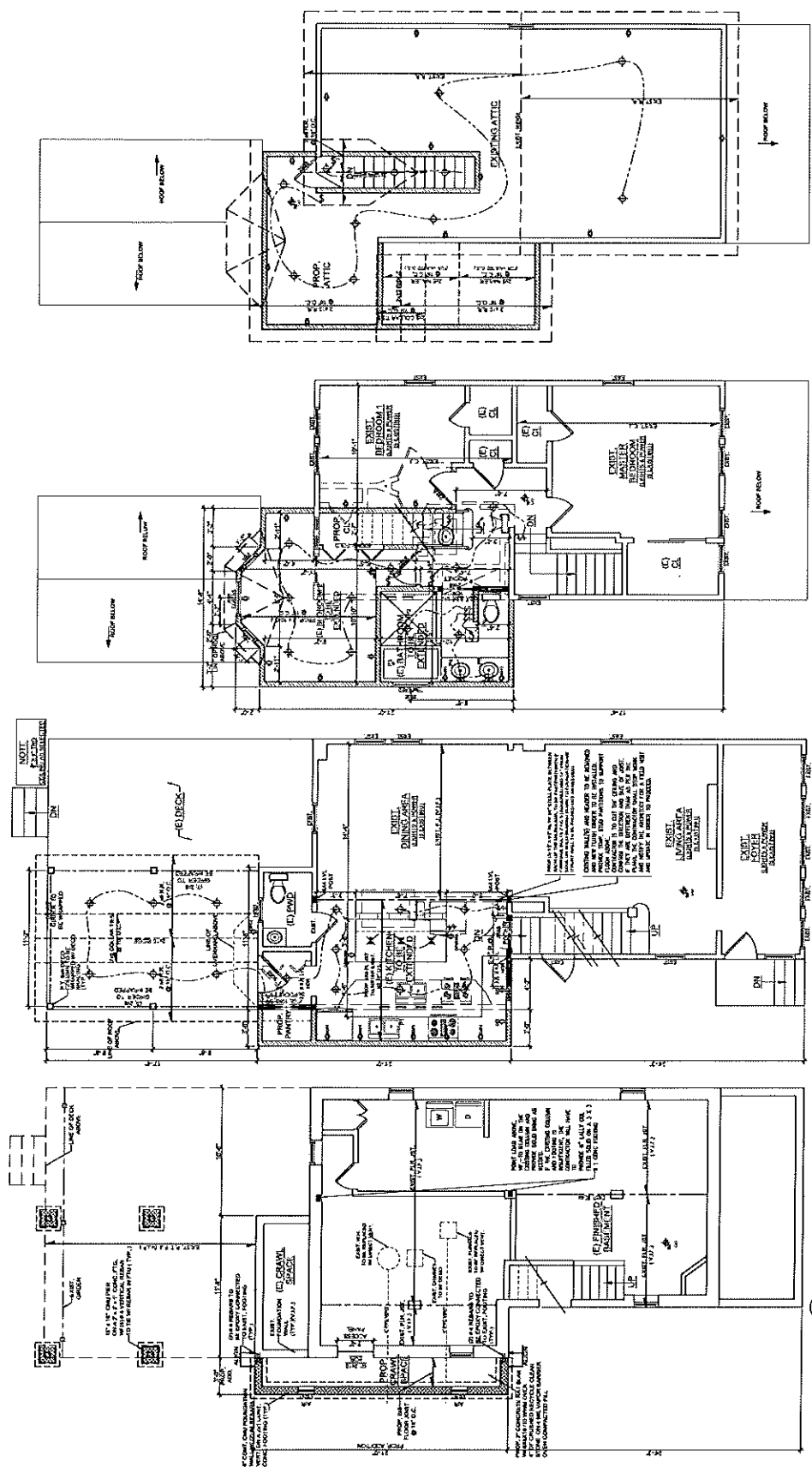
TO EXISTING SINGLE FAMILY DWELLING

OWNER
Residence
PROJECT
Existing Dwelling
July 10, 2024
Document Phase:

Revision Date Remark

Floor Plans
Gas Riser Diagram
Details

A 1.0

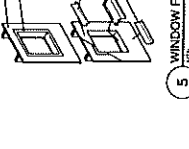
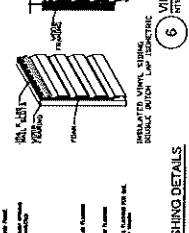
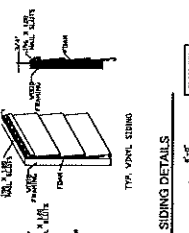
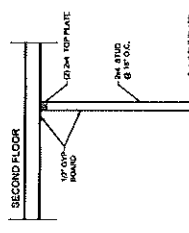
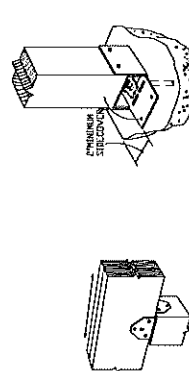
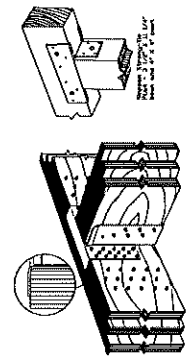


4 EXISTING ATTIC FLOOR PLAN W/ ADDITION
Scale: 1/8" = 1'-0"

3 EXISTING SECOND FLOOR PLAN W/ ADDITION
Scale: 1/8" = 1'-0"

2 EXISTING FIRST FLOOR PLAN W/ ADDITION
Scale: 1/8" = 1'-0"

1 FOUNDATION PLAN W/ ADDITION
Scale: 1/8" = 1'-0"



11 TYPICAL BEAM TO BEAM CONNECTION DET.
N.E.

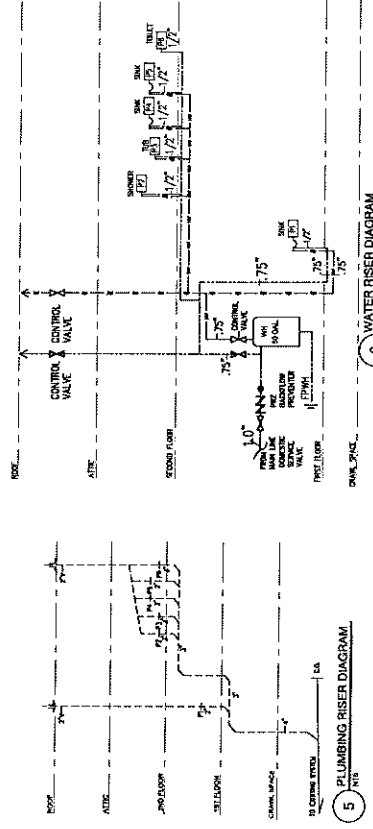
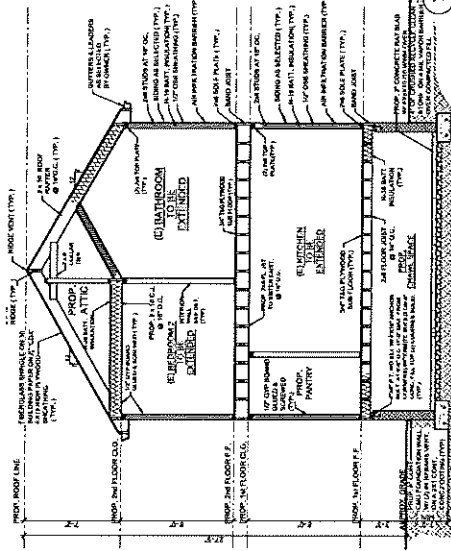
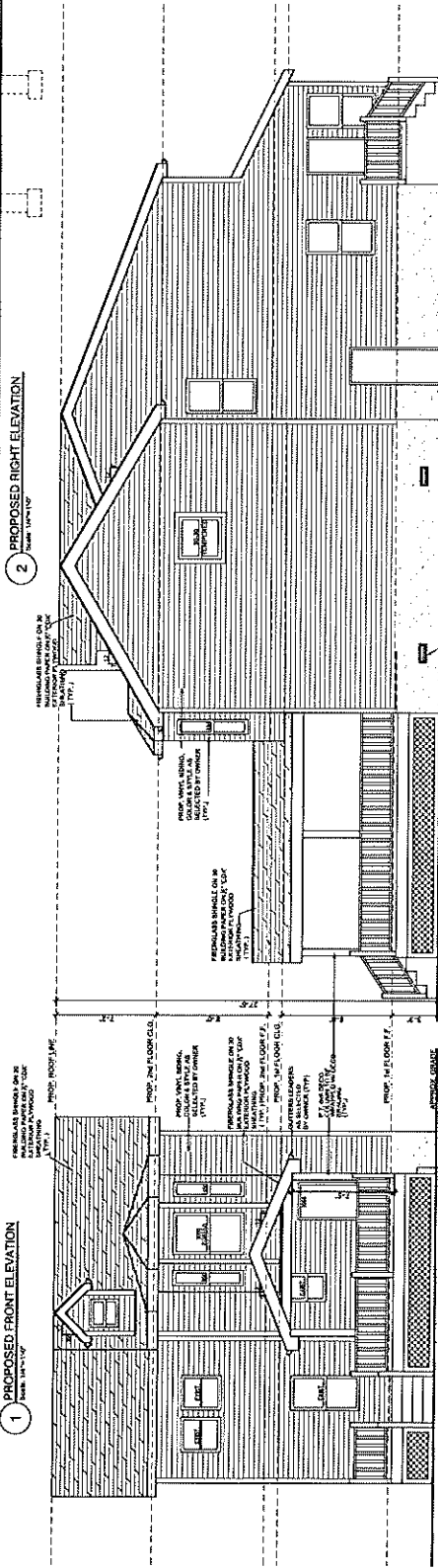
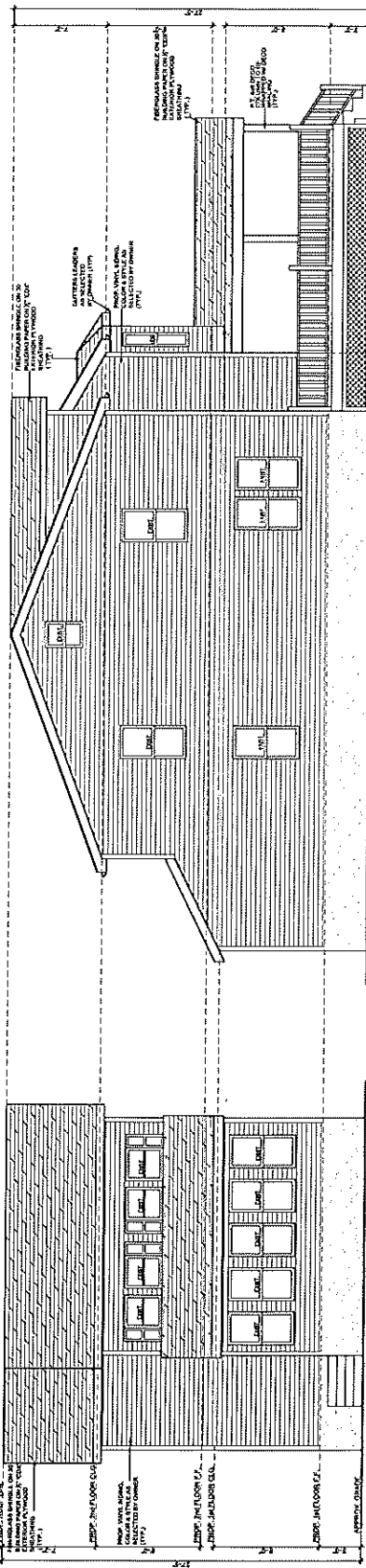
10 TYPICAL BEAM TO BEAM CONNECTION DET.
N.E.

9 POST TO BEAM CONNECTION DETAIL
N.E.

8 INTERIOR WALL DETAIL
N.E.

7 GAS RISER DIAGRAM
N.E.

6 WINDOW FLASHING DETAILS
N.E.





JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

August 2, 2024

Kim Humphrey
Borough of Keyport
70 West Front Street
Keyport, NJ 07735

**Re: Zoning Application
11 Warren Street
Block 60, Lot 17
Zone RA
Borough of Keyport, Monmouth County**

Dear Kim:

Our office has reviewed the zoning application for the installation of the following at the above referenced property:

1. Addition to the west side of the structure
2. Addition to the rear of the structure

The Zoning Permit is **DENIED** based on the information provided with the zoning application. It appears that the improvements include the following deviations from the Borough Land Use Code:

- Principal Building – 6' Side Yard Setback
- Principal Building – 16' Combined Side Yard Setback
- Principal Building – 30% Maximum Lot Coverage
- Lot Coverage – 60% Maximum Lot Coverage

The Applicant should submit an application to the Borough's Land Use Board to obtain relief for the required variances.



Should you have any questions or require additional information, please do not hesitate to contact our office.

Very Truly Yours,
CME Associates

Trevor J. Taylor, PE, PP, CME
Interim Zoning Officer

cc: Laurie Graham
Denise Nellis
Sofie Clark
Paul Murphy

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 Edward Christopher Etheridge residing at 11 Warren Street
Keyport, NJ 07735 and making an application for
the following relief before the Unified Planning Board of the Borough of Keyport:
6' side yard setback, 16' combined side yard setback, 30% maximum lot coverage (building coverage),
60% maximum lot coverage (lot coverage)

Regarding property known as Block 60 Lot(s) 17 on the
Tax Map of the Borough of Keyport, located at: 11 Warren Street, Keyport, NJ 07735,
whose owner of the record is Edward Christopher Etheridge, who resides at
11 Warren 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: 8/6/24

(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: 8/16/24 (Tax Collector) Laura Amada / for

FORM #4

AFFIDAVIT OF SERVICE

State of New Jersey :
County of Monmouth : S

Edward Christopher Etheridge, being of full age and duly sworn according to law, on his/her oath deposes and says that he/she resides at 11 Warren Street
(Street Address)
in the Keyport Monmouth New Jersey
(City) (County) (State)

And that he/she did on _____, 20____, at least ten (10) days prior to the hearing date scheduled before the Unified Planning Board of the Borough of Keyport set for _____, 20____, give personal notice to all property owners within 200 feet of subject property of the application known as 11 Warren Street,
(Street Address)

and being further known as Block 60 Lot 17 on the Tax Maps of the Borough of Keyport. Said notice was given by sending said notice by certified mail, return receipt requested. Notices were also served upon: _____ the Clerk of the Borough of Keyport, _____ the Monmouth County Planning Board, _____ Utility Companies.

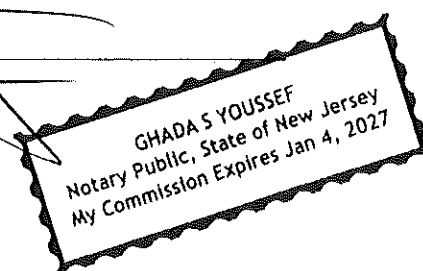
A copy of the NOTICE OF PUBLIC HEARING is attached hereto, along with the CERTIFIED LIST OF PROPERTY OWNERS within 200 feet of the subject property provided to me by the Keyport Borough Tax Assessor's Office. All original CERTIFIED MAIL RECEIPTS are also attached hereto.

[Signature]
(Signature of Applicant)

Edward Christopher Etheridge
(Name of Applicant - Print)

Sworn and subscribed to before me
This 6 day of August, 20 24

NOTARY PUBLIC



ESCROW AGREEMENT

THIS AGREEMENT (the "Agreement") is entered into this 6th day of August 20 24 by and between the KEYPORT UNIFIED PLANNING BOARD (the "Board") and Edward Christopher Etheridge (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: August 6, 2024

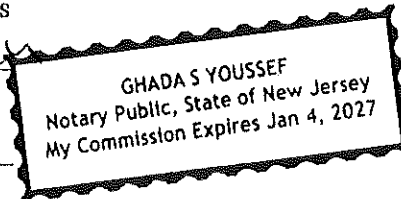
X. 
SIGNATURE OF APPLICANT

Edward Christopher Etheridge
Owner's Name (Print)

Sworn to and subscribed before me this

6 day of August, 2024

NOTARY PUBLIC



Date: _____

BOROUGH OF KEYPORT

Date: _____

BOROUGH OF KEYPORT
UNIFIED PLANNING BOARD

Project Name: 111 Western Street
 Owner: Edward Christopher Etheridge
 Engineer/Designer
 Person Completing Form: Edward Christopher Etheridge
 Block(s) 60
 Application #:
 Date declared complete:

Date: 8/6/24
 Lot(s) 17
 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 ²² 16 copies of complete application	☒	☐	☐
() 2. Sixteen ²² 16 copies of site plan upon which the following Information must be depicted pursuant to Section 804 of the Development Review Ordinance for detailed submission requirements. Failure to comply with submission requirements will result in application being rejected as incomplete.	☒	☐	☐
() A. Scale not less than one (1) inch equals one hundred (100) feet.	☒	☐	☐
() B. Locator map showing all road intersections within fifteen Hundred feet (1500)	☐	☐	☒
() C. Wooded areas and topography with two (2) foot intervals	☐	☐	☐
() D. All lot lines, approximate location of all structures and owners of lots within two hundred (200) feet of the site	☒	☐	☐
() E. Streets, easements, watercourses and right-of-way	☒	☐	☐
() F. Utility and drainage plans and information	☐	☒	☐
() G. Plans for elevations and locations of structures including Exterior materials and trim	☒	☐	☐
() H. Preliminary plans for parking, lighting, loading signs Landscaping and buffers	☐	☐	☒
() I. An extension of off-tract improvements necessitated By the proposed development	☐	☐	☒
() J. The lot and block number, Tax Map number, exact Dimensions and acreage of property to be build upon	☒	☐	☐

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.

✓

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

Site plan of N/A

Block _____ Lot _____ Zone _____

Date _____ Scale _____

Applicant _____

Address _____

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

Edward Christopher Etheridge 8/6/24
(Owner) (Date)

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

N/A
(Name) (Title & License)

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

N/A
(Date) (Municipal Engineer)

Approved by Planning Board:

Preliminary N/A

Final _____

(Chairman) (Date)

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

✓

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

✓

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

✓

Page 3

To be checked by applicant

	Yes	No	Waiver
() 4. Payment of all applicable fees for preliminary site plan review	☒	☐	☐
() 5. Submission of Environmental Impact Statement	☐	☐	☒
() 6. Soil erosion and sediment and Control Permit and Soil Conservation District Approval (if project involves disturbance of more than 5,000 Square feet of land surface area).	☐	☐	☒
() 7. Storm water management plan	☐	☐	☒
() 8. Referral to Monmouth County Planning Board for review and approval.	☒	☐	☒
() 9. Six copies of completed checklist.	☒	☐	☐
() 10. Disclosure of 10% ownership interest of corporation or partnership which is 10% owner of applying corporation or partnership.	☐	☒	☐
() 11. Applicant for a project located within a flood hazard area to apply For approval in conformance with the "90 Day Construction Permit Act."	☐	☐	☒
() 12. Application for state ingress and egress approval, if necessary	☒	☐	☒
() 13. Variance(s) from Section(s) and reasons, if necessary	☒	☒	☐
() 14. Waiver required from Section(s) and reason	☒	☒	☐
() 15. Owners signed Certificate of Concurrence with the plan	☒	☐	☐

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.	☒	☐	☐
() 2. Sixteen (16) copies of site plan in final form prepared in accordance With Section 804 of the Development Review Ordinance, including all Information depicted on the preliminary plan and satisfaction of all Conditions of preliminary approval	☒	☐	☒
() 3. Payment of all Final Site Plan Filing Fees.	☒	☐	☐
() 4. Payment of Performance Guaranty in favor of municipality approved by Borough Attorney and Borough Engineer.	☒	☐	☒
() 5. Soil removal permit signed by Borough Engineer	☐	☒	☒
() 6. Date and revision dates of drawing and/or reports	☒	☐	☐
() 7. Engineering Inspection Fees	☒	☐	☐
() 8. Certification form Tax Collector that all taxes are current on the property through the current month quarter.	☒	☒	☐
() 9. Permits from other authorities upon which approvals were conditioned.	☐	☒	☐