

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 60, LOT 17

**Application # 24-10
EDWARD CHRISTOPHER ETHERIDGE
11 WARREN STREET**

WHEREAS, Edward Christopher Etheridge has applied to the Unified Planning Board of the Borough of Keyport for approval to make improvements to his single family home located 11 Warren Street which is officially designated as Block 60, Lot 17 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 meeting of the Unified Planning Board held on September 26, 2024 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, Edward Christopher Etheridge, seeks approval from the Board to make certain improvements to his existing two-story single family dwelling located at 11 Warren Street which is officially designated as Block 60, Lot 17 on the official Tax Map of the Borough. A single family home is a permitted use in the Residential (RA) zoning district where the property is located.
2. The proposed additions are as follows:
 - (a) Add an addition to the west side of the structure
 - (b) Add an addition to the rear of the structure
3. The property consists of 3,885 square feet with a total of 35.08 feet of frontage along the north side of Warren Street, west of Broad Street, and is an interior lot.
4. Mr. Ferguson and Ms. Jennifer Rositano appeared before the Board and testified that they have two children and their current house is just too small to accommodate their needs. As the house currently sits, they cannot even fit a twin bed in their daughter's room and they are planning on having another child in the future. They made clear that they did not want to be forced to move away from Keyport in order to have a proper home for their family.

5. It was stated that they were only looking to enlarge existing rooms, rather than add any new rooms to the house. When the work was completed, their three existing bedrooms would just be larger than they are now. Additionally, they would be adding on to their existing kitchen. Everything else was staying the same.
6. The variances necessitated by this application are as follows:

Ordinance Provision	Requirement	Existing	Requested
Minimum Lot Area (sq. ft.)	5,000	3,885.11	3,885.11 (pre-existing)
Minimum Lot Width (feet)	50	35.08	35.08 (pre-existing)
Principal Building Setbacks			
Front Yard Setback (feet)	20	10.8	10.8 (pre-existing)
Side Yard Setback (feet)	6	1.9	1.9 (pre-existing)
Side Yard Combined (feet)	16	12.8	9.9 (new variance)
Accessory Building Setbacks			
Side Yard Setback for Accessory Garage (feet)	3	0.67	0.67 (pre-existing)
Rear Yard Setback for Accessory Garage (feet)	3	0.21	0.21 (pre-existing)
Maximum Lot Coverage for Accessory Garage	10 %	17.01	17.01 (pre-existing)
All Structures			
Maximum Building Coverage	40 %	39.6 %	46.8 % (new variance)

7. In support of the application, the following was offered into evidence:

Exhibit A-1: Architectural Plans prepared by Tekton Architecture Studio, LLC dated July 10, 2024.

Exhibit A-2: Survey of Property prepared by Thomas Finnegan Land Surveying, dated March 30, 2021.
8. Beyond the applicant's exhibits, the Board also marked its own Exhibit:

Exhibit B-1: Planning and Engineering Review Letter prepared by CME Associates dated September 4, 2024.
9. In response to questions from the Board's Engineer, Mr. Etheridge confirmed that he was not proposing any changes to the existing garage on the site. It is just for storage and it would be remaining a one-story structure.
10. No one from the public spoke with respect to the application.
11. 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 already small and the applicant has little room to work with. The existing house is well kept, and the Board trusted the modest improvements being proposed would be equally maintained while also bringing greater utility to the house.

12. The Board cannot envision why the granting of the requested variance relief, the vast majority representing conditions which already exist at the site and none of which are actually being triggered by the proposed application with the exception of modest side yard and building coverage changes, would negatively impact anyone. Being that the vast majority of 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.
13. 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.

14. 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 Edward Christopher Etheridge, seeking approval to improve their home located at 11 Warren Street, which is officially designated as Block 60, Lot 17, be granted subject to the following conditions:

1. The improvements must be made pursuant to the architectural plans marked into evidence as **Exhibit A-1**.
2. 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.
3. Subject to the requirements of the Planning/Engineering review letter (**Exhibit B-1**).
4. Subject to all representations made by the applicant during the application.
5. 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.
6. Subject to any and all other approvals as may be required by the Borough, prior to the issuance of any permits.
7. Subject to the payment of any fees, escrows and taxes as may be due to the Borough, prior to the issuance of any permits.
8. This approval shall be deemed void by abandonment if a building permit is not applied for within one year of the date hereof.
9. 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.

10. 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 H. Aumack, second by M. Sessa
and on Roll Call, the following vote was recorded:

Affirmative: Chairman Merla, H. Aumack, W. McDermott, J. Oviedo, D. Pacheco,
M. Sessa, J. Kovacs-Olsen

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 October 24, 2024.


Denise Nellis, Secretary of the Board