

APPLICATION TO THE KEYPORT UNIFIED PLANNING BOARD

1. SUBJECT PROPERTY

Location: 39 Maple Place, Keyport, NJ

Tax Map: _____ Block: 76 Lot(s) 8

Dimensions: Frontage 62 Depth 105 Total Area 5,400 sq. ft.

Zone District: RA Zone

Location of the property is approximately _____ feet from the intersection of
_____ and _____.

The property is located within 200 feet of another municipality: X NO _____ YES

If yes, name of municipality _____

The property fronts on a County Road or State Highway: X NO _____ YES

COUNTY ROUTE NUMBER _____ STATE HIGHWAY NUMBER _____

2. APPLICANT INFORMATION

Full Legal Name: Todd Liebman and Amy Liebman

Address: 146 Osborne Street, Keyport, NJ
(Street) (City) (State) (Zip)

Telephone Numbers: Day _____ Evening _____

Email: _____

Applicant is a _____ Corporation _____ Partnership _____ Sole Proprietor X Resident

3. OWNER IF DIFFERENT FROM APPLICANT:

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 _____

Email: _____

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): _____

5. **APPLICANT'S EXPERTS / REPRESENTATIVES**

Applicant Attorney: R.S. Gasiorowski, Esq. of Gasiorowski & Holobinko
(Name and Firm if Applicable)

Address: 54 Broad Street, Red Bank, NJ 07701
(Street) (City) (State) (Zip)

Telephone: 732-212-9930 Fax 732-212-9980

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: Marc Leber Field of Expertise: Engineering and Planning

Address: 11 South Main Street, Marlboro, NJ 07746
(Street) (City) (State) (Zip)

Telephone: 732-577-0180 x 200 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: _____

BOROUGH OF KEYPORT APPLICATION

OTHER 7. **RELIEF BEING REQUESTED:**

X Pursuant to N.J.S.A. 40:55D-68 the Applicant seeks a determination from the Borough of Keyport's Unified Planning Board as to whether the scope and character of the present nonconforming commercial use and structure existing on Block 76, Lot 8 shown on the Tax Map of the Borough of Keyport is commensurate with the commercial use which existed prior to the adoption of the amendment to the zoning ordinance which rendered said use and structure nonconforming.

X Appeal of Zoning Officer's decision (N.J.S.A. 40:55D-70(a):

Zoning Officer David Olsen's August 22, 2023 determination that the use of the Griffin Trailer located on Block 76, Lot 8 in the Borough of Keyport's Tax Map is not prohibited by the Borough of Keyport Code Sections 16-3.2 and 12-17.1.

X Interpretation of Zoning Ordinance(N.J.S.A. 40:55D-70(b):

The Applicant is seeking an interpretation of Section 12-17.1 in order to ascertain whether Zoning Officer David Olsen's August 22, 2023 determination that Section 12-17.1 only applies to "storage trailers" and therefore cannot be applied to or used to prohibit Commercial Tower Elite, LLC's use of the open-top Griffin Trailer on its property to store construction materials and/or construction debris is correct.

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 _____

OTHER

X Informal Review of — Pursuant to N.J.S.A. 40:55D-68, the Applicant seeks the issuance of a certificate certifying that the use*

X Appeal Decision of the Zoning Officer (N.J.S.A. 40:55D-70.a.) Describe nature of appeal: Zoning Officer David OLSEN'S August 22, 2023 determination that the use of the Griffin Trailer located on Block 76, Lot 8 in KEYPORT Tax Map is not prohibited by the Borough of KEYPORT Code Sections 16-3.2 and 12.17.1.

____ 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:*	_____	_____	_____
Building coverage limit:*	_____	_____	_____
Front yard setback:*	_____	_____	_____
Side yard setback:*	_____	_____	_____
Rear yard setback:*	_____	_____	_____
Roadway setback:	_____	_____	_____
Impervious coverage limit:	_____	_____	_____
Parking spaces:*	_____	_____	_____
Building height:*	_____	_____	_____

*DENOTES ITEMS REQUIRED ON THE SITE PLAN.

*and structure existing on BLOCK &c, Lot 8 in KEeyport Tax Map existed before the adoption of the Ordinance which rendered the use and structure nonconformir

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

9. **OTHER INFORMATION ATTACHED IN SUPPORT OF YOUR APPLICATION.**
(List specific information attached and its importance/significance to your application): _____

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

_____ day of _____, 20____

NOTARY PUBLIC

X

Todd Liebman & Amy Liebman
SIGNATURE OF APPLICANT

Todd Liebman & Amy Liebman
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

Todd Liebman & Amy Liebman
SIGNATURE OF OWNER

Todd Liebman & Amy Liebman
Owner's Name (Print)