

KEYPORT UNIFIED PLANNING BOARD
MEETING OF SEPTEMBER 24, 2020
COUNCIL CHAMBERS 7:00 PM

Conference call information:

Dial In via Computer Link:

<https://us02web.zoom.us/j/86156483824?pwd=MzdPblphcXlVTmVQRXpwRm11Y1A0dz09>

Dial in Number: : 1 646 558 8656

Meeting ID: 861 5648 3824

Passcode: 179516

CALL TO ORDER PM

SUNSHINE LAW NOTICE:

FLAG PLEDGE:

ROLL CALL: Mayor Kennedy, M. Goode, M. Sessa, H. Aumack R. Benedict, L. Davidson, K. Howe,
D. Pacheco, N. Vecchio

Alternates: J. Oviedo, J. Royster

MINUTES: August 27, 2020

Motion: Second: Ayes: Nays: Ab:

Mayor Kennedy, M. Goode, M. Sessa, H. Aumack R. Benedict, L. Davidson, K. Howe, D. Pacheco
N. Vecchio

Alternates: J. Oviedo, J. Royster

**RESOLUTION: KUPB 20-02 "C" VARIANCE
HEATHER SCHACHTEL
PHILIP O'BRIEN
15 PINE STREET
BLK 136 LOT 3**

Resolution Vote:

Motion: Second: Ayes: Nays: Ab:

Mayor Kennedy, M. Goode, M. Sessa, H. Aumack, R. Benedict, L. Davidson, K. Howe, D. Pacheco
N. Vecchio

Alternates: J. Oviedo, J. Royster

NEW BUSINESS:

**APPLICATION: KUPB 20-04 BULK VARIANCE
DARREN & CHRISTINA GREENBERG
144 THERESE AVENUE
BLK 9 LOT 57**

Motion to Open to the Public:

Motion: Second: Ayes: Nays: Ab:

Mayor Kennedy, M. Goode, M. Sessa, H. Aumack R. Benedict, L. Davidson, K. Howe, D. Pacheco
N. Vecchio

Alternates: J. Oviedo, J. Royster

Motion to Close to the Public:

Motion: Second: Ayes: Nays: Ab:

Mayor Kennedy, M. Goode, M. Sessa, H. Aumack, R. Benedict, L. Davidson, K. Howe, D. Pacheco
N. Vecchio

Alternates: J. Oviedo, J. Royster

Application Vote:

Motion: Second: Ayes: Nays: Ab:

Mayor Kennedy, M. Goode, M. Sessa, H. Aumack, R. Benedict, L. Davidson, K. Howe, D. Pacheco
N. Vecchio

Alternates: J. Oviedo, J. Royster

PLANNING BOARD PROFESSIONALS: Update on applications

Motion to Adjourn:

Motion: Second: Ayes: Nays: Ab:

Mayor Kennedy, M. Goode, M. Sessa, H. Aumack R. Benedict, L. Davidson, K. Howe, D. Pacheco
N. Vecchio

Alternates: J. Oviedo, J. Royster

Motion to Adjourn:

The next regularly scheduled Planning Board Meeting will be Thursday, October 22, 2020

ADJOURNMENT: PM

The Keyport Unified Planning Board held a Regular Meeting on August 27, 2020 which was called to order at 7:05 PM via zoom conference call. The meeting was called to order by Mark Sessa, the Sunshine Law Notice was read followed by the Flag Salute.

ROLL CALL: Mayor Kennedy, M. Goode, M. Sessa, H. Aumack R. Benedict, D. Pacheco, N. Vecchio, J. Oviedo, J. Royster

ABSENT: K. Howe, L. Davidson

MINUTES: July 23, 2020

Motion to approve was Councilman Goode, second R. Benedict

Ayes: Mayor Kennedy, M. Goode, M. Sessa R. Benedict, D. Pacheco, N. Vecchio, J. Oviedo, J. Royster

Abstain: H. Aumack

NEW BUSINESS:

**APPLICATION: KUPB 20-02 "C" VARIANCE
HEATHER SCHACHTEL
PHILIP O'BRIEN
15 PINE STREET
BLK 136 LOT 3**

Mr. Leckstein explained that he had conversations with the professionals regarding this application and it was his understanding and Mr. Van den Kooy confirmed that there were no engineering issues and it was just planning is that accurate; yes.

The applicants were sworn in.

Exhibit A1 – Application

Exhibit A2 – Architectural dated 6/4/2020 revised 7/2/2020

Exhibit B1 – CME letter dated 8/10/2020

Mr. Leckstein mentioned that the five variances on this application are already pre-existing variances that are not changing. The only new variance that is triggered by the application was for the width of the canopy, they are only allowed to go 20.8 inches and the applicant is going to 24 inches. Mr. Leckstein stated that is the only new variance the other ones are pre-existing.

Mr. Sessa asked the applicants to describe what they would like to do. Ms. Schachtel explained they inherited the house from her grandmother who really didn't do any updates. Now that they have a family they would like to expand and add an upstairs bedroom over the existing kitchen and then a mud room and a bathroom for upstairs. Mr. Leckstein asked them to explain the canopy because he feels that was the only real issue. Ms.

Schachtel explain that the canopy that exist right now is an overhang and old and starting to come down. They would like to box it off so they can place things under it take their shoes off. Mr. Leckstein clarified that the overhang currently exists but it is bad shape and all they are looking to do is replace it with a canopy which is a little larger than what is currently there; Ms. Schachtel replied yes, just to even it out to make it look a little even.

Mr. Sessa asked Mr. Van den Kooy if he had any concerns. Mr. Van den Kooy stated as Mr. Leckstein stated they are five or six existing variances that all relate to the configuration of the property. The one variance is for the canopy which is 3.2 inches in his view and you are not even going to be able to tell. The application is trying to update the existing view of the property which he feels will esthetically create more architectural balance and help with shelter as Mr. Leckstein explained. Mr. Van den Kooy stated he had no planning issues with the project.

Mr. Leckstein stated the only issue that Mr. Van den Kooy raised in the letter was the driveway. There was discussion regarding the driveway. The Board decided not to make this a condition of approval.

There was no questions or comments from the Boardmembers.

Motion to open to the public at 7:17pm was made by Mayor Kennedy, second by Councilman Goode with ayes by all present.

There being no comments or questions from the public the meeting was closed at 7:18pm.

Motion to approve application was made by Councilman Goode, second by H. Aumack.

Ayes: Mayor Kennedy, M. Goode, M. Sessa, R. Benedict, D. Pacheco, N. Vecchio

Motion to adjourn the meeting was made at 7:21pm made by Mayor Kennedy, second by N. Vecchio with ayes by all present.

The next regularly scheduled Planning Board Meeting will be Thursday, September 24, 2020



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

September 10, 2020

Keyport Unified Planning Board
70 West Front Street
PO Box 60
Keyport, NJ 07735

Attn: Denise Nellis
Recording Secretary

**Re: Darren & Christina Greenberg
Block 9, Lot 57 – 144 Therese Avenue - Application No. KUPB 20-04
Bulk Variance Approval (Zoning Board)
Completeness, Planning and Engineering Review and Fee Determination
Borough of Keyport, Monmouth County, NJ
Our File: HKPE0009.02**

Dear Chairman Sessa and Board Members:

In accordance with your authorization, our office has performed a review of the above referenced application, including but not limited to the following submission items:

- "Addition and Renovations to the Greenburg Residence, 144 Therese Avenue, Keyport, NJ" prepared by the applicant.
- Location Survey for #144 Therese Avenue, unsigned;
- Completed application forms and various other application documents and submission items.

Based upon our review of same, we offer the following comments.

- 1) The Applicant is seeking variance relief to make alterations to an existing 2-story single family house located on Block 9, Lot 57 (144 Therese Avenue). It appears that the dwelling is proposed to be serviced by existing utilities. There are no other public improvements proposed as part of this application. Permitted single family dwellings are exempt from site plan approval; however the proposed alterations to the house require several variances. The renovations include an 8' x 7.16' addition in the southwest corner of the house and an expansion to the rear of the structure with a 14' by 11.5' addition. The additions are both proposed as two-story additions and the overall height of the structure will not change as a result of the alterations. Also, the proposed additions do not propose further projections in to the setbacks with the exception of the rear yard.
- 2) The 4,640 square foot property has 40.00 feet of frontage along the western side of Therese Avenue and is located at the intersection of Therese Avenue and Provost Avenue and is therefore a corner lot. The property is situated in the RA Residential Zone.

S:\Keyport\Project Files\E0009.02 - 144 Therese Avenue\20-09-10 Completeness, Planning & Eng Rvw - Fee Determination.docx

CONSULTING AND MUNICIPAL ENGINEERS

1460 ROUTE 9 SOUTH • HOWELL, NEW JERSEY 07731 • (732) 462-7400 • FAX: (732) 409-0756



Keyport Unified Planning Board
Re: 144 Therese Avenue - Application No. KUPB 20-04
Completeness, Planning and Engineering
Review and Fee Determination

September 10, 2020
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- 6) Since the lot is a corner lot, the existing accessory structure (shed) is technically located within a front yard (along Provost Avenue). A variance is required for the existence of the accessory structure in a front yard setback.
- 7) It should be noted that the variances requested are existing conditions and none of these conditions are being exacerbated by the proposed building alterations.
- 8) We offer the following comments for review and consideration by the Board and discussion at the Public Hearing:
 - a) The Applicant shall provide testimony in support of the required variances and that the variances can be granted without causing substantial detriment to the public good and that the granting of the variances will not substantially impair the intent and purpose of the municipal zoning plan and ordinance.
 - b) The Applicant should provide testimony that the two new additions will not project further in to the building setbacks than the existing structure on the south (side yard) and north (front yard) building faces.
 - c) The Applicant should indicate whether any attempt has been made to purchase property from the adjacent property owners in order to make the lot conforming to the minimum lot area and lot width requirements of the zone.
- 9) The following items should be conditions of any approval granted by the Board:
 - a) The owner shall obtain all required building permits from the Borough prior to any renovations to the structure.
 - b) A final as built survey shall be submitted to the Borough once any renovations to the structure are complete.

10) Fee Determination

Based upon our review of the subject application, we estimate that the following fees are required:

Description	Application Fee	Escrow Fee
Bulk Variances	\$175.00	\$1,000.00

We recommend the Borough collect \$175.00 in nonrefundable application fees and \$1,000.00 in refundable professional services escrow fees from the Applicant prior to deeming the application complete.



Keyport Unified Planning Board
Re: 144 Therese Avenue - Application No. KUPB 20-04
Completeness, Planning and Engineering
Review and Fee Determination

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

Very truly yours,

CME Associates


Trevor J. Taylor, PE, PP, CME
Planning Board Engineer

TT:mmm

cc: Marc Leckstein, Esq.
David Olsen, Zoning Officer
Laurie Graham
Darren & Christina Greenberg (christina.m.greenberg@gmail.com)
Peter Van den Kooy, PP, AICP, Board Planner



KEYPORT UNIFIED PLANNING BOARD APPLICATION

BOROUGH OF KEYPORT
70 WEST FRONT STREET
KEYPORT, NEW JERSEY 07735

APPLICATION TO THE KEYPORT UNIFIED PLANNING BOARD

1. SUBJECT PROPERTY

Location: 144 Therese Avenue Keyport NJ
Tax Map: Block 9 Lot(s) 57
Dimensions: Frontage 40' Depth 120' Total Area 4800 Sq Ft
Zone District: Residential

Location of the property is approximately 0 feet from the intersection of
Therese Avenue and Provost Avenue.

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

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

2. APPLICANT INFORMATION

Full Legal Name: Darren Greenberg & Christina Greenberg
Address: 144 Therese Avenue Keyport NJ 07735
(Street) (City) (State) (Zip)

Telephone Numbers: DAY 646-644-1972 EVENING 646-644-1972

Applicant is a: ☐ Corporation ☐ Partnership ☐ Sole Proprietor ☒ 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 _____

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): _____

When we purchasd our home we were a young couple about to get married. We had been informed

by several doctors that we would never be able to have children. At the time two bedrooms would have been perfect.

Our two children arrived 23 months apart. We have outgrown our home but we really love our location and the town we have come to call home. We wish to go over an existing structure on our property so that we can add another bedroom. Our son is 10 now and sharing a room with his little sister is not ideal.

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: _____
Our home currently had a structure that does not meet the required sideyard set back. We would like to bring the room to square the back of the house and to add a level above it.

_____ 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.

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 _____

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

28th day of August, 2020

Ann M. Panzarelli
NOTARY PUBLIC

ANN M. PANZARELLI
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50062222
My Commission Expires 6/12/2022

X *Christina Greenberg*
SIGNATURE OF APPLICANT

Christina Greenberg

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)

ESCROW AGREEMENT

THIS AGREEMENT (the "Agreement") is entered into this 28 day of August 20 by and between the KEYPORT UNIFIED PLANNING BOARD (the "Board") and Christina Greenberg & Darren Greenberg (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: 8/28/2020

X 
SIGNATURE OF APPLICANT
Christina Greenberg

Owner's Name (Print)

Sworn to and subscribed before me this

28 day of August, 2020


ANN M. PANZARELLI
NOTARY PUBLIC NOTARY PUBLIC OF NEW JERSEY
Comm. # 50062222
My Commission Expires 6/12/2022

Date: _____

BOROUGH OF KEYPORT

Date: _____

BOROUGH OF KEYPORT
UNIFIED PLANNING BOARD

**FORM #2 – NOTICE SERVED ON PROPERTY OWNERS WITHIN 200 FEET OF
SUBJECT PROPERTY:**

**BOROUGH OF KEYPORT, COUNTY OF MONMOUTH
STATE OF NEW JERSEY
NOTICE OF PUBLIC HEARING**

TO: _____ OWNER OF PREMISES LOCATED AT:

Also known as Block _____ Lot _____ in the Borough of _____.

PLEASE TAKE NOTICE, that the undersigned has filed an application with the Unified Planning/Zoning Board of the Borough of Keyport for the following appeal or form of relief: _____

On the premises at 144 Therese Avenue in the Borough of Keyport, also known as Block 9 Lot 57 on the tax maps of the Borough. This notice is being sent to you because you are a property owner within 200 feet of the property that is the subject of this application. A public hearing has been set for this application on _____, 20____ at 7:00 PM in the Keyport Borough Municipal Building, 70 West Front Street, Keyport, NJ 07735. You may appear either in person, or by agent, or by attorney, and present any objections to the granting of the relief being sought. Copies of the application and all documents, maps or other papers filed in connection with this application are on file in the Office of the Board Secretary in the Borough's Municipal Building and are available for inspection during the Borough's regular business hours.

**BY ORDER FO THE KEYPORT BOROUGH
UNIFIED PLANNING BOARD**

Christina & Darren Greenberg

(Name of Applicant)

**COMPLETION CHECKLIST
UNIFIED PLANNING BOARD**

Application Number: _____ Date Received: _____

Applicant: _____

Property: Block _____ Lot(s) _____

Street Address: _____

RECEIVED:

_____ Application Fee in Amount of \$ _____ Paid by: _____

_____ Escrow Deposit in Amount of \$ _____ Paid by: _____

_____ Certification of Taxes Paid

_____ Proposed "Notice of Public Hearing"

_____ Signed Escrow Agreement

_____ Certified List of Property Owners Within 200 Feet

ACTION TAKEN:

_____ Copy of Application to Board Attorney on: _____

_____ Copy of Application to Board Engineer on: _____

_____ Letter _____ "Completeness" _____ "Incompleteness" sent on: _____

_____ Hearing Date Set for: _____

NOTES: _____

**FORM #3 – NOTICE TO BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE
BOROUGH OF KEYPORT**

**NOTE: Publication of this notice must appear at least ten (10) days prior to the scheduled
hearing date.**

**NOTICE OF PUBLIC HEARING
Borough of Keyport Unified Planning Board**

TAKE NOTICE that on the _____ day of _____, 20____, at 7:00 PM, a
hearing will be held before the Keyport Unified Planning Board ("the Board") in the Council
Chambers at Keyport Borough Hall, 70 West Front Street, Keyport, NJ 07735 on the application
of the undersigned for the following form of relief: _____

Regarding premises known as 144 Therese Avenue in the Borough of
Keyport, also known as Block 9 Lot 57 on the tax maps of the
Borough. This application, along with all maps, papers and supporting documents filed with the
application are on file in the Office of the Board Secretary in the Borough Municipal Building
and are available for public inspection during the Borough's regular business hours. Any
interested party may appear at the hearing in this matter and participate therein, either in person,
by attorney, in accordance with the Rules and Regulations of the Board.

**By Order of the Borough of Keyport
Unified Planning Board**

Christina Greenberg & Darren Greenberg

(Applicant-Print Name)

FORM #4

AFFIDAVIT OF SERVICE

State of New Jersey :
: S
County of _____:

Christina Greenberg & Darren Greenberg, being of full age and duly sworn according to law, on his/her oath deposes and says that he/she resides at 144 Therese Avenue
(Street Address)
in the Keyport Monmouth NJ
(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 144 Therese Avenue,
(Street Address)

and being further known as Block 9 Lot 57 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 of Applicant)

Christina Greenberg

(Name of Applicant - Print)

Sworn and subscribed to before me
This _____ day of _____, 20____

NOTARY PUBLIC

FORM #6

REQUEST FOR 200 FOOT LIST

Date: _____

I, Christina Greenberg, am requesting a 200 foot list for property at
144 Therese Avenue, which is located in the Borough of Keyport.

Block: 9 Lot(s) 57

When the list is completed, I would like to be contacted by:

X Phone: 646-644-1972
____ Fax: _____
____ Mail: _____

List is \$10.00 per Lot.

PAID BY:

____ Cash
____ Check

FORM #7

**NOTICE OF ACTIONS TAKEN BY THE BOARD
BOROUGH OF KEYPORT**

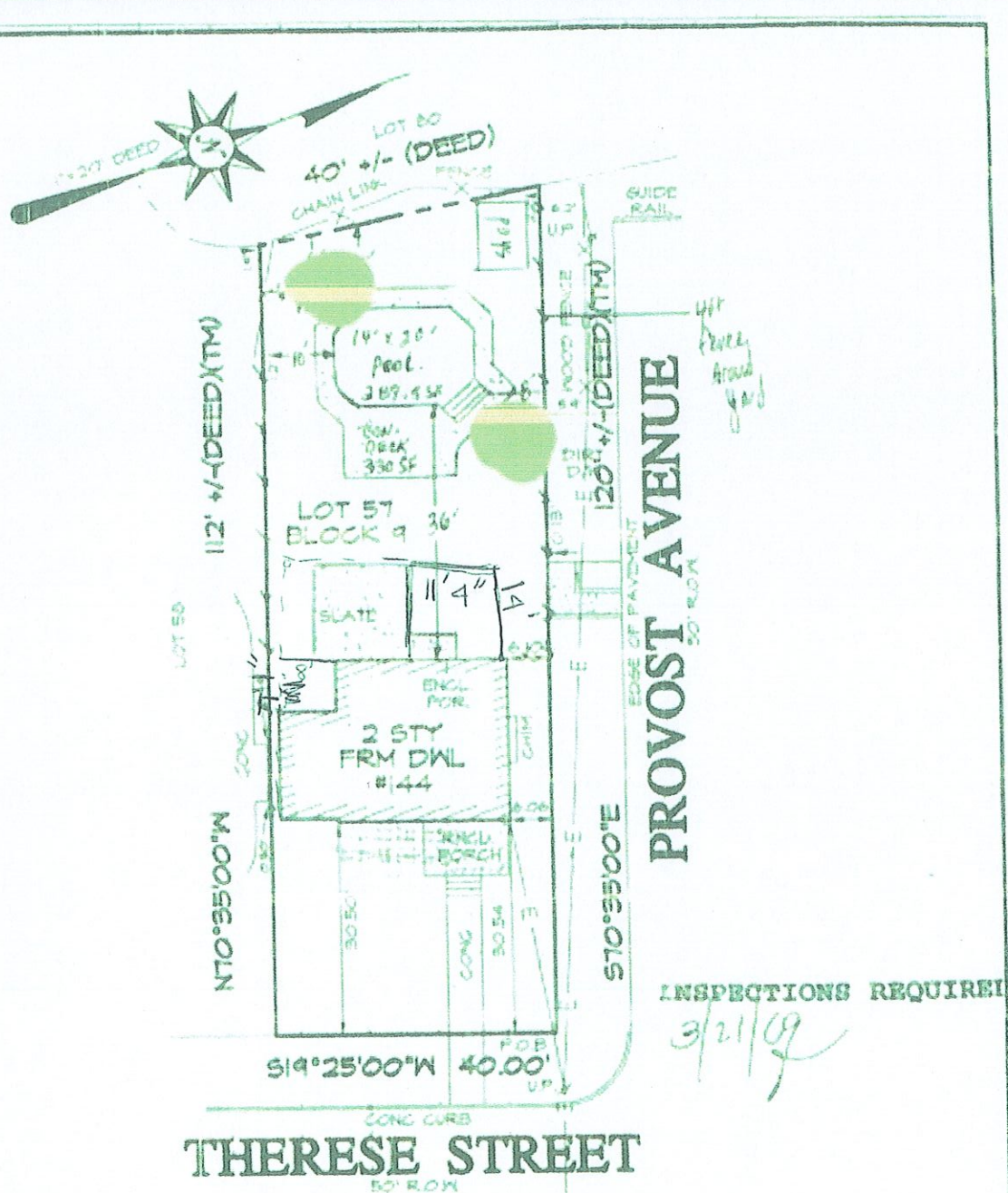
Take notice that on the _____ day of _____, 200__ the Keyport
Unified Planning Board in the County of Monmouth took the following actions:

(Granted / Denied) to (Name) _____ for the property located at

(Address) _____

Block _____, Lot _____

Approval to (a variance, site plan, preliminary subdivision, minor site plan, etc.) describe
development



I declare that the best of my professional knowledge, information and belief that this map or plan is the result of a field survey made 10/29/08 by me or under my direct supervision in accordance with the rules and regulations promulgated by the state Board of professional engineers and Land Surveyors N.J.A.C. 13, 40-5.1 "Land surveyors, preparation of land surveys". The information shown hereon correctly represents the conditions found at and as of the date of the field survey except such improvements or easements if any below the surface of the ground and not visible, or any pertinent facts on accurate title search may disclose. This declaration is given to parties named hereon solely for this transaction only and is non-transferable. No responsibility is assumed by the surveyor for use of this survey for any other purpose. Caution, if this document does not contain a raised impression seal of the professional, it is not an authorized original document and may have been altered. Offsets and building dimensions shown hereon shall not be used as a basis for construction of any permanent features including fences, sheds, buildings, etc. or property line location.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13, 40-5.1(D)



Keyport Borough
ZONING OFFICER
70 WEST FRONT ST
P.O. BOX 60
KEYPORT, NJ 07735
(732) 739-5134
DOLSEN@KEYPORTONLINE.COM

Application Date: 8/4/2020
Application Number: ZA-20-149
Permit Number: _____
Project Number: _____

Fee: \$0

Denial of Application

Date: 8/4/2020

To: GREENBERG, DARREN &
CALVANICO, CHRI
144 THERESE STREET
KEYPORT, NJ 07735, NJ

CC: APP TELE: (646) 644-1972
APP EMAIL: CHRISTINA.M.GREENBERG@GMAIL.COM

RE: 144 THERESE AVE
BLOCK: 9 LOT: 57 QUAL: ZONE: RA

DEAR GREENBERG, DARREN & CALVANICO, CHRI,
ZO
15 X 9 Second Story Addition

*****14 X 11'4 ADDITION*****

MUDROOM/BATHROOM; SQUARE OFF EXISTING SIDE W 8' X 7' ADDITION TO 1ST FL. 2ND FLOOR ADDITION
OF BEDROOM/BATHROOM ACROSS THE BACK OF HOUSE AND AROUND THE SIDE ABOVE THE EXISTING
STRUCTURE. REMODEL KITCHEN

Your request is hereby denied based upon the following requirements:

A SIDE YARD SETBACK OF 10' IS REQUIRED.

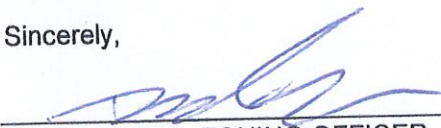
The following comments were made during the denial process:

DEAR APPLICANT:

YOUR APPLICATION TO BUILD IS DENIED BASED ON LAND USE REGULATION ORDINANCE.

INFORMATION ON PROCEDURES FOR AN APPEAL OF THIS DECISION TO THE PLANNING BOARD MUST
BE FILED WITH THE PLANNING BOARD NOT LATER THAN SIXTY-FIVE (65) DAYS FROM THE DATE OF THIS
NOTICE.

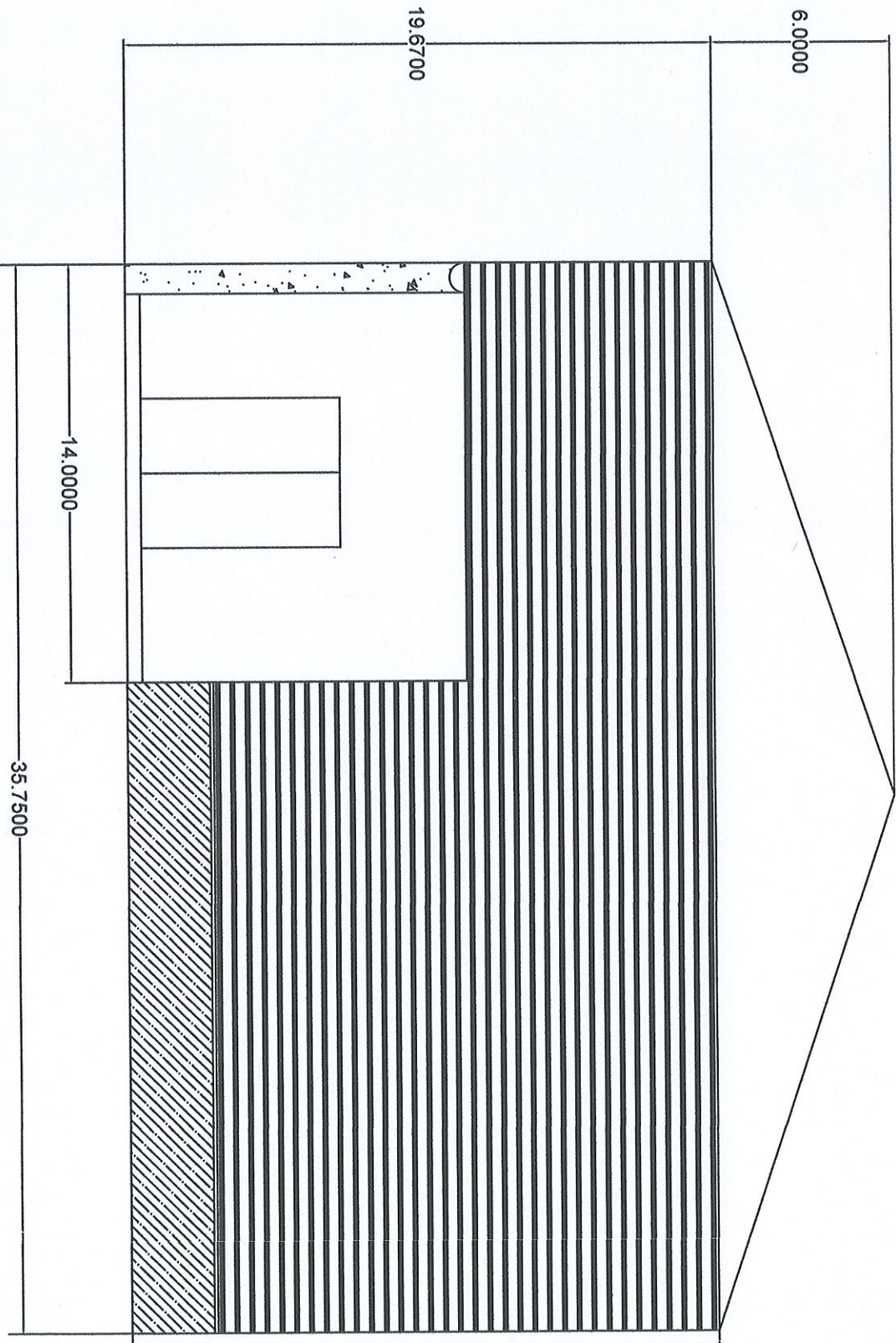
Sincerely,



DAVID OLSEN, ZONING OFFICER

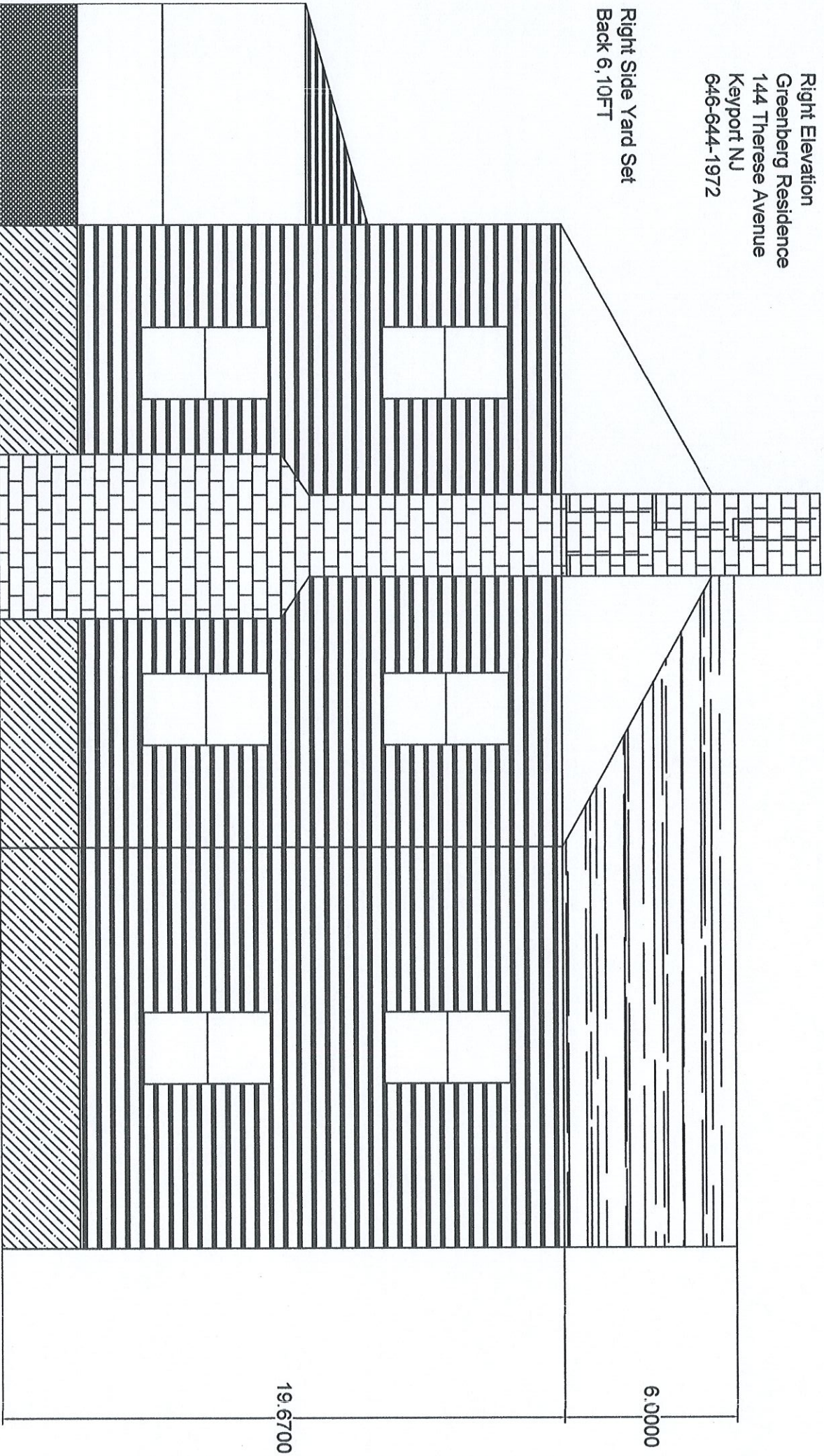
Left Elevation
Greenberg Residence
144 Therese Avenue
Keyport NJ
646-644-1972

Left Side Yard Set Back
0.60'

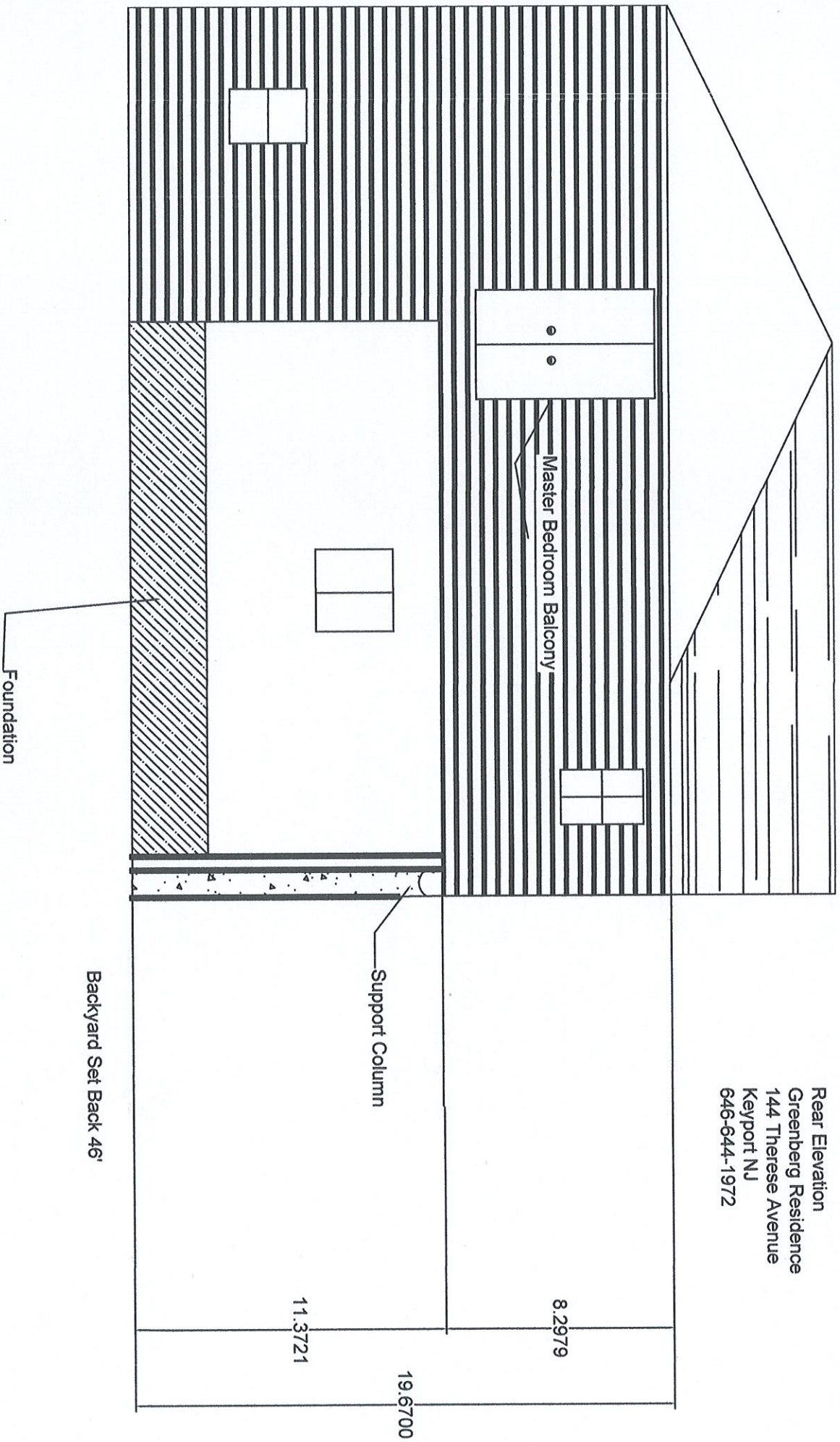


Right Elevation
Greenberg Residence
144 Therese Avenue
Keyport NJ
646-644-1972

Right Side Yard Set
Back 6, 10FT



Rear Elevation
Greenberg Residence
144 Therese Avenue
Keyport NJ
646-644-1972



32.4100

8.0000

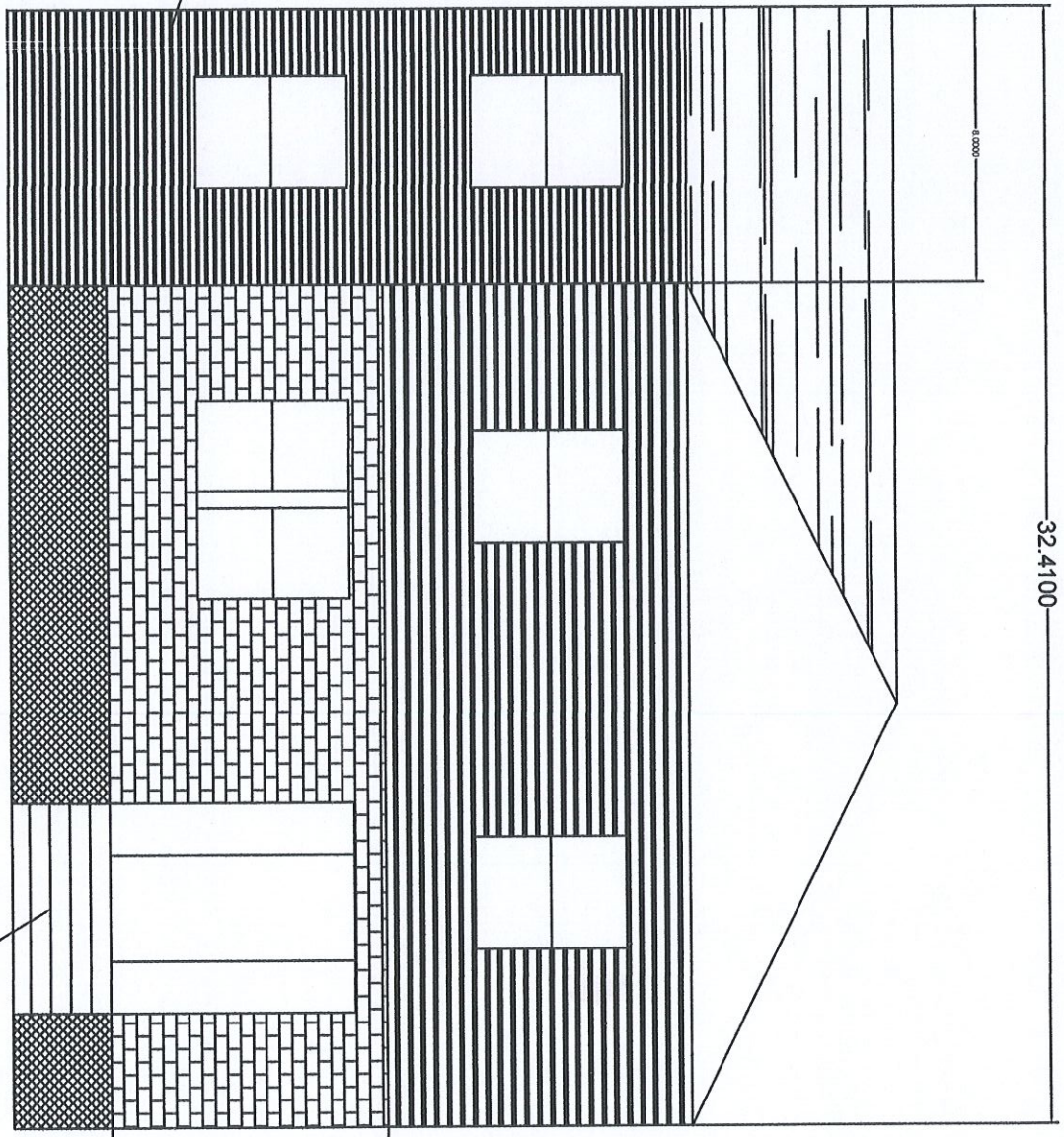
Front Elevation
Greenberg Residence
144 Therese Avenue
Keyport NJ
646-644-1972

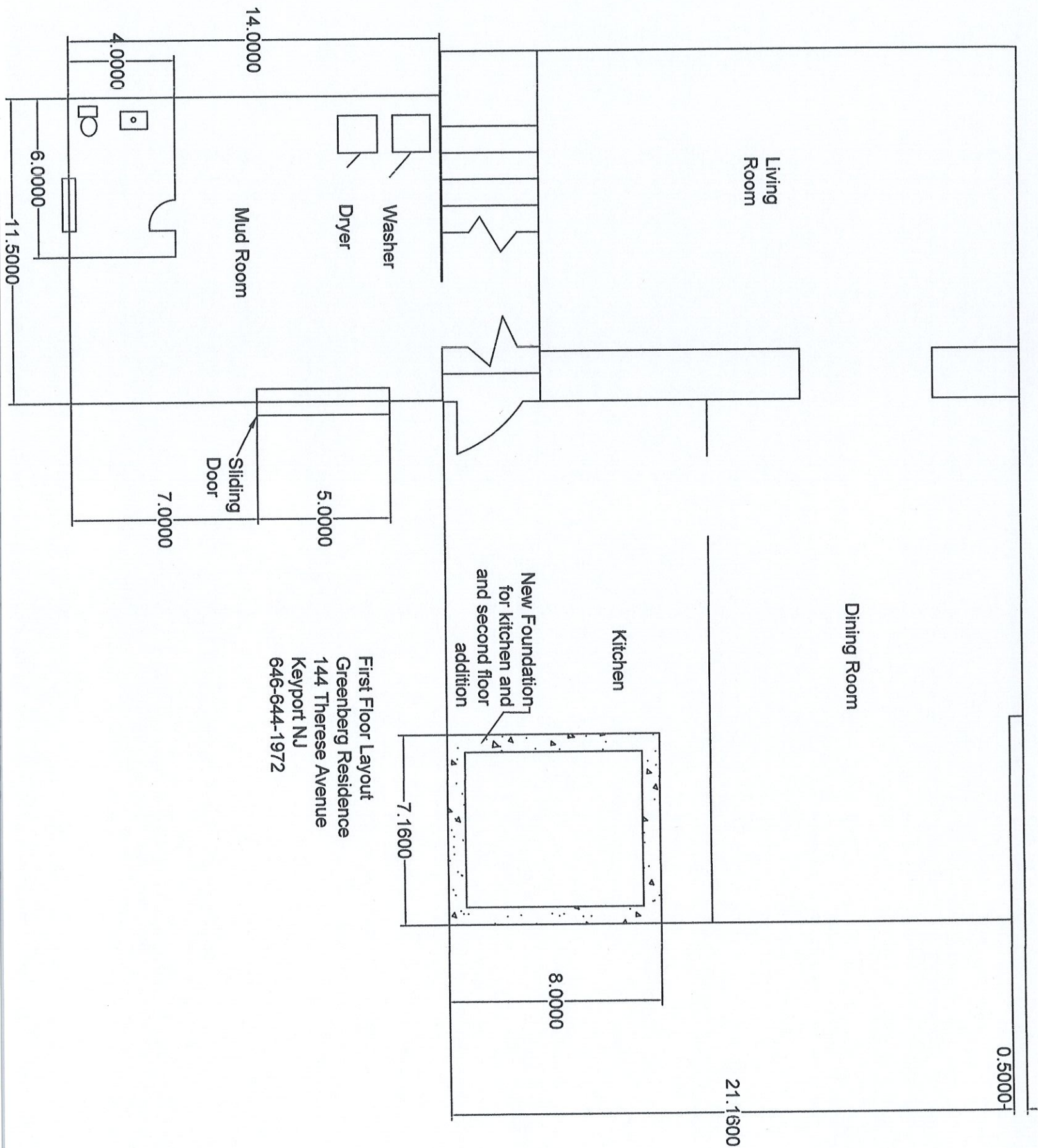
Front Yard Set Back 30.0'

Set Back Six Inches

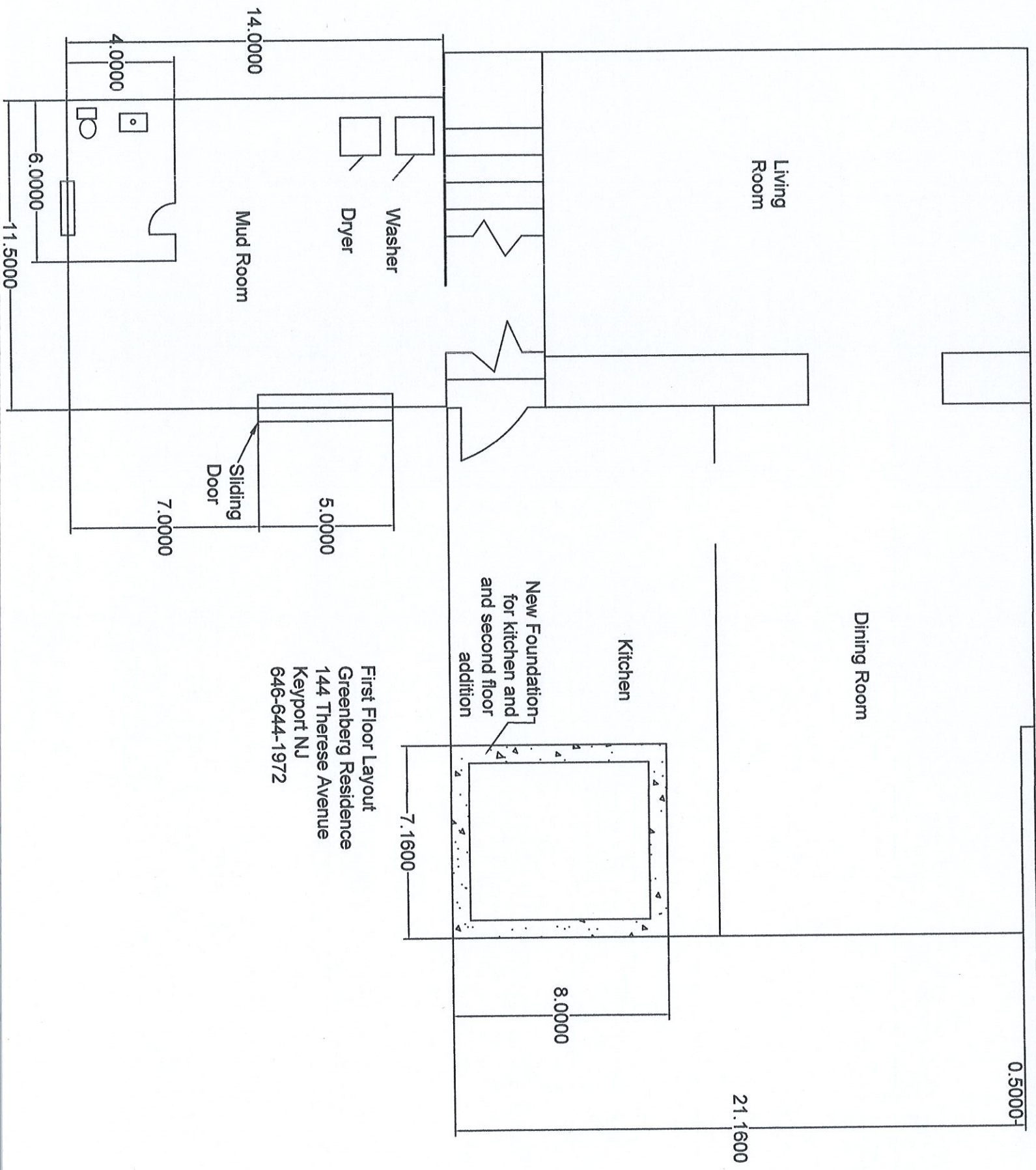
Porch Steps

8.0000
Porch
Ceiling
Height





First Floor Layout
Greenberg Residence
144 Therese Avenue
Keyport NJ
646-644-1972



First Floor Layout
Greenberg Residence
144 Therese Avenue
Keyport NJ
646-644-1972