

**APPLICATION TO THE KEYPORT UNIFIED PLANNING BOARD**

**1. SUBJECT PROPERTY**

Location: 5 Therese Avenue  
Tax Map: Block 9 Lot(s) 35 and 36  
Dimensions: Frontage 40 Depth 115 Total Area 4600/4600  
Zone District: RA

Location of the property is approximately 299' feet from the intersection of  
Chandler Avenue and \_\_\_\_\_

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: Robert Devino  
Address: 15 Washington Avenue Aberdeen NJ 07747  
(Street) (City) (State) (Zip)  
Telephone Numbers: DAY 732-673-2358 EVENING \_\_\_\_\_  
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: Therese Avenue Acquisition LLC  
Address: 130 Hollywood Avenue Metuchen NJ 08840  
(Street) (City) (State) (Zip)  
Telephone Numbers: DAY 732-261-2811 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):  
vacant land. two single family homes proposed.

5. APPLICANT'S EXPERTS / REPRESENTATIVES

Applicant Attorney: Richard Mongelli, Esq.  
(Name and Firm if Applicable)

Address: 441 Main Street, Metuchen, NJ 08840  
(Street) (City) (State) (Zip)

Telephone: 732-261-0884 Fax \_\_\_\_\_

Applicant Engineer: Richard Karl Heuser  
(Name and Firm if Applicable)

Address: 307 Main Street Matawan NJ 07747  
(Street) (City) (State) (Zip)

Telephone: 732-566-0850 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

2 Number of Lots to be Created

2 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: \_\_\_\_\_

☒ Variance Relief-Substantial Benefit (N.J.S.A. 40:55D-70c (2)) Provide Reasons: \_\_\_\_\_  
Proofs to be provided at public hearing.

\_\_\_\_\_ Variance Relief-Use (N.J.S.A. 40:55D-70cd) Provide Reasons: \_\_\_\_\_

|                            | <u>EXISTING</u>                  | <u>PROPOSED</u> | <u>REQUIRED</u> |
|----------------------------|----------------------------------|-----------------|-----------------|
| Minimum lot area:*         | SEE SCHEDULE "A" ATTACHED HERETO |                 |                 |
| 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      |     | X  |                      |
| Borough of Keyport Planning Board   | X   |    |                      |
| Freehold Soil Conservation District |     | X  |                      |
| NJ Dept. of Transportation          |     | X  |                      |
| JCP&L                               |     | X  |                      |
| Other: _____                        |     | X  |                      |

\*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): \_\_\_\_\_

PROPERTY SURVEY AND ARCHITECTURALS

Minor Subdivision Plan and Survey

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

1 day of July, 2021

NOTARY PUBLIC

Richard Mosselli  
Attorney at Law of NJ

X

R Devino

SIGNATURE OF APPLICANT

Robert Devino

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

1 Day of July, 2021

NOTARY PUBLIC

Richard Mosselli  
Attorney at Law of NJ

X

T Romond

SIGNATURE OF OWNER

Thomas Romond

Owner's Name (Print)