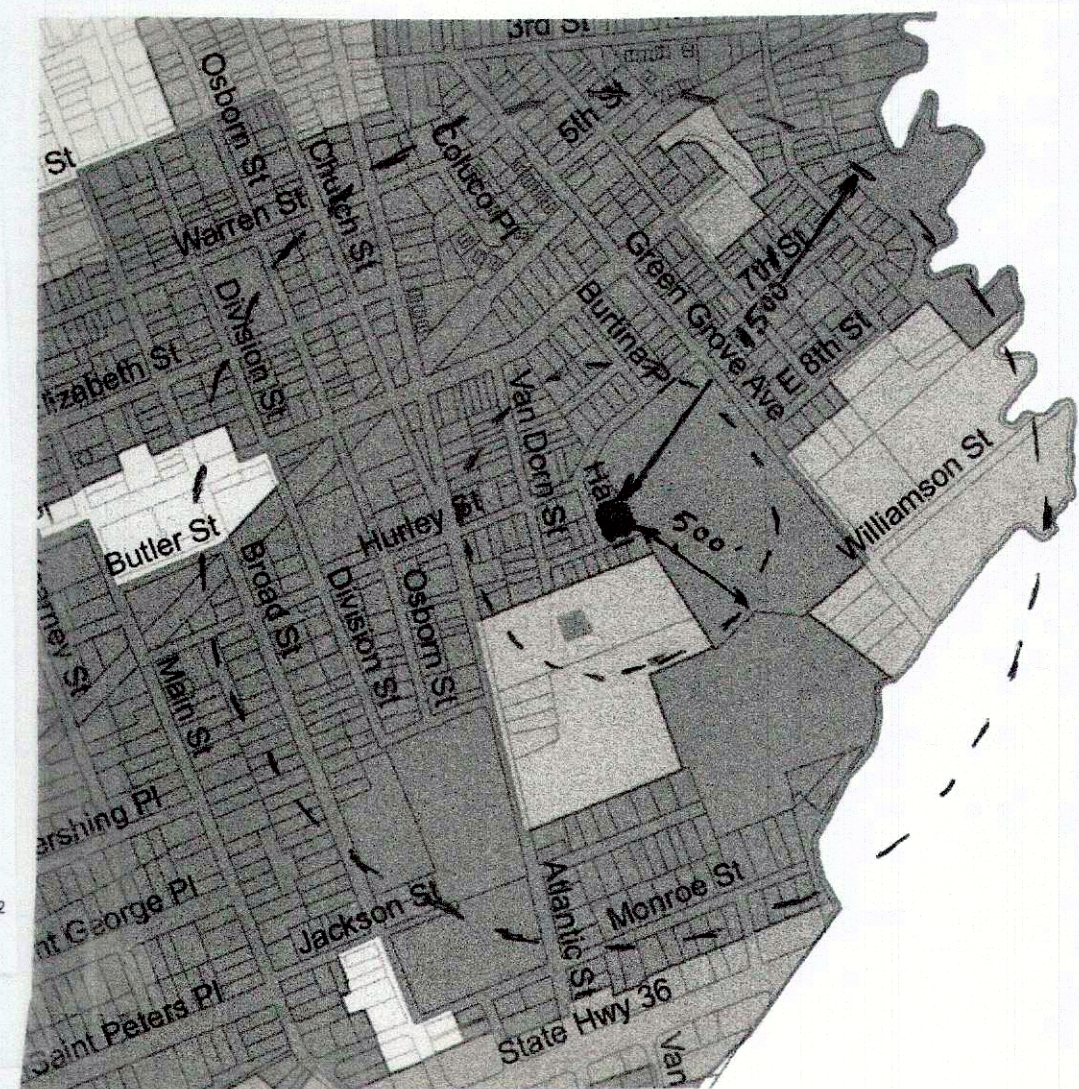




NOTES

- Subject property: Lots 69, 70 & 71, Block 103, Tax Map Sheet 3.
- Area of entire tract = 11,038 square feet = 0.253 acre.
- The site is located in the RA, Residential District A, zoning district.
- Applicant proposes to convert the existing single-family dwelling into a two-family dwelling.
- The property is served by municipal sewer and water.
- Owner & Applicant: Dmitrios Koloniaris and Cynthia Koloniaris
8 Cliff Avenue
South Amboy, NJ 08879 732-507-2043
- Elevations shown hereon are based on NAVD 1988 based on Ref. 2. Local bench mark: rim of sanitary sewer manhole at the intersection of Hall Place and Brooks Avenue, elevation 21.50.
- Contour interval = 1 foot.
- Date of field survey: Nov. 17, 2022.
- The applicant shall repair any pavement, curb or sidewalk that is damaged as a result of the proposed improvements to the satisfaction of the Borough Engineer.
- Error of closure of survey of subject property is 1:15,583.

SCHEDULE

	RA ZONE	EXISTING	PROPOSED
Lot area	5,000 S.F.	11,038 S.F.	11,038 S.F.
Lot width	50'	100'	100'
PRINCIPAL BUILDING			
Front yard	20'	25.5' HALL PLACE 7.1' BROOKS AVE. *	25.5' HALL PLACE 7.1' BROOKS AVE. *
Side yard			
one	6'	19.8'	19.8'
total	16'	N/A	N/A
Rear yard	15'	40.0'	40.0'
Maximum height	2.5 Story/ 30'	25.6' ±	25.6' ±
ACCESSORY BUILDING			
Side yard	3'	N/A	N/A
Rear yard	3'	N/A	N/A
LOT COVERAGE			
Maximum Principal Bldg. coverage	30%	21.7% ± (2400 S.F. ±)	21.7% ± (2400 S.F. ±)
Maximum Accessory Bldg. coverage	10%	N/A	N/A
Maximum Total Bldg. coverage	40%	21.7% ± (2400 S.F. ±)	21.7% ± (2400 S.F. ±)
Maximum Bldg. & Impervious Surface coverage	60%	42.9% ± (4730 S.F. ±)	45.1% ± (4980 S.F. ±)
Maximum Front Yard Parking coverage	30%	6.5% ± (720 S.F. ±)	6.5% ± (720 S.F. ±)

* VARIANCE REQUIRED (EXISTING CONDITION)

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER THAT JURISDICTION

MUNICIPAL ENGINEER

DATE

REVISIONS

NO.	DATE	DESCRIPTION

APPROVED BY PLANNING BOARD:

PRELIMINARY

FINAL

(CHAIRMAN)

(DATE)

SITE PLAN OF 6 HALL PLACE
BLOCK 103, LOTS 69, 70 & 71, ZONE RA
DATE: NOVEMBER 30, 2022 SCALE: 1" = 20'

Applicant: Dmitrios & Cynthia Koloniaris
 Address: 6 Hall Place, Keyport, NJ 07735

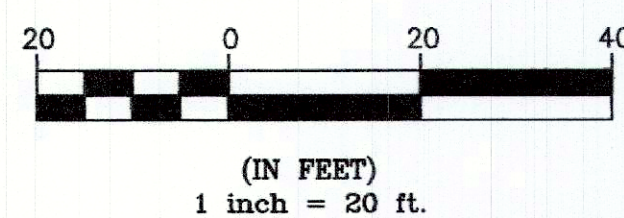
KEYPORT BOROUGH, MONMOUTH COUNTY, NEW JERSEY

RICHARD KARL HEUSER, P.E. & L.S.
 Professional Engineer & Land Surveyor
 N.J. Lic. No. 17776

RICHARD K. HEUSER, P.C.
 - Land Surveying -
 - Engineering -
 - Planning -
 307 Main Street
 Matawan, N.J. 07747
 732-566-0850
 FILE 8923 DWG 8923SITE

Date: Nov. 21, 2022

GRAPHIC SCALE

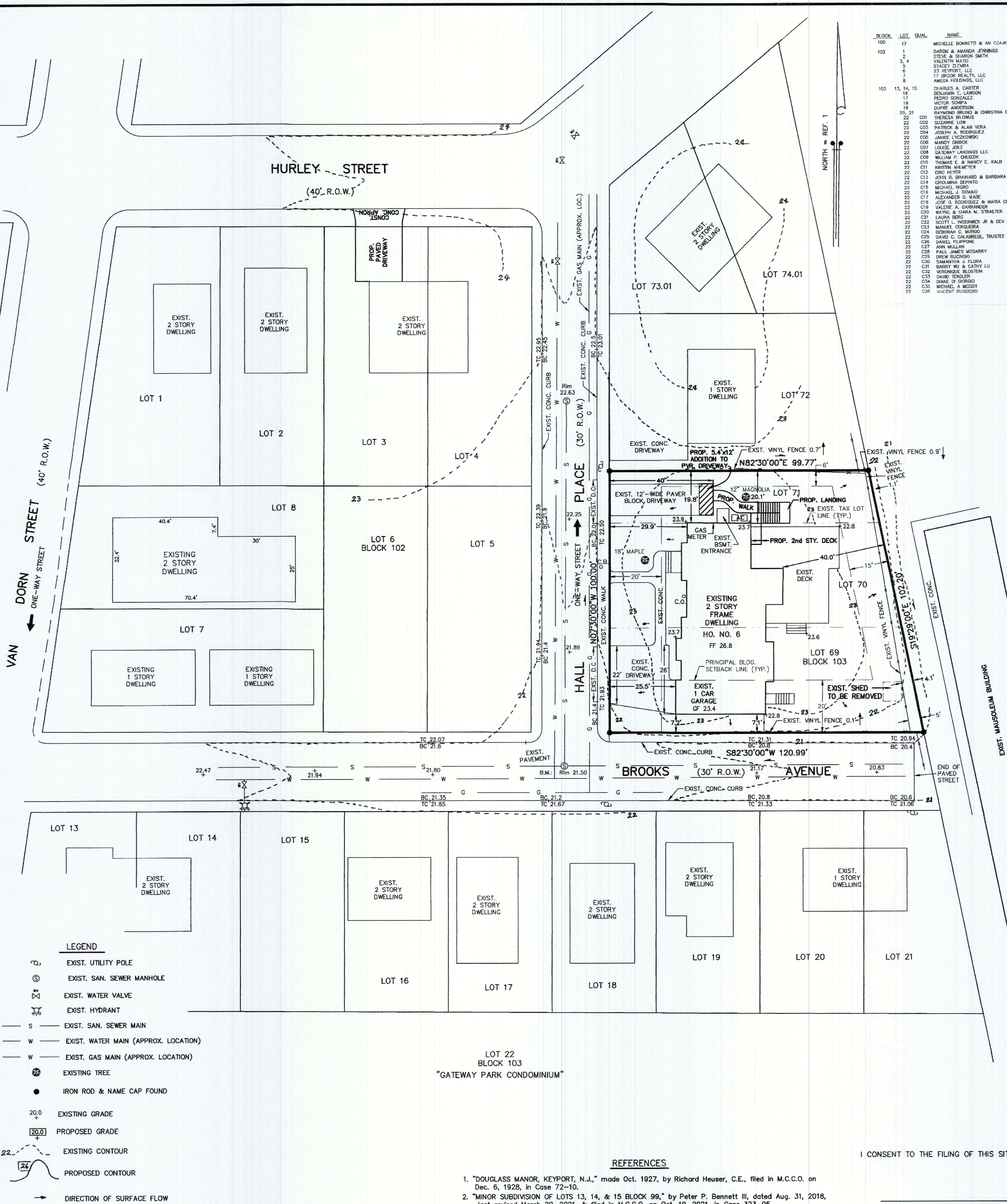


BLOCK	LOT	NAME	ADDRESS	BLOCK	LOT	NAME	ADDRESS
100	17	MICHELLE BONNETTI & AN CZAKOWSKI	11 HURLEY ST., KEYPORT, NJ 07735	103	22	WESLEY GARLAND	25 JADE LANE, CHERRY HILL, NJ 08002
102	1	DARON & ANANDA FINNINGS	17 HURLEY ST.	22	23	THOMAS J. ENASKA	231 ATLANTIC ST UNIT 36, KEYPORT, NJ 07735
	2	STEVE & SHARON SMITH	P.O. BOX 771, ALLENWOOD, NJ 08720	22	24	CARMELA DE SANTIS	231 ATLANTIC ST UNIT 38
	3	VALENTIN MAIER	27 HURLEY ST., KEYPORT, NJ 07735	22	25	KELLY M. STEVENS	231 ATLANTIC ST UNIT 40
	4	STACEY ZEMBA	40 ATLANTIC ST.	22	26	MARY B. LARABADA	231 ATLANTIC ST UNIT 41
	5	23 KEYPORT, LLC	601 WEST PARK AVE., OCEAN, NJ 07712	22	27	3 STRATFORD RD., PARLIN, NJ 08859	231 ATLANTIC ST UNIT 43
	6	ANDREA HOLDINGS, LLC	17 BROOK REALTY, LLC	22	28	FRANCISLA FIDELARANA	231 ATLANTIC ST UNIT 44
	7	AMISA HOLDINGS, LLC	19 SHALLOW BROOK RD., MORGANVILLE, NJ 07735	22	29	UNISE SHIPLEY	231 ATLANTIC ST UNIT 45
	8	CHARLES A. CARTER	16502 SOUTH TARRANT AVE., CARSON, CA 90746	22	30	JAMES W. FAUST III	231 ATLANTIC ST UNIT 46
	9	SEANAMIN E. LAWSON	24 BROOK AVE., KEYPORT, NJ 07735	22	31	SARINA PANE	12 NUN TONE CT., SOUTH NEWK, NJ 07722
	10	PEDRO GONZALEZ	617 MILLER AVE., TOWSON, NJ 07030	22	32	CHESKA TROPEANO	231 ATLANTIC ST UNIT 48, KEYPORT, NJ 07735
	11	VICTOR SCHIPA	26 BROOK AVE., KEYPORT, NJ 07735	22	33	MONICA R. & GERALDINE GREGORY	231 ATLANTIC ST UNIT 49
	12	DURIE ANDERSON	30 BROOK AVE.	22	34	VINCENT & BARBARA R. GUERRERO	231 ATLANTIC ST UNIT 50
	13	RAYMOND BRUNO & CHRISTINA GARRISON	231 ATLANTIC ST UNIT 53, KEYPORT, NJ 07735	22	35	BOB DYER PLACE, MATAMORA, NJ 07245	231 ATLANTIC ST UNIT 51
	14	TERESA BLONDIS	231 ATLANTIC ST UNIT 1	22	36	BOBENCK KAPORNO	7 TIMBERFORD AVE., MIDDLETOWN, NJ 07748
	15	SUZANNE LOW	231 ATLANTIC ST UNIT 3	22	37	LORENCE & KARESSA DURHAM	231 ATLANTIC ST UNIT 54, KEYPORT, NJ 07735
	16	PATRICK & ALAN VERA	231 ATLANTIC ST UNIT 5	22	38	LOUIS W. SCHOPPO	231 ATLANTIC ST UNIT 55
	17	JOSEPH A. RODRIGUEZ	231 ATLANTIC ST UNIT 7, KEYPORT, NJ 07735	22	39	ROBERTA A. TADMAN	231 ATLANTIC ST UNIT 56
	18	JAMES LYZONCHIK	231 ATLANTIC ST UNIT 9	22	40	ALEXANDER C. GENTILE	231 ATLANTIC ST UNIT 57
	19	LOUISE JOLE	231 ATLANTIC ST UNIT 11	22	41	CARINNA GATSON	231 ATLANTIC ST UNIT 58
	20	MANDY ORRICK	142 KNOXWOOD RD., MOUNTAINDALE, NJ 07092	22	42	JOEL & LYNE LEHRER	231 ATLANTIC ST UNIT 59
	21	GATEWAY LANDINGS LLC	10 BARBICOR DR., HAZLET, NJ 07730	22	43	FELICIA J. MONTGOMERY & STEPHEN HILL	231 ATLANTIC ST UNIT 60
	22	WILLIAM P. CHIDZOR	48 BETHWAY ROAD, HOLMDEL, NJ 07733	22	44	COURTNEY BRACKEN	231 ATLANTIC ST UNIT 61
	23	THOMAS E. & NANCY E. KALB	238 MAPLE PL., KEYPORT, NJ 07735	22	45	JENNA DORCHALD	231 ATLANTIC ST UNIT 62
	24	KRISTIN ALMEYER	231 ATLANTIC ST UNIT 12	22	46	STUART LORIN	9 CARLA ST., HOLMDEL, NJ 07733
	25	JOHN G. BRANARD & BARBARA FLANNERY	231 ATLANTIC ST UNIT 13	22	47	GLADIA ST. JOHN	231 ATLANTIC ST UNIT 64, KEYPORT, NJ 07735
	26	GIROLAMA DEPINTO	231 ATLANTIC ST UNIT 14	22	48	ROSEBEE HOMAR SIREL	231 ATLANTIC ST UNIT 65
	27	MICHAEL NEGRO	231 ATLANTIC ST UNIT 15	22	49	KIRK & KARESSA DURHAM	231 ATLANTIC ST UNIT 66
	28	ALEXANDER D. WARE	231 ATLANTIC ST UNIT 16	22	50	KIMBERLY KONIG	231 ATLANTIC ST UNIT 67
	29	JOSE D. RODRIGUEZ & MARIA CRUZ	231 ATLANTIC ST UNIT 17	22	51	ELIZABETH WARE CYRUSDAK	231 ATLANTIC ST UNIT 68
	30	VALENE A. GARRAGHER	231 ATLANTIC ST UNIT 18	22	52	JEANMARIE LAMB	14 OLD MANOR RD., HOLMDEL, NJ 07733
	31	WAYNE & CARA M. STRAETER	231 ATLANTIC ST UNIT 19	22	53	ROBERT BERNATH & VANESSA ROJAS	231 ATLANTIC ST UNIT 70
	32	LAURA BERG	231 ATLANTIC ST UNIT 20	22	54	CHRISTOPHER MATTHEW NOWAK	231 ATLANTIC ST UNIT 71
	33	SCOTT L. INDERWIES JR. & DEV GUNBER	231 ATLANTIC ST UNIT 21	22	55	LINDA A. ADAMS	271 STATION RD., MORGANVILLE, NJ 07735
	34	MANOJ CHANDRA	231 ATLANTIC ST UNIT 22	22	56	ANTHONY C. CASHA	231 ATLANTIC ST UNIT 72, KEYPORT, NJ 07735
	35	DEBORAH C. MURRO	231 ATLANTIC ST UNIT 23	22	57	KRIS DUNPHY	231 ATLANTIC ST UNIT 74
	36	DANIEL FILIPPONE	231 ATLANTIC ST UNIT 24	22	58	ANTONIO BUFFOLINO	22 HOLLY HOUSE DR., HURSTVILLE, NJ 08838
	37	PAUL JAMES MCGARRY	231 ATLANTIC ST UNIT 25	22	59	ANTHONY & LARA DALLEGGIO	P.O. BOX 33, HOLMDEL, NJ 07733
	38	DREW BUCHANI	231 ATLANTIC ST UNIT 26, KEYPORT, NJ 07735	22	60	LAUREN SABELLA & NICHOLAS ORR	231 ATLANTIC ST UNIT 76, KEYPORT, NJ 07735
	39	SAMANTHA J. FLORA	231 ATLANTIC ST UNIT 27	22	61	BRYAN T. VALEDO	231 ATLANTIC ST UNIT 80
	40	BARRY M. & CATHY LU	231 ATLANTIC ST UNIT 28	22	62	PAOLA PATRICK LOPEZ	231 ATLANTIC ST UNIT 81
	41	VERONIQUE BLOSTEIN	231 ATLANTIC ST UNIT 29	22	63	BLANE BROWN C/O B. FARRIN	4123 RANDEVUE DR., DUBLIN, OH 43001
	42	DAVID TENDLER	231 ATLANTIC ST UNIT 30	22	64	ELIZABETH A. JR. & JOANNA TIDARKE	1327 LIBERTY AVE., HILLSIDE, NJ 07205
	43	DANIE DI DORIO	231 ATLANTIC ST UNIT 31	22	65	UNDA M. O'CONNELL, TRUSTEE	214 CANTERBURY LANE, MORGANVILLE, NJ 07746
	44	MICHAEL A. MCDON	231 ATLANTIC ST UNIT 32	22	66	CHRISTOPHER M. COMBES	231 ATLANTIC ST UNIT 84, KEYPORT, NJ 07735
	45	VINCENT RUGGERO	231 ATLANTIC ST UNIT 33	22	67	GREEN GROVE CEMETERY/ANOMIAL PROP	600 COUNTY RD 520, MARLBOROUGH, NJ 07746
	46		231 ATLANTIC ST UNIT 34	22	68	616 RIVERWOOD AVE., POINT PLEASANT BEACH, NJ 08742	
	47		231 ATLANTIC ST UNIT 35	22	69	JAMES L. LAWSON	23 HURLEY ST., KEYPORT, NJ 07735
	48		231 ATLANTIC ST UNIT 36	22	70		

LOT 68
 BLOCK 103
 GREEN GROVE CEMETERY

PARKING

REQUIRED: 2.4 SPACES PER EACH 3-BEDROOM UNIT (2 TOTAL) = 4.8 OR 5 SPACES (RSIS)
 PROVIDED: 1 SPACE IN EXISTING 1-CAR GARAGE
 2 SPACES IN EXISTING CONCRETE DRIVEWAY
 2 SPACES IN EXISTING PAVED DRIVEWAY (TO BE EXTENDED 5.4 FEET)
 TOTAL SPACES PROVIDED = 5



I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE PLANNING BOARD

OWNER

DATE

- REFERENCES
- "DOUGLASS MANOR, KEYPORT, N.J.," made Oct. 1927, by Richard Heuser, C.E., filed in M.C.C.O. on Dec. 6, 1928, in Case 72-10.
 - "MINOR SUBDIVISION OF LOTS 13, 14, & 15 BLOCK 99," by Peter P. Bennett III, dated Aug. 31, 2018, last revised March 20, 2021, & filed in M.C.C.O. on Oct. 19, 2021, in Case 323-05.