



February 18<sup>th</sup>, 2026

**Re: Zoning Application 2026-019  
144 Therese Avenue  
Block 9, Lot 57  
RA Zone  
Borough of Keyport, Monmouth County**

Our office has reviewed the zoning application to construct a single-family dwelling on the subject property. The proposed dwelling does not comply with the bulk standards of the RA zone pursuant to §25:1-16 of the Borough Code. This includes front yard setback (Provost Ave, corner lot frontage) and the minimum one side yard setback requirements. Therefore, variances from the Borough of Keyport Planning Board are required. The zoning permit is **DENIED**.

It should be noted that under State Statute, notice of appeal of this decision must be filed with the Borough not later than (20) days from the date of this notice.

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

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Sofie Clark", is written over the printed name.

Sofie Clark

cc: Paul Murphy