

RESOLUTION GRANTING APPROVAL TO
CONSTRUCT A SINGLE FAMILY DWELLING WITH
SINGLE VEHICLE GARAGE

UNIFIED PLANNING BOARD
BOROUGH OF KEYPORT

BLOCK 134, LOT 38

Application # 25-07
STEVEN BRYCE
65 FULTON STREET

WHEREAS, Steven Bryce has applied to the Unified Planning Board of the Borough of Keyport for approval to construct a new single-family dwelling with a single vehicle garage, plus a driveway, walkways and rear deck at 65 Fulton Street which is officially designated as Block 134, Lot 38 on the Tax Map of the Borough of Keyport; and

WHEREAS, the applicant has provided notice to all property owners within two hundred feet and has caused notice to be published regarding said application in accordance with *N.J.S.A. 40:55D-1* et seq., this Board gaining jurisdiction thereunder; and

WHEREAS, a public hearing was held in the within matter at a regularly scheduled meeting of the Unified Planning Board held on September 25, 2025 during which all persons having an interest in said application were heard; and

WHEREAS, the Board having carefully considered the evidence and exhibits presented by the applicants;

NOW THEREFORE, be it Resolved by the Unified Planning Board of the Borough of Keyport that the following findings of facts and conclusions are made:

1. The applicant, Steven Bryce, has come before the Board seeking approval to construct a new, four (4) bedroom, single-family dwelling with a single vehicle garage, driveway, walkways and rear deck at 65 Fulton Street which is officially designated as Block 134, Lot 38 on the Tax Map of the Borough of Keyport.
2. The proposed driveway would be 10 feet wide x 22 feet long. As the garage provides space for one (1) vehicle and the driveway also has space for one (1) vehicle, the applicant is supplying two (2) parking spaces and has met the R.S.I.S. requirements.
3. The lower level of the proposed home consists solely of the garage space and a utility room. As a condition of approval, the applicant agreed to a deed restriction making clear the ground floor of the home could not be utilized as living space.
4. The site is located in the RA Zoning District which permits the proposed residence.
5. The subject site is presently vacant with the exception of a shed located in the rear yard, which is to remain. As a condition of approval, the applicant agreed that the shed would be re-sided so as to match the exterior of the new home.
6. Mr. Bryce indicated that he was the husband of Jacqueline Bryce whose parents had been lost during a tragic fire which occurred at the property on December 30, 2021.

7. Prior to the fire, there had been a two-story dwelling located on the property. Mr. Bryce was now seeking approval to build a new structure on the site.
8. Bulk variances, pursuant to the provisions of N.J.S.A. 40:55D-70(c), is required for this application as the lot itself is non-conforming and the proposed development also necessitates relief as follow:

Item	Required/Permitted	Proposed
Minimum Lot Area	5,000 sq. ft.	4,160 sq. ft.
Minimum Lot Width	50 feet	32 feet
Maximum Building Stories ¹	2.5 stories	3 stories
Accessory Building Side Yard (Existing Shed)	3 feet	ENC
Accessory Building Rear Yard (Existing Shed)	3 feet	ENC
Maximum Allowable Principal Building Coverage	30 %	31.7 %
Maximum Percentage of Front Yard Covered By Parking	30 %	31.3 %

9. In support of the application, the following exhibits were submitted into evidence:
 - Exhibit A-1:** Planning Board Application
 - Exhibit A-2:** Survey of Property prepared by Thomas Craig Finnegan, PLS dated April 7, 2023
 - Exhibit A-3:** Survey of Property prepared by Thomas A. Finnegan, P.L.S. dated 1981
 - Exhibit A-4:** Architectural Plans Thomas Does, RA dated March 28, 2025, last revised as of April 30, 2025
10. In addition to the exhibits submitted by the applicants, the Board also marked its own Exhibit into evidence as follows:
 - Exhibit B-1:** Planning and Engineering Review prepared by CME Associates dated June 25, 2025.
11. The Board's Engineer, Matthew Zwingraf, indicated that he had no objections to the application as proposed. With that said he requested that the applicant be required to provide him a grading plan and a storm water management report for his review and approval. These would be conditions of approval.
12. The following members of the public appeared with respect to the application, none of whom voiced concerns over its approval:
 - (a) Ian Banny of 63 Fulton Street
 - (b) Michael Lane of 51 First Street
 - (c) Mike Restropo of 64 Fulton Street

¹. Originally a variance was needed for height as 30.5 feet was proposed when only 30 feet is permitted. During the hearing however it was agreed that the applicant would lower the first floor ceiling to 8.6 feet, thereby reducing the building height to 30 feet and eliminating the need for variance relief.

13. In reviewing the application, the Board finds that the variance relief required by this application can be granted pursuant to both the provisions of N.J.S.A. 40:55D-70(c)(1) and (2).
14. Relief pursuant to N.J.S.A. 40:55D-70(c)(1) is appropriate as the lot is naturally undersized with respect with lot area and width. These are out of the control of the application and create a natural hardship.
15. Relief pursuant to N.J.S.A. 40:55D-70(c)(2) is appropriate as the site is currently vacant, the previous structure having been destroyed by fire. The proposed new home will eliminate what is currently a vacant lot in the middle of a residential block. The benefits of accomplishing this will provide a much larger benefit for the community and overall zone plan than strict adherence to the zoning ordinance would otherwise allow.
16. The Board cannot envision why the granting of the requested variance relief, which would negatively impact anyone and nothing has been presented to the Board which would demonstrate otherwise.
17. The Board finds that the applicant has met both the negative and positive criteria necessary for obtaining variance relief and as such, this application may be granted.

NOW THEREFORE, be it further resolved by the Unified Planning Board of the Borough of Keyport, that the application of Steven Bryce be granted subject to the following conditions:

1. The improvements must be made pursuant to the plans marked into evidence except as otherwise required by this resolution.
2. The architectural plans (**Exhibit A-4**) must be revised so as to lower the first-floor ceiling height to 8.6 feet so as to make it clear the building height will not exceed 30 feet, thereby eliminating the need for a height variance.
3. A deed restriction must be recorded with the Monmouth County Clerk's Office restricting the ground level of the house from having any living space. It may only be utilized as a garage, for storage and to house utilities. The deed restriction must be reviewed and approved by the Board's Attorney prior to its recording.
4. Subject to the applicant providing a grading plan and a storm water management report to the Board's Engineer for his review and approval.
5. Subject to the existing shed being re-sided to match the siding of the new home.
6. Subject to the requirements of the Planning/Engineering review letter (**Exhibit B-1**).
7. Subject to all representations made by the applicant during the application.
8. This application is granted only in conjunction with the conditions noted herein and but for the existence of the same, the within application would not be approved.
9. Subject to any and all other approvals as may be required by the Borough, prior to the

issuance of any permits.

10. Subject to the payment of any fees, escrows and taxes as may be due to the Borough, prior to the issuance of any permits.
11. This approval shall be deemed void by abandonment if a building permit is not applied for within one year of the date hereof.
12. The action of the Unified Planning Board in approving this application shall not relieve the applicant of responsibility for any damage caused by this project, nor does the Unified Planning Board or its reviewing professionals and agencies accept any responsibility for the structural design of the proposed improvements or for any damage that may be caused by the development.
13. The applicant must publish adequate notice of this Resolution in the official newspaper of the Borough of Keyport at their sole cost, within ten days, and provide proof of publication to the Board Secretary within thirty days.

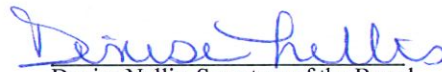
The foregoing was Moved by C. Demarest, Second by H. Aumack
and on Roll Call, the following vote was recorded:

Affirmative: Mayor Aranco, Councilmember Merla, Chairman Oviedo, W. Kane,
H. Aumack, C. Demarest, W. McDermott, S. Dixon

Negative:

Abstentions:

The foregoing is a true copy of a Resolution adopted by the Unified Planning Board
of the Borough of Keyport during its meeting on October 23, 2025.


Denise Nellis, Secretary of the Board