

**RESOLUTION GRANTING MINOR SITE PLAN APPROVAL
WITH BULK VARIANCE RELIEF**

**UNIFIED PLANNING BOARD
BOROUGH OF KEYPORT**

BLOCK 23, LOT 2

**Application # 26-02
EAGLE HOSE CO. NO 4
95 BROADWAY**

WHEREAS, Eagle Hose Co. No. 4 has applied to the Unified Planning Board of the Borough of Keyport for minor site plan and bulk variance approval to convert an existing volunteer firehouse located at 95 Broadway, which is officially designated as Block 23, Lot 2 on the Tax Map of the Borough; 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 April 23, 2026 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. Throughout the course of the proceedings, the applicant was represented by its attorney Louis E. Granata, Esquire who has law offices located at 159 Main Street, Matawan, New Jersey 07747.
2. The applicant, Eagle Hose Co. No. 4, is seeking Minor Site Plan Approval with bulk variance relief to convert an existing volunteer firehouse located at 95 Broadway, which is officially designated as Block 23, Lot 2 on the Tax Map of the Borough.
3. The existing site is an interior lot (not a corner lot) located on the east side of Broadway between West First Street and West Second Street in the RA Residential Zoning District.
4. The only permitted uses in the RA Residential Zone are single family detached homes, public parks and playgrounds. As a result, the existing firehouse is a non-conforming use in the zone, whereas the proposed single family home would be a conforming use.
5. This application does not propose any changes to the exterior of the existing structure, utilities or grading of the property.

6. The subject property is non-conforming in several respects, thereby necessitating bulk variance relief pursuant to the provisions of N.J.S.A. 40:55D-70(c) as follows:

Item	Required	Existing / Proposed
Minimum Lot Area	5,000 sq. ft.	3,300 sq. ft.
Minimum Lot Width	50 feet	33 feet
Min. Side Yard/ Total Side Yard Setback	6/16 feet	1.8 / 10.3 feet
Maximum Allowable Building Coverage	30 %	38.4%
Parking Spaces	3 parking spaces	0 provided

7. With respect to the parking space variance, it was indicated that a vehicle can park within the existing garage space, however that space cannot count as a legal parking space due to the length of the apron. As a condition of approval, the applicant agreed to contribute to the Borough's Parking Fund in lieu of providing actual parking spaces since no such spaces can be provided.
8. In support of the application, the following exhibits were submitted into evidence:
Exhibit A-1: Planning Board Application Package
Exhibit A-2: Site Plan dated February 16, 2026 as prepared by Robert T. Kee, Jr., P.E., P.L.S.
9. 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 Trevor J. Taylor, P.P., P.E. of Artheon dated April 9, 2026.
10. Anthony Vecchio, a member of the fire company, appeared and testified that the fire company was simply looking for approval to convert the existing firehouse into a residence as permitted under the applicable zoning ordinances. They were not seeking any other approvals.
11. No one else testified with respect to the application.
12. In reviewing the application, the Board finds that all of the bulk variances triggered by this application are pre-existing issues. The applicant is not doing anything to impact these variances. Additionally, the lot is already undersized, something the applicant has absolutely no control over whatsoever.
13. There is clearly a natural physical hardship associated with the property with respect to its area and width being undersized. There is nothing the applicant can do to change these conditions.
14. The Board further recognizes that the applicant is seeking to convert a pre-existing non-conforming use into a conforming residential dwelling. This is a positive for the entire neighborhood and the community-at-large.

15. The Board cannot envision any negatives associated with this application. To the contrary, as noted above, from a pure zoning perspective it is of substantial benefit to eliminate a non-conforming use and have it replaced with a conforming one.
16. The necessary bulk variance relief can be granted pursuant to the provisions of N.J.S.A. 40:55D-70(c)(1) and 2 as there is a natural physical hardship associated with the site and the benefits associated with converting the existing use from a non-permitted one to a permitted use substantially outweigh the benefits of strictly adhering to the provisions of the zoning ordinance.
17. The Board finds that the applicant has met both the negative and positive criteria necessary for obtaining bulk variance relief and as such, this application may be granted.
18. Finally, the applicant sees no reason why the requested minor site plan approval should not be granted. Nothing is changing with the structure or its placement on the property, characteristics which have existed for ages without incident.

NOW THEREFORE, be it further resolved by the Unified Planning Board of the Borough of Keyport, that the application of Eagle Hose Co. No 4 be granted subject to the following conditions:

1. The applicant must adhere to the site plan marked into evidence.
2. Subject to the applicant contributing to the Borough's parking fund at an amount determined by the Board's Engineer as directed by the governing ordinance.
3. Subject to any requirements of the Planning/Engineering review letter (**Exhibit B-1**).
4. Subject to all representations made by the applicant during the application.
5. 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.
6. Subject to any and all other approvals as may be required by the Borough, prior to the issuance of any permits.
7. Subject to the payment of any fees, escrows and taxes as may be due to the Borough, prior to the issuance of any permits.
8. 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.
9. 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.

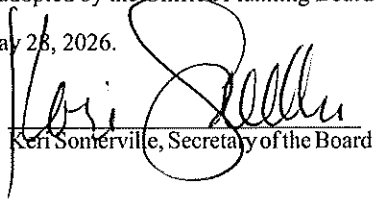
The foregoing was Moved by H. Aumack Seconded by A. Alfano and on Roll Call, the following vote was recorded:

Affirmative: Mayor Araneo, Council member Bergen, Chairman Oviedo, H. Aumack, T. Burke, S. Dixon, A. Alfano

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 May 28, 2026.



Kerri Somerville, Secretary of the Board