

Monmouth County
Buffer Report

created on 2/18/2026

Highlighted feature(s)

MUN	BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner Csz
Keyport Boro	23	2		95 BROADWAY	EAGLE HOSE CO. 4	95 BROADWAY	KEYPORT, NJ, 07735

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Adjacent Properties (38)

MUN	BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner Csz
Keyport Boro	17	2		78 BROADWAY	LEISING, CHRISTOPHER A & TONYA	78 BROADWAY	KEYPORT, NJ, 07735
Keyport Boro	17	3		82 BROADWAY	SOMMA, FRANK & HORTON, CHRISTINE	82 BROADWAY	KEYPORT, NJ, 07735
Keyport Boro	17	4		86 BROADWAY	SMITH, JOHN F. & ANN E.	86 BROADWAY	KEYPORT, NJ, 07735
Keyport Boro	17	5		67 WASHINGTON	CERMEK, MATHEW R & RENEE E	67 WASHINGTON ST	KEYPORT, NJ 07735
Keyport Boro	17	6.01		92 BROADWAY	KERR, ROBERT JR	PO BOX 462	KEYPORT, NJ, 07735
Keyport Boro	17	6.02		69 WASHINGTON ST.	BARONE, JOHN & DORIS	69 WASHINGTON ST	KEYPORT, NJ, 07735
Keyport Boro	17	7		96 BROADWAY	AMICO, PAUL	96 BROADWAY	KEYPORT, NJ, 07735
Keyport Boro	17	7.01		71 WASHINGTON	MANIA, DANA L	57 GREEN GROVE AVENUE	KEYPORT, NJ, 07735
Keyport Boro	17	8		104 BROADWAY	HELT, DOLORES	104 BROADWAY	KEYPORT, NJ, 07735
Keyport Boro	17	10		112 BROADWAY	PAPAMARKOU, EVANGELIA	112 BROADWAY	KEYPORT, NJ, 07735
Keyport Boro	17	11.01		114 BROADWAY	WEINER, MATTHEW R & DANAM	114 BROADWAY	KEYPORT, NJ, 07735
Keyport Boro	17	13		122 BROADWAY	REEVE, KATHLEEN S	122 BROADWAY	KEYPORT, NJ, 07735
Keyport Boro	22	8		75 BROADWAY	75 BROADWAY, LLC	30 DORANNE LANE 07748	MIDDLETOWN, NJ 07748
Keyport Boro	22	8.01		71 BROADWAY	MAGTALAS, ANGELA & BERNARD	71 BROADWAY	KEYPORT, NJ, 07735
Keyport Boro	22	9		3 W FIRST	DUMCHUS, VINCENT T & LINDA	3 W FIRST STREET	KEYPORT, NEW JERSEY 07735
Keyport Boro	22	10		5 W FIRST	LEFFERTS, CONSTANCE J	5 NW FIRST ST	KEYPORT, NJ, 07735
Keyport Boro	22	11		77 W FIRST	HENDRICKSON, RICHARD G & CINDY L	77 W FIRST ST	KEYPORT, NJ, 07735

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MUN	BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner Csz
Keyport Boro	22	12.03		164 WEST FRONT ST	PALTOO, SUNITA	164 WEST FRONT ST	KEYPORT, NJ, 07735
Keyport Boro	22	13		8 W FIRST	TIMOTHY BOST	8 WEST FIRST ST	KEYPORT, NJ, 07735
Keyport Boro	23	1		93 BROADWAY	BROADWAY 093, LLC	93 BROADWAY	KEYPORT, NJ, 07735
Keyport Boro	23	2		95 BROADWAY	EAGLE HOSE CO. 4	95 BROADWAY	KEYPORT, NJ, 07735
Keyport Boro	23	3		2 CHINGARORA	FRONDUTO, MICHAEL & DANIELLE	2 CHINGARORA AVENUE	KEYPORT, NJ, 07735
Keyport Boro	23	4		8 CHINGARORA	KING, CONOR W & COFFMAN, ANNA C	8 CHINGARORA AVE	KEYPORT, NJ, 07735
Keyport Boro	23	5		99 BROADWAY	DONATELLI, SHEILLA, EST	99 BROADWAY	KEYPORT, NJ, 07735
Keyport Boro	23	5.01		10 CHINGARORA	FRANCHI, JAMES R & EVE	10 CHINGARORA AVENUE	KEYPORT, NJ, 07735
Keyport Boro	23	6		99 BROADWAY	DONATELLI, SHEILLA, EST	99 BROADWAY	KEYPORT, NJ, 07735
Keyport Boro	23	7		10 CHINGARORA	FRANCHI, JAMES R & EVE	10 CHINGARORA AVENUE	KEYPORT, NJ, 07735
Keyport Boro	23	7.01		97 BROADWAY	COHEN, GERALD & CAROL L	97 BROADWAY	KEYPORT, NJ, 07735
Keyport Boro	23	8		101 BROADWAY	BEAN, GAVIN R	101 BROADWAY	KEYPORT, NJ, 07735
Keyport Boro	23	8.01		12 CHINGARORA AVE.	BADMAEV, JENNIFER & MATTHEW	12 CHINGARORA AVE.	KEYPORT, NJ, 07735
Keyport Boro	23	9		111 BROADWAY	VJM REALTY HOLDING, LLC	8 W RICHARD STREET	HAZLET, NJ 07730
Keyport Boro	23	9.01		28 CHINGARORA	SQUADRITO, PHILLIP	28 CHINGARORA AVE	KEYPORT, NJ, 07735
Keyport Boro	23	10		113 BROADWAY	PAPAMARKOU, MARY	113 BROADWAY	KEYPORT, NJ, 07735
Keyport Boro	23	11		30 CHINGARORA	NASTA, BRIAN & GINA & DANIELLE	30 CHINGARORA AVE	KEYPORT, NJ, 07735
Keyport Boro	24	1		1 CHINGARORA	VENDITELLI, STEVEN JOSEPH & CASEY	1 CHINGARORA AVENUE	KEYPORT, NJ, 07735
Keyport Boro	24	2		3 CHINGARORA	KREFT, ERNST & SHARON	3 CHINGARORA AVE	KEYPORT, NJ, 07735
Keyport Boro	24	5		11 CHINGARORA	KREFT, ERNEST A. & DONNA	11 CHINGARORA	KEYPORT, NJ, 07735
Keyport Boro	24	6.01		17 CHINGARORA AVE	BOURMECHE, HAFEDH 3L	16 TIFF ANY PLACE, 3L	BROOKLYN, NY 11231

2Developed by Civil Solutions, using myIDV

200' RADIUS PROPERTY OWNER LIST

2Developed by Civil Solutions, using myIDV

Monmouth County - Map
Buffer Report

created on 2/18/2026

200' RADIUS & LOCATION MAP

THIS PLAN WAS PREPARED USING THE FOLLOWING INFORMATION:

- SURVEY OF PROPERTY PREPARED BY LEO A. KALIETA, & CO. DATED 4/14/2025.
- DEED BOOK 896, PAGE 135.
- THE OFFICIAL TAX MAPS FOR THE BOROUGH OF KEYPORT, MONMOUTH COUNTY,N.J.
- FIELD WORK PERFORMED BY KEE ENGINEERING ENTERPRISES, INC. ON 2/16/2026 W/ SNOW COVERED GROUND.

NOTES:

- ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY, STATE AND ANY OTHERS GOVERNING BODIES STANDARDS. ANY CHANGES OR MODIFICATIONS FROM THIS PLAN MUST BE APPROVED BY THE REVIEWING AGENCIES PRIOR TO CONSTRUCTION.
- THIS PLAN INDICATES THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACK FILL IS IN PLACE ANY CROSSING LESS THEN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND AS NOTED).
- DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
- PROPOSED WATER AND SEWER CONNECTIONS MUST COMPLY WITH MUNICIPAL DETAILS AND REQUIREMENTS INCLUDING PAYMENT OF METER AND CONNECTION FEES.
- SIZE, TYPE AND EXACT LOCATION OF ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REGULATIONS.
- CONSTRUCTION MATERIAL AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREON SHALL CONFORM TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (THE LATEST EDITION AND AMENDMENTS)
- SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
- ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED ACCORDING TO ALL APPLICABLE REGULATIONS.
- NO ON-SITE SOIL TESTING HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
- COMPACTING IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURES AND MUNICIPAL REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
- THIS PLAN IS NOT TO BE USED AS A PLAN OF SURVEY, AND DOES NOT CONFORM WITH N.J.A.C. 13:40-5.1 AND THEREFORE NOT PREPARED FOR PROPERTY TRANSFER.
- THIS PLAN WAS PREPARED ONLY USING THE ABOVE REFERENCED DOCUMENTS AND NO FURTHER RESEARCH WAS PERFORMED ON THIS PROPERTY. THIS OFFICE IS NOT RESPONSIBLE FOR ANY EASEMENTS, RESTRICTIONS OR COVENANTS THAT ARE NOT PROVIDED BY THE CLIENT. FURTHER, NO DETERMINATION OF THE EXISTING OR LACK OF FRESHWATER WETLANDS OR ANY ENVIRONMENTAL CONDITIONS HAS BEEN PERFORMED, UNLESS OTHERWISE NOTED ABOVE.
- THERE ARE NO PROPOSED CHANGES TO THE STRUCTURE, UTILITIES OR GRADING. THERE IS NO PROPOSED CONSTRUCTION.
- PROPOSED IMPROVEMENTS ARE LESS THAN 5000 SF, THEREFORE SOIL EROSION & SEDIMENT CONTROL IS NOT REQUIRED.
- RSIS PARKING REQUIREMENTS: SINGLE FAMILY DWELLING W/ THREE (3) BEDROOMS REQUIRES 2.0 PARKING SPACES. PROVIDED: ONE(1) SPACES IS PROVIDED IN THE GARAGE. A WAIVER FOR THE SECOND SPACES IS REQUIRED. APPLICANT TO PAY INTO THE MUNICIPAL PARKING FUND.

RA ZONING SCHEDULE

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	5000 SF	3300 SF	3300 SF-V
MIN LOT WIDTH	50 FT	33.0 FT	33.0 FT-V
PRINCIPAL BUILDING			
FRONT YARD	20 FT	5.2 FT	5.2 FT-V
MIN ONE SIDE YARD	6 FT	1.8 FT	1.8 FT-V
BOTH SIDE YARD	16 FT	10.3 FT	10.3 FT-V
REAR YARD	15 FT	34.8 FT	34.8 FT
ACCESSORY BUILDING			
SIDE YARD	3 FT	NA	NA
REAR YARD	3 FT	NA	NA
MAX HEIGHT			
PRINCIPAL BUILDING			
STORIES	2.5 STORIES	2 STORIES	2 STORIES
FEET	30 FT	LESS THAN 30 FT	LESS THAN 30 FT
ACCESSORY BUILDING			
STORIES	1.5 STORIES	NA	NA
FEET	16 FT	NA	NA
MAX PERCENT LOT COVERAGE			
PRINCIPAL BUILDING	30 PERCENT	38.4 PERCENT	38.4 PERCENT-V
ACCESSORY BUILDING	10 PERCENT	NA	NA
BLD INCLUSIVE OF ACCESSORY BLD	40 PERCENT	38.4 PERCENT	38.4 PERCENT
ALL BUILDING & IMPERVIOUS SURFACES	60 PERCENT	47.0 PERCENT	47.0 PERCENT
MAX PERCENT OF FRONT YARD COVERED BY PARKING	30 PERCENT	NA	NA

V= VARIANCE FOR EXISTING CONDITIONS

LEGEND

50	EXISTING CONTOURS
X 52.20	EXISTING SPOT ELEVATIONS
-S-W-G	EXISTING UTILITY LINE
	EXISTING TREE
-X-X-X-X-	EXISTING FENCE
50	PROPOSED CONTOUR
X 52.20	PROPOSED SPOT ELEVATION
	PROPOSED FLOW ARROW
-S-W-G	PROPOSED UTILITY LINE

0 20 40 60

Scale 1"=20'

811 Know what's below. Call before you dig. or 1-800-272-1000 NEW JERSEY ONE CALL

ZONING MAP

TAX MAP

CHECKLIST WAIVERS:

- WOODED AREAS AND TOPOGRAPHY WITH 2 FOOT CONTOURS.
- UTILITY AND DRAINAGE PLAN AND INFORMATION
- PLANS FOR ELEVATIONS
- ENVIRONMENTAL IMPACT STATEMENT
- SOIL EROSION & SEDIMENT CONTROL PLAN
- STORM WATER MANAGEMENT PLAN

CHECKLIST NOTES:

- THERE ARE NO PROPOSED CHANGES TO THE PARKING, LIGHTING, LOADING SIGNS, LANDSCAPING AND BUFFERS
- THERE ARE NO PROPOSED EXTENSION OF OFF-TRACT IMPROVEMENTS
- SURVEY OF PROPERTY PREPARED BY LEO A. KALIETA & CO. DATED 4/14/2025.

SITE PLAN OF #95 BROADWAY
BLOCK: 23 LOT: 2 ZONE: RA
DATE: 2/16/2026 SCALE: 1"=20'

OWNER/APPLICANT:
EAGLE HOSE CO. NO. 1
95 BROADWAY
PO BOX 638
KEYPORT, NJ 07735

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

(OWNER) (DATE)

I HEREBY CERTIFY THAT I HAVE PREPARED THE SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION THEREON DEPICTED IS CORRECT.

(ROBERT T. KEE, JR., P.E. & P.L.S.) (DATE)

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

(MUNICIPAL ENGINEER) (DATE)

APPROVED BY PLANNING BOARD:

PRELIMINARY: _____

FINAL: _____

(CHAIRMAN) (DATE)

SITE PLAN
FOR #95 BROADWAY
BLOCK 23, LOT 2
BOROUGH OF KEYPORT
MONMOUTH COUNTY, NEW JERSEY

Engineers • Surveyors • Planners
Since 1977
51 Gerard Avenue, Matawan, New Jersey 07747
(732)290-9600
Certificate of Authorization No. 24CA28050100

Date 2/16/2026

File No. K026-001

CAD File 026001SITE

Field Book K-78

Designed By RTK Jr.

Drawn By RTKIII

Ckd. By RTK JR.

Sheet No. 1 of 1

ROBERT T. KEE, JR.
Professional Engineer & Land Surveyor
New Jersey License No. 24GB02320600

No. Revisions Date