Resolution prepared by:
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RESOLUTION GRANTING
BULK VARIANCE RELIEF TO BUILD A SINGLE FAMILY HOME

UNIFIED PLANNING BOARD
BOROUGH OF KEYPORT

BLOCK 136, LOT 22

Application # 26-04
NIKOLAS SAKOUTIS
40 OAK STREET

WHEREAS, Nikolas Sakoutis has applied to the Unified Planning Board of the Borough of Keyport for bulk variance relief so as to be able to construct a new single family home at 40 Oak Street, which is officially designated as Block 136, Lot 22 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 September 24, 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 this application, the applicant was represented by Dante M. Alfieri, Esquire of the law firm Cleary, Giacobbe, Alfieri, Jacobs and Lagana which has offices located at 955 State Route 34, Suite 200, Matawan, New Jersey 07747.
2. The applicant, Nikolas Sakoutis, is the owner of property located at 40 Oak Street, which is officially designated as Block 136, Lot 22 on the tax map of the Borough of Keyport.
3. The subject property is a 4,000 square foot interior lot located on the north side of Oak Street, approximately 240 feet west of the intersection with Walnut Street.
4. The site is presently developed with a two-story frame dwelling, rear accessory building and a shed.
5. The applicant has now come before the Board seeking approval to demolish all of the existing structures and in their place construct a new two story, single-family dwelling, with three bedrooms, a single vehicle driveway, front and rear porches and walkways.

6. The property is located within the Borough's RA Zoning District which permits both the existing and proposed single-family dwelling.

7. Although the proposed home is a permitted use within the RA Zoning District, the application does require bulk variance relief pursuant to N.J.S.A. 40:55D-70(c).

8. The variance relief required by this application is as follows:

Item	**Required**	**Proposed**
Minimum Lot Area	5,000 sq. ft.	4,000 sq.ft. (EC)
Minimum Lot Width	50 feet	40 feet (EC)
Maximum Allowable Principal Building Coverage (including porches)	30 %	32 %
** EC = Existing Non Conformity **		

9. The Board notes that at the time of the application a principal coverage, including porches, of 34 % was being proposed. During the course of the application the applicant agreed to revise its places to reduce the depth of the interior structure so as to get the coverage down to the 32 % which is indicated in the above variance chart. As a condition of approval, the variance plan (**Exhibit A-2**) would be revised to reflect the 32% coverage.

10. In support of the application, the following exhibits were submitted into evidence:

Exhibit A-1: Application package

Exhibit A-2: "Variance Plan and Building Permit Plot Plan" prepared by Two River Engineering dated January 12, 2026.

Exhibit A-3: Color Rendering of **Exhibit A-2** dated January 12, 2026

Exhibit A-4: Six (6) photographs of the existing property

Exhibit A-5: Architectural Elevations prepared by MODE Architects

11. 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. and Matthew R. Zwingraf, P.E., C.M.E. C.F.M. of Artheon dated June 23, 2026.

Exhibit B-2: Letter from the Police Department dated September 9, 2026

Exhibit B-3: Fire Safety Review Letter

12. In furtherance of the application, testimony was provided by the applicant's engineer, A.J. Garito, Jr., P.E., C.M.E., D.M.E. who walked the Board through the specifics of the plan. (**Exhibits A-2 and A-3**)

13. Mr. Garito noted that the proposed development would allow for two (2) off-street parking spaces, thereby ensuring it would meet all parking requirements and be R.S.I.S. (Residential Site Improvement Standards) compliant.

14. It was confirmed that the applicant would comply with all CAFRA/FEMA regulations. This would be a condition of approval.

15. It was agreed, as a condition of approval that the applicant would complete the necessary Flood Plain Development Application required by the Borough.

16. Mr. Garito confirmed, as a condition of approval, that all stormwater would be run away from neighboring properties.

17. Mr. Garito indicated his belief the proposed structure fit appropriately upon the property and would not cause any negative impact to anyone from an engineering perspective.

18. The Board also heard testimony from Jayson Hanrahan, R.A., the applicant's professional architect.

19. Working with **Exhibit A-5**, Mr. Hanrahan showed the Board what the proposed home would look like. He noted the proposed porches added to the aesthetic appeal of the home and would be a positive addition to the neighborhood as a result.

20. Mr. Hanrahan confirmed that the home would not have a basement.

21. The only member of the public to speak with respect to the application was Michael Lane, 51 First Street, who indicated that he had no objections to the application as presented.

22. The Board's Engineer, Matthew R. Zwingraf, P.E., who was present, indicated he had no objection to the application from an engineering perspective.

23. In reviewing the application, the Board finds that the applicants have a pre-existing non-conforming undersized lot with respect to the minimum lot area and lot width. Nothing being proposed in this application implicates either of these two conditions.

24. The only other variance associated with this application is that of maximum allowable principal building coverage. It was indicated that absent the proposed porches, the coverage would only be 30.5 % whereas only 30 % is permitted. Such a difference would have been de minimis. The variance only increases to the 32 % when the porches are added to the calculation.

25. The Board agrees with the testimony of the applicant's architect that the proposed porches as to the aesthetics of the dwelling. As a result, the Board would not want to see the home developed without the porches being included. They are a positive addition to not only the project, but also to the surrounding neighborhood as well.

26. The Board cannot envision any negatives associated with this application and none have been raised.

27. Based upon all of the above, the Board finds 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 adding the proposed porches substantially outweighs the benefits of strictly adhering to the provisions of the zoning ordinance.

28. The Board finds 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 Nikolas Sakoutis for premises located at 40 Oak Street (Block 136, Lot 22), be granted subject to the following conditions:

1. The applicant must adhere to the plans marked into evidence except as otherwise noted in this resolution.
2. Subject to the plans being revised so as to reduce the maximum allowable principal building coverage of 34 % currently shown on the plans to the agreed upon 32 %. This shall include the proposed porches which are a critical component of the plan. The final plans shall be subject to the review and approval of the Board's Engineer.
3. Subject to the applicant running all stormwater away from neighboring properties. Plans demonstrating such must be submitted to the Board's Engineer for his review and approval.
4. Subject to the applicant complying with all CAFRA/FEMA regulations.
5. Subject to the applicant completing the necessary Flood Plan Development Application process.
5. Subject to any requirements of the Planning/Engineering review letter (**Exhibit B-1**).
6. Subject to all representations made by the applicants during the application.
7. Subject to adherence with all building codes during the construction phase of the project.
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. 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.
12. 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.

RESOLUTION ADOPTED						
Councilmember	**Offered**	**Seconded**	**Aye**	**Nay**	**Abstain**	**Absent**
Mayor Araneo	X		X			
Councilmember Bergen						
Chairman Oviedo						
Christopher Hicks			X			
H. Aumack						
T. Burke			X			
S. Dixon		X	X			
F. Occhuizzi			X			
A. Alfano						
K. Bartolome						
A. Litwak						

Motion Made By: Mayor Araneo
Seconded By: Dixon

Adopted: _____

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 22, 2026.

Keri Somerville, Secretary of the Board