ARTHEON
BUILT ON LEGACY, DRIVEN BY PURPOSE

3600 Route 66, 3rd Floor
Neptune, NJ 07753
P:732•462•7400

November 20, 2026

Keyport Unified Planning Board
70 West Front Street
Keyport, New Jersey 07735

Attn: Keri Somerville, Planning Board Secretary

Re: ***Anthony Montalbano***
Variance Application
Completeness and Technical Review #1
Location: 72 Manchester Avenue
Block 120, Lot 8.01
Borough of Keyport, Monmouth County, NJ
Our File: 115.KPE0120.H01

Dear Keri:

In accordance with your authorization, Artheon has performed a review of the above referenced variance application, including but not limited to the following:

- Application to the Keyport Unified Planning Board dated October 29, 2026, including the completed Escrow Agreement, Tax Payment Certification, W-9 Form and other application information.
- Denial of Application to construct a 6-foot-high privacy fence, dated October 28, 2026, prepared by Sofie Clark, Keyport Zoning Official.
- Survey plan titled "FINAL ASBUILT of Lot 8.01, Block 120, Borough of Keyport, Monmouth County, New Jersey, prepared by WJH Engineering, Sheet 1 of 1, including proposed fence location by Applicant.
- Photos of the site.

The site is a corner lot, located at the south corner of the intersection of Maple Place and Manchester Avenue. The site presently contains a two-story frame dwelling located in the Hudson Pointe Redevelopment District. The Applicant is requesting a Bulk ('C') Variance for construction of a six (6) foot high solid privacy fence along the Maple Place side yard instead of a three (3) foot high fence, which was approved under the previously granted Hudson Pointe site plan approval (KUPB 21-03). Chapter 25 Land Use Regulations, Section 25-1-15.16 (d), "Fences and Walls" limits maximum height of fences in the side yard to four (4) feet for open fences and 30 inches for solid fences.

Completeness Review

Based upon our review of this application, we deem the Application to be **COMPLETE** and we have no objection to scheduling a Public Hearing on the application.

Technical Review

1. All other adjacent parcels appear to contain residential uses.
2. The Applicant should provide testimony regarding the proposed materials, location(s) and limits of the proposed six (6) foot high privacy fence.

3. In accordance with the Municipal Land Use law NJSA 40:55D-70c, the Applicant must provide testimony to address the positive and negative criteria for the requested Bulk 'C' Variances, specifically the need for a six (6) foot high fence.

   a) Positive Criteria: The Applicant shall provide testimony to the Board regarding the physical condition of the property and how the strict application of the provisions of the ordinance would result in a hardship that is inconsistent with the purpose and intent of the ordinance. Alternatively, the Applicant may testify that the required variance furthers the purposes of the Municipal Land Use Law and that the benefits of granting the variance will substantially outweigh any detriments.

   b) Negative Criteria: The Applicant must demonstrate that the variance can be granted without detriment to the public good and that the granting of the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

4. The followings items should be included as conditions of any approval given by the Board:

   a) The fence must be installed within the limits of the site, not within the right-of -way of Maple Place or the property of others.

   b) The finished side of any two-sided fence shall face the outside of the premises on which it is installed.

   c) Fences must be installed per the requirements of Chapter 25 Land Use Regulations, Section 25-1-15.16, Fences and Walls.

   d) Per Chapter 25 Land Use Regulations, Section 25-1-15.16(f), proposed fencing must be installed outside the sight triangle area at the intersection of Maple Place and Manchester Avenue.

5. The Applicant must obtain any other necessary permits and/or approvals that may be required from any governmental or quasi-governmental entities having jurisdiction over the project, including but not limited to, Building and Construction Permits and Inspections. Copies of all permits must be submitted to the Board and our office.

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

Sincerely,

ARTHEON
Trevor J. Taylor, PE, PP, CME, CFM
Executive Vice President

ARTHEON
Matthew R. Zwingraf, PE, CME, CFM
Director

MZ\tf
cc: Marc Leckstein, Esq. Board Attorney
Ronald Reinertsen, PP, AICP, Board Planner
Anthony Montalbano, Applicant
H:\Legacy\Howell-FS1\SEC\Keyport\Project Files\E0120.XX Montalbaro, 72 Manchester Avenue\26-11-20 Completeness & Technical Review #1.docx