The Pearl of the Bayshore™
Keyport
NEW JERSEY

KEYPORT UNIFIED PLANNING BOARD APPLICATION

BOROUGH OF KEYPORT
70 WEST FRONT STREET
KEYPORT, NEW JERSEY 07735

APPLICATION TO THE KEYPORT UNIFIED PLANNING BOARD

1. SUBJECT PROPERTY

Location: 72 Manchester Ave, Keyport, NJ, 07735

Tax Map: Block 120 Lot(s) 8.01

Dimensions: Frontage _____ Depth _____ Total Area _____

Zone District: _____

Location of the property is approximately _____ feet from the intersection of _____ and _____.

The property is located within 200 feet of another municipality: ✓ NO _____ YES
If yes, name of municipality _____

The property fronts on a County Road or State Hwy: ✓ NO _____ YES

COUNTY ROUTE NO. _____ STATE HWY NO. _____

2. APPLICANT INFORMATION

Full Legal Name: Anthony Montalbano

Address: 72 Manchester Ave Keyport NJ 07735
(Street) (City) (State) (Zip)

Telephone Numbers: DAY _____ EVENING _____

Applicant is a: _____Corporation _____Partnership _____ Sole Proprietor ✓ Resident

3. OWNER IF DIFFERENT FROM APPLICANT

If the owner of the property is someone different from the Applicant, then please complete the following:

Owner's Name: _____

Address: _____
(Street) (City) (State) (Zip)

Telephone Numbers: DAY _____ EVENING _____

4. ADDITIONAL PROPERTY INFORMATION

Restrictions, covenants, easements, homeowners/condo association by-laws, existing or proposed on the property:

___YES (attach copies and/or copy of deed) ___PROPOSED (attach description) ___NONE

NOTE: All Deeds Restrictions, covenants, easements, association by-laws, either existing or proposed, must be submitted for review, and must be written in easily understandable English in order to be approved.

Present use of the premises and proposed use (describe in detail): 6Ft Fence - see survey w/ property outline, 1ft from sidewalk

5. APPLICANT'S EXPERTS / REPRESENTATIVES

Applicant Attorney: _____
(Name and Firm if Applicable)

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax _____

Applicant Engineer: _____
(Name and Firm if Applicable)

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax _____

Applicant Planning Consultant: _____
(Name and Firm if Applicable)

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax _____

OTHER

_____ Informal Review of _____

_____

✓ Appeal Decision of the Zoning Officer (N.J.S.A. 40:55D-70.a.) Describe nature of appeal: Change 3Ft fence to 6Ft fence, 1Ft from sidewalk

_____

_____

_____

_____ Interpretation of Map or Ordinance, or Decisions upon Special Questions (N.J.S.A. 40:55D 70.b.) Explain: _____

_____

_____

_____ Variance Relief-Hardship (N.J.S.A. 40:55D-70c (1)) Provide Reasons: _____

_____

_____

_____ Variance Relief-Substantial Benefit (N.J.S.A. 40:55D-70c (2)) Provide Reasons: _____

_____

_____

_____ Variance Relief-Use (N.J.S.A. 40:55D-70cd) Provide Reasons: _____

_____

_____

	EXISTING	PROPOSED	REQUIRED
Minimum lot area:*			
Building coverage limit:*			
Front yard setback:*			
Side yard setback:*			
Rear yard setback:*			
Roadway setback:			
Impervious coverage limit:			
Parking spaces:*			
Building height:*			

*DENOTES ITEMS REQUIRED ON THE SITE PLAN.

7. **SUBMISSION REQUIREMENTS**

The Applicant is required to submit each of the following, unless otherwise noted:

A. Application: An Original and nineteen (19) copies to the Board Secretary (Total 20) must be submitted (with attached site plan, plot plan, survey and/or other pertinent documents).

B. Escrow Agreement (Form #1): Sign and submit with original copy of application W-9

C. Notice of Public Hearing (Form #2): DO NOT MAIL TO PROPERTY OWNERS UNTIL AUTHORIZED TO DO SO BY THE BOARD'S SECRETARY. Submit a draft copy (leaving date of hearing blank) and submit with original application. *(Not required for minor subdivision where no variances are requested)*

C. Affidavit of Publication – Asbury Park Press: Evidencing that the Notice of Public Hearing (Form #3) was published at least ten (10) days prior to the hearing date: (DO NOT PUBLISH NOTICE IN NEWSPAPER UNITL AUTHORIZED TO DO SO BY THE BOARD'S SECRETARY) Submit to the Board's Secretary as soon as received by the newspaper. (Not required for minor subdivision where no variances are requested) 200 ff

D. Affidavit of Service – with attachments (Form #4). Submit to the Board's Secretary along with Original copies of Certified Mail Receipts stamped by the US Post Office as to the date of mailing, and a copy of the Notice of Public Hearing (Form #2) with hearing date.

E. Tax Payment Certification (Form #5). Submit with Original copy of Application.

8. **OTHER APPROVALS, WHICH MAY BE REQUIRED, AND THE DATES THAT PLANS/APPLICATIONS WERE SUBMITTED:**

AGENCY OR PERMIT	YES	NO	DATE PLANS SUBMITTED
Borough of Keyport Health Dept	____	____	_____
Borough of Keyport Planning Board	____	____	_____
Freehold Soil Conservation District	____	____	_____
NJ Dept. of Transportation	____	____	_____
JCP&L	____	____	_____
Other: _____	____	____	_____

*NJ Dept of Environmental Protection

*Check nature of approval(s) needed on next page:

____ Sewer Extension Permit; ____Sanitary Sewer Connection Permit; ____Potable Water Construction Permit;

____ Stream Encroachment Permit; ____ Wetlands Permit; _____ Tidal Wetlands Permit; ____ Other_____

List of Maps, Reports and other materials accompanying this application (attach additional pages as required for complete listing): Property Survey

9. OTHER INFORMATION ATTACHED IN SUPPORT OF YOUR APPLICATION.
(List specific information attached and its importance/significance to your application): Photos of neighbors fences, documentation of Manchester ave being 1 way w/ a stop sign, images of 72 manchester ave house visible w/ 3ft fence

10. CERTIFICATIONS

APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant that I am authorized to sign the application for the Corporation, or that I am a general partner of the partnership applicant. (If the Applicant is a corporation, this application must be signed by an authorized corporate officer as indicated in a resolution of the corporation which must be attached hereto. If the applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this

29 day of October, 2026

NOTARY PUBLIC

GHADA S YOUSSEF
Notary Public, State of New Jersey
My Commission Expires Jan 4, 2027

x _____
SIGNATURE OF APPLICANT

Anthony Montalbano
Applicant's Name (Print)

OWNER (IF DIFFERENT FROM APPLICANT)

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made by the applicant, and the decision of the Board in this matter.

Sworn to and subscribed before me this

29 Day of October, 2026

NOTARY PUBLIC

x _____
SIGNATURE OF OWNER

Anthony Montalbano
Owner's Name (Print)

GHADA S YOUSSEF
Notary Public, State of New Jersey
My Commission Expires Jan 4, 2027

ESCROW AGREEMENT

THIS AGREEMENT (the "Agreement") is entered into this 29 day of October 20 24 by and between the KEYPORT UNIFIED PLANNING BOARD (the"Board") and Anthony Lauren Montalbano (the "Applicant").

1. PURPOSE. The Board authorizes its professional staff to review, inspect, report to the Board, and study all plans, documents, statements, improvements and provisions submitted by the Applicant to the Board or pursuant to relief granted to the Applicant by the Board. The Board is entitled to reimbursement from an Applicant for all reasonable costs/fees incurred by the Applicants in accordance with N.J.S.A 40:55D-8, and N.J.S.A 40:55D-53 et seq. of the New Jersey Municipal Land Use Law ("MLUL").

2. ESCROW ESTABLISHED. The Board, Borough and Applicant, in accordance with the provisions of this Agreement, hereby create an escrow deposit account to be established with the finance office of the Borough of Keyport.

3. ESCROW FUNDED. The Applicant, by execution of this Agreement, shall pay to the Borough to be deposited in the account referred to in paragraph 2 above.

4. INCREASE IN ESCROW AMOUNT DEPOSITED. If, during the existence of this escrow agreement, the funds deposited into said escrow account are insufficient to cover any voucher or bill submitted by the Board's professional staff, the applicant shall, within fourteen (14) days of receipt of a notice from the Board or the Borough that a deficiency in the escrow exists, provide such funding as required to fund the existing deficit as well as to pay for projected costs and fees associated with the ongoing professional reviews, inspections, etc., pursuant to applicable Borough ordinances governing the same, as well as the MLUL.

5. DISPUTES AND APPEALS. Should any disputes arise by and between the applicant and the Borough and/or the Board with respect to either the funding of, or payment from, the escrow account established herein, then the settlement of any and all disputes, including appeals from any decisions made by the Borough and/or the Board regarding such escrow account shall be made as called for by the applicable ordinance of the Borough of Keyport and the provisions of the MLUL.

6. COLLECTION OF DELINQUENT ESCROW BALANCES. Should the Applicant fail to adequately and on a timely basis fail to fund its escrow account so that the payment of necessary fees of the Board's professionals can be made in accordance with the law, then the Borough and/or Board shall be entitled to pursue all remedies available at either law of inequity, including but not limited to all amounts due, and simple interest at a rate of 18% per annum on all sums unpaid, beginning from 30 days after the applicant received notice of such deficiencies, if permitted by law. The Borough and/or Board shall be permitted to place a lien against any and

all properties within the Borough owned by the Applicant until such time as all sums due and owed have been paid. The Borough shall also have the right to withhold and/or suspend any building permits, the conduct of construction inspections, the issuance of certificates of occupancy, and other actions, unless and until all escrow deficiencies have been satisfied by the Applicant.

Date: 10/29/26

x Anthony Mortalbano
SIGNATURE OF APPLICANT

Anthony Mortalbano
Owner's Name (Print)

Sworn to and subscribed before me this
29 day of October, 2026

GHADA S YOUSSEF
Notary Public, State of New Jersey
My Commission Expires Jan 4, 2027

NOTARY PUBLIC

Date: _____

_____
BOROUGH OF KEYPORT

Date: _____

_____
BOROUGH OF KEYPORT
UNIFIED PLANNING BOARD

TAX

FORM #5

TAX PAYMENT CERTIFICATION

Pursuant to the New Jersey State Law, Chapter 174 of 1987, N.J.S.A. 40:55D-39e and N.J.S. 40:55D 65h, an applicant may be required to furnish proof that no taxes or assessments of local improvements are due or delinquent on the property for which any relief is being sought through the Unified Planning Board of the Borough of Keyport. An applicant must complete Section I of this form and request the Keyport Borough Tax Office to complete Section II which verifies that no taxes or assessments are due. When completed, the applicant should attach this form to the originally signed application that is to be submitted to the Board secretary.

SECTION I (To be completed by applicant):

I _____ residing at _____

_____ and making an application for the following relief before the Unified Planning Board of the Borough of Keyport:

_____

_____

Regarding property known as Block _____ Lot(s) _____ on the Tax Map of the Borough of Keyport, located at: _____, whose owner of the record is _____, who resides at _____. I request the Tax Collector of the Borough of Keyport to determine if all taxes and/or assessments are paid on the property that is the subject of my application.

DATE OF REQUEST: _____

_____
(Applicant's Signature)

SECTION II (To be completed by the Keyport Borough Tax Collector)

I certify that:

✓ All taxes are paid up-to-date on the above referenced property
____ All assessments due have been paid
____ The following are delinquent and past due: _____

Water & Sewer paid up to date

Date: 10/29/2026 (Tax Collector) Laura [illegible]

FORM #6

REQUEST FOR 200 FOOT LIST

Date: 10/29/26

I, Anthony Montalbano, am requesting a 200 foot list for property at 72 Manchester Ave, Keyport, NJ 07735, which is located in the Borough of Keyport.

Block: 120 Lot(s) 8.01

When the list is completed, I would like to be contacted by:

_____ Phone: _____
_____ Fax: _____
__✓__ Mail: _____

List is $10.00 per Lot.

PAID BY:

__✓__ Cash
_____ Check

13. Mr. Hopkin further noted that the single family homes which were going to be built as part of the project would not be maintained by the developer. Instead they would be sold off to private owners after construction. It had yet to be determined whether the apartment buildings and the duplexes would be kept under the developers control or be sold off as condominiums. Those decisions would be market driven in the future.

14. Mr. Hopkin noted that the applicant would be supplying 135 parking spaces in conjunction with the project. This was more than the 128 spaces required by the Redevelopment Plan. Accordingly, all parking requirements had been satisfied. The majority of the parking spaces would be exclusive to the apartment complex and duplexes. The parking would be permitted by management. However, as a condition of approval, the applicant assured the Board that the seven (7) parking spaces located along Maple Place, between the proposed apartment buildings and Manchester Avenue, would remain as public parking spaces rather than being only available to the new development.

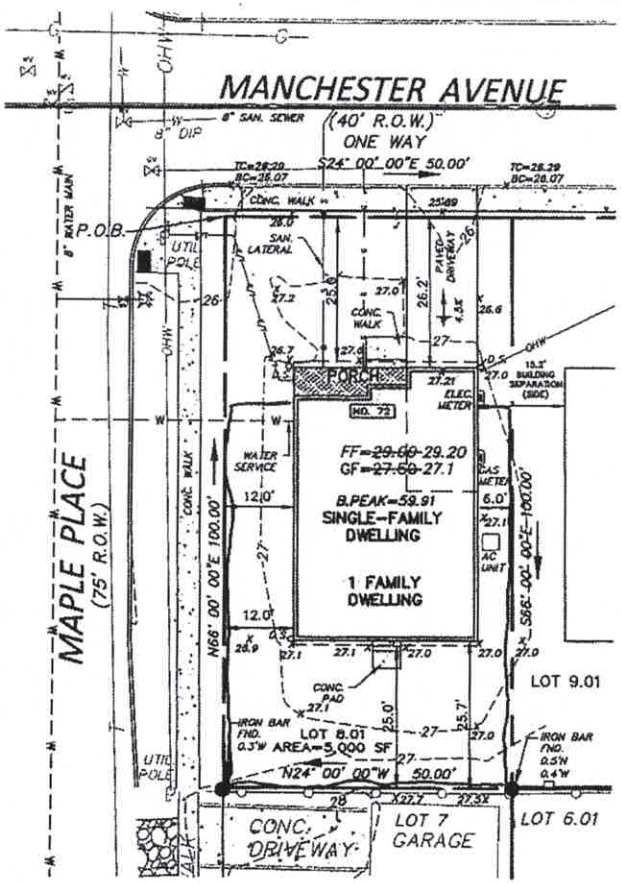
15. It was noted the parking spaces proposed by the applicant would be 9 feet x 18 feet which, while complying with RSIS requirements, require a design waiver since the zoning ordinance requires spaces of 9 feet x 20 feet. The Board Engineer had no objection to this request.

16. As a condition of approval, the applicant agreed to enter into an easement agreement with the Borough to maintain the new roadway improvements. This agreement would be subject to review and approval of the Board Attorney and the Board Engineer.

17. As to the development itself, Mr. Hopkins indicated that there would be two (2) gazebos and three (3) electric charging stations for vehicles to utilize. The applicant would also be providing 384 shrubs and 283 trees. Additionally, decorative lighting would be installed by the Henry Hudson Trail. This was all shown on the site plan. (Exhibit A-3). As an overall condition, the applicant agreed to work with the Board's Engineer and Planner on solidifying the landscaping plan for the site.

18. As improved aesthetics was vital to the project, the applicant also agreed, as a condition of approval that all of the utilities for the project would be located underground.

19. It was also agreed, for aesthetical purposes, that a three (3) foot fence, with appropriate plantings, rather than a six (6) foot fence, would be installed along the portion of any residential property facing Maple Place. Additionally, it was agreed that at the front corner of any new home, fencing would step down to three (3) feet until it reached the public right of way. As mentioned in Paragraph 4 of this Resolution above, the existence of a three (3) foot fence was contrary to the six (6) foot fence requirement contained within the Redevelopment Plan. Yet for the reasons stated in Paragraph 4, the Board felt such variance relief was appropriate for these areas.





ZONING TABLE

HUDSON POINTE REDEVELOPMENT DISTRICT

SUBDISTRICT	DISTRICT	REQUIRED	PROVIDED
SINGLE-FAMILY	LOT AREA (MIN.)	5,000 S.F.	5,000 S.F.
	LOT WIDTH (MIN.)	50'	50.0'
	FRONT YARD SETBACK (MIN.)	25' (MANCHESTER AVE.) 12' (MAPLE PLACE)	25' (MANCHESTER AVE.) 12' (MAPLE PLACE)
	SIDE YARD SETBACK (MIN.)	6'	6.0'
	SIDE YARD SETBACK (COMBINED) (MIN.)	18'	18.0'
	REAR YARD SETBACK (MIN.)	30' (OPPOSITE MANCHESTER)	25.7' (OPPOSITE MANCHESTER)
	BUILDING COVERAGE (MAX.)	40%	30.72%
	IMPERVIOUS COVERAGE (MAX.)	60%	38.48%
	BUILDING HEIGHT (MAX.)	35' 2.5 STORIES	32.6'
	ACCESSORY STRUCTURE SETBACK	7.5'	TO COMPLY

LEGEND

- GV — GAS VALVE
- WV — WATER VALVE
- W — WATER METER
- U — UTILITY MANHOLE
- D — DRAINAGE MANHOLE
- E — ELECTRICAL MANHOLE
- S — SANITARY MANHOLE
- T — TELEPHONE MANHOLE
- TRAFFIC SIGN
- TRAFFIC SIGN (2 POST)
- STREET SIGN
- LIGHT POST
- UTILITY POLE
- FIRE HYDRANT
- DRAINAGE INLET (TYPE "A")
- DRAINAGE INLET (TYPE "B")
- DRAINAGE INLET (TYPE "E")
- —D— DRAINAGE LINE
- —CE— CABLE & ELECTRIC LINES
- —G— GAS LINE
- —S— SANITARY SEWER LINE
- —T— TELEPHONE LINE
- —W— WATER LINE
- —OHW— OVERHEAD WIRES
- MW — MONITORING WELL
- IRON PIPE FOUND
- CAPPED REBAR FOUND
- CONCRETE MONUMENT FOUND
- (S) SURVEY
- (FM) FILE MAP
- GAS METER
- D.C. DEPRESSED CURB
- F.C. FLUSH CURB
- SB#1 SOIL BORING LOCATION
- STREET LIGHTS

SCALE: (1 Inch = 20 Feet)

20 0 20 40 60

GENERAL NOTES:

1. THE PROPERTY IS KNOWN AS LOT 48.01, BLOCK 130 AS SHOWN ON TAX MAP #11 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF KEYPORT, MONMOUTH COUNTY, NEW JERSEY, LAST REVISED 12/31/13.
2. BOUNDARY AND TOPOGRAPHY INFORMATION FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" BY WJH ENGINEERING, LAST REVISED 6/15/18.
3. ARCHITECTURAL INFORMATION TAKEN FROM A PLAN ENTITLED "PROPOSED REDEVELOPMENT PLAN FOR: HUDSON POINTE @ KEYPORT" BY MONTEFORTE ARCHITECTURAL STUDIO DATED 6/11/22.
4. THE PROJECT SITE IS LOCATED WITHIN ZONE X, AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP #34025C0637G (PRELIMINARY), DATED 01/31/14, AS PREPARED BY FEMA.
5. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION, AND NOTIFY NJ ONECALL AS REQUIRED BY LAW. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS. EX. UTILITY CONNECTIONS WILL BE UTILIZED, IF POSSIBLE.
6. ALL SITE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE BOROUGH OF KEYPORT CONSTRUCTION STANDARDS, WHERE APPLICABLE.
7. THE INSTALLATION OF WATER METER SHALL BE REVIEWED AND APPROVED BY THE BOROUGH OF KEYPORT WATER DEPARTMENT.
8. TELEPHONE, ELECTRIC, AND GAS LINES SHALL BE INSTALLED UNDERGROUND.
9. SEE THE APPROVED PLANS ENTITLED "PRELIMINARY AND FINAL MAJOR SITE PLAN OF BLOCK 120, LOTS 8 & 9 AND BLOCK 130, LOTS 42, 48, 49, 50, 51 & 52 FOR HUDSON POINTE AT KEYPORT, LLC" PREPARED BY WJH ENGINEERING AND LAST REVISED 12/9/22 FOR OVERALL PLAN INFORMATION AND CONSTRUCTION DETAILS.
10. REFER TO "PRELIMINARY AND FINAL MAJOR SITE PLAN OF BLOCK 120, LOTS 8 & 9, AND BLOCK 130, LOTS 42, 48, 49, 50, 51, & 52 FOR HUDSON POINTE AT KEYPORT, LLC" PREPARED BY WJH ENGINEERING, LAST REVISED 3/04/23, FOR ALL APPLICABLE CONSTRUCTION DETAILS.

NOTE:
1. NOT ALL UNDERGROUND UTILITIES ARE SHOWN HEREON. ANY UNDERGROUND UTILITIES DEPICTED ARE SHOWN APPROXIMATE & ARE NOT GUARANTEED TO EXACTNESS, COMPLETENESS, TYPE OR SIZE AND ARE BASED ON VARIOUS SOURCES AND ARE NOT BASED ON CONTRACTOR'S FIELD NOTES.
2. LOT WAS IN ROUGH GRADING PHASE DURING SURVEY.

CERTIFICATIONS:
STEWART TITLE GUARANTY COMPANY
TITLE BOND AGENCY LLC
CROSSCOUNTRY MORTGAGE, LLC
ISAOA/ATIMA
ANTHONY MONTALBANO AND LAUREN MONTALBANO
CHRISTOPHER H. SAYEGH, ESQ
TITLE BOND AGENCY LLC

LEGEND

- ~~87.60~~ = PROPOSED SPOT ELEVATION
- ×87.50 = ASBUILT ELEVATION
- TC=87.00 / BC=86.50 = ASBUILT TOP CURB/BOTTOM CURB ELEVATION
- = DIRECTION OF OVERLAND STORMWATER FLOW
- ⊕C.O. = SANITARY SEWER CLEANOUT
- ⊙W.M. = WATER METER
- ⊙D.S. = DOWNSPOUT

NO.	DATE	DESCRIPTION	BY
1	3/28/24	CERTIFICATIONS	MAHM SH

FINAL ASBUILT
OF
LOT 8.01, BLOCK 120

BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY

WJH

SCALE	DESIGN BY	DATE	JOB NO.	SHEET NO.
1"= 20'	JFS	1/12/24	18128	1 of 1

KENNETH P. FRANK
PROFESSIONAL LAND SURVEYOR N.J. LIC. No. 24727

W:\Projects\18\18128 - Hudson Point - 73 Manchester Ave, Keyport\Survey\Dwg\Final-Asbuilt\Lot-8.01\18128-Final-Asbuilt-Lot-8.01.dwg 3/28/2024 7:42:05 AM

ZONING APPLICATION

Borough of Keyport
70 West Front Street
Keyport, N.J. 07735
P - 732-739-5436 F - 732-739-3479
www.keyportonline.com

RECEIVED
OCT 23 2026
By

THE BOROUGH OF KEYPORT, N.J.

Estimated Cost of Work: $ _____ Fee: $ $50.00

Address of Proposed Work or Use: 72 Manchester Ave Keyport NJ 07735

Block: _____ Lot(s): _____ Zone: _____ CN: _____

Owner's Name: Anthony & Lauren Montalbano Telephone: _____

Address: 72 Manchester Ave, Keyport, NJ E-Mail: _____

Contractor or Applicant (*If different from above*) Information:

Name: Hudson Point @ Keyport LLC Telephone: _____

Address: 234 Boundry Rd Marlboro NJ E-Mail: _____

Permit on file License #: _____

Type of Work and/or Use (Check all that apply):

☐ Addition ☐ Renovation ☐ Alteration ☐ Reconstruction ☐ Repair ☐ Flat Work

☐ New Construction ☐ Change of Use ☐ Commencement of Use

☐ Accessory Use/Structure: ☐ Shed ☑ Fence ☐ Other: 6Ft Fence

Size of Property: Lot Area _____ Sq Ft. Frontage: _____ Ft Depth: _____ Ft

Principal Building: Type: _____ Gross Floor Area: _____ Lot Coverage: _____

Lot Coverage _____ Percent Building Height: _____ Ft

Accessory Building: Total Area _____ Rear Yard Set Back _____ Ft Side Yard set back _____

Owner's Signature: [signature] Date: 9/10/26

Keyport Unified Planning Board prior approvals or applications: Has this property, to your knowledge, ever been subject of any prior applications to the Keyport Unified Planning Board? (__) No (✓) Yes

If yes, provide date(s): _____

Notes:

1) All Zoning Permit Applications must be accompanied by a current Property Survey drawn to scale and including locations and distances to property lines of all structures, improvements, proposed work, etc..

2) Elevations shall be measured at five (5) separate points five (5) feet out along the entire front façade of the principal structure and around the entire perimeter of accessory structures to determine the average grade for purposes of confirming the structure's height.

Keyport

Borough of Keyport
Zoning Permit Application
DENIAL

Reference #: ZON-2026-232
Date Entered: 10/28/2026 2:13:00 PM

Dear MONTALBANO ANTHONY,

The Zoning Approval Application request is hereby **DENIED** for the reason(s) stated below:

Reso. #21-03(19)
See Attached Letter.

You may consider amending your proposal to comply with the requirements and submit the zoning approval modification application(enclosed) without repayment (if applicable) of the fee **within one year** of the original application.

Please be aware that decisions and actions of the Zoning Officer may be appealed to the Borough Land Use Boad.

Decision Date: 10/28/2026

Applicant Information
Applicant Name: MONTALBANO ANTHONY
Property Address: 72 MANCHESTER AVE
Block: 120
Lot: 8.01

This is an automated response, please do not reply. If you have any additional questions, contact us at (732) 739-3900 and quote the reference # above.

Sincerely,

Borough of Keyport

Sofia Clara

The Pearl of the Bayshore SM

Keyport

NEW JERSEY

October 28, 2026

Re: Zoning Application 2026-232
72 Manchester Avenue
Block 120, Lot 8.01
HP Zone
Borough of Keyport, Monmouth County

Our office has reviewed the zoning application for the proposed installation of a 6' privacy fence as shown on the submitted survey at the above referenced property. The proposed fence conflicts with the conditions of approval set forth in Keyport Unified Planning Board Resolution #21-03 and is therefore **DENIED.**

Paragraph 19 of the resolution provides that a 3' fence, with appropriate plantings, rather than a 6' fence, shall be installed along the portion of any residential property facing Maple Place. It further provides that fencing at the front corner of any new home shall step down to 3' until reaching the public-right-of-way.

The proposed 6' fence along Maple Place is inconsistent with this condition. To pursue the proposed change, the applicant must apply to the Keyport Unified Planning Board for an amendment to the prior approval before a zoning permit may be issued.

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

Very Truly Yours,

Sofie Clark

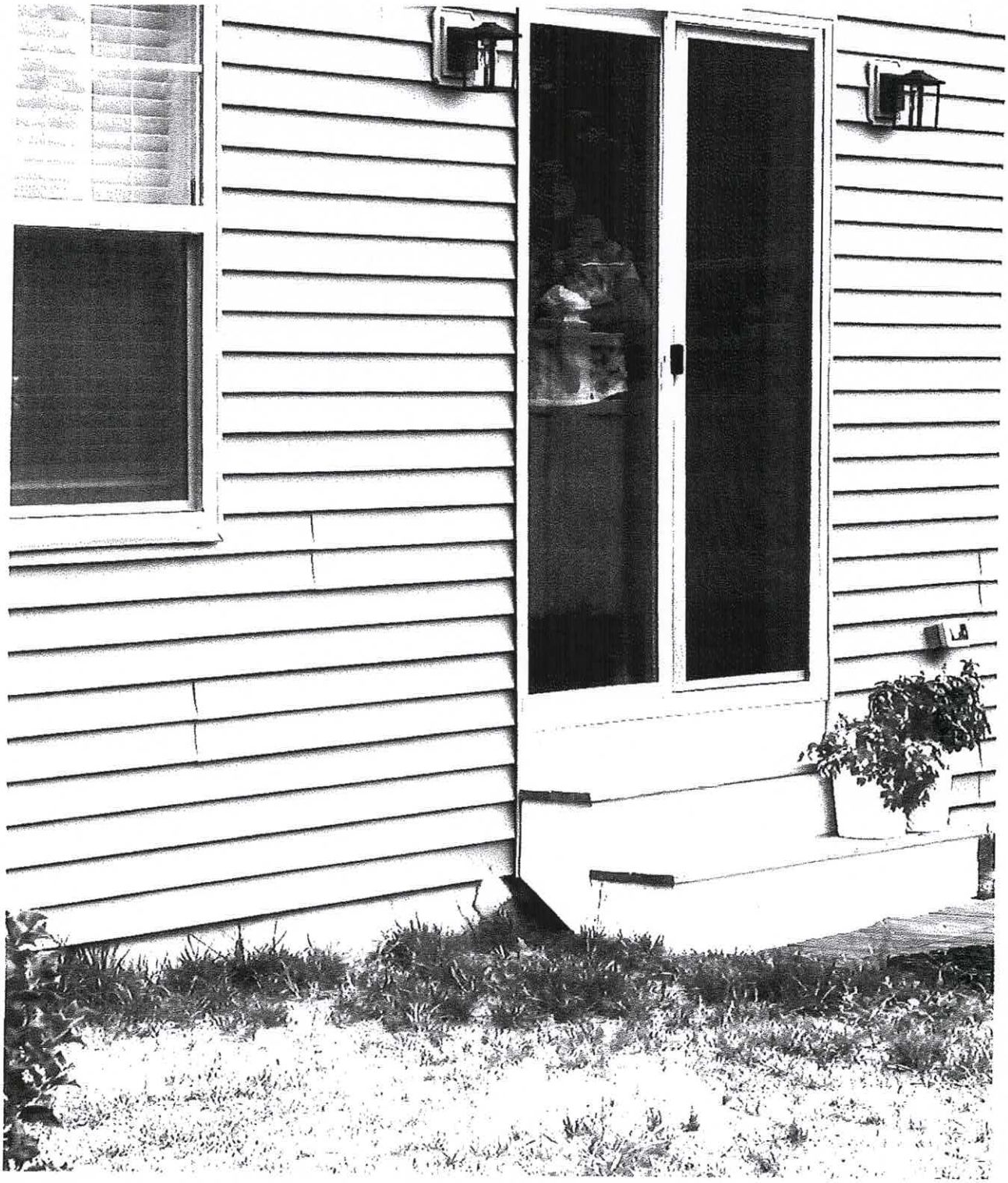
Zoning Officer

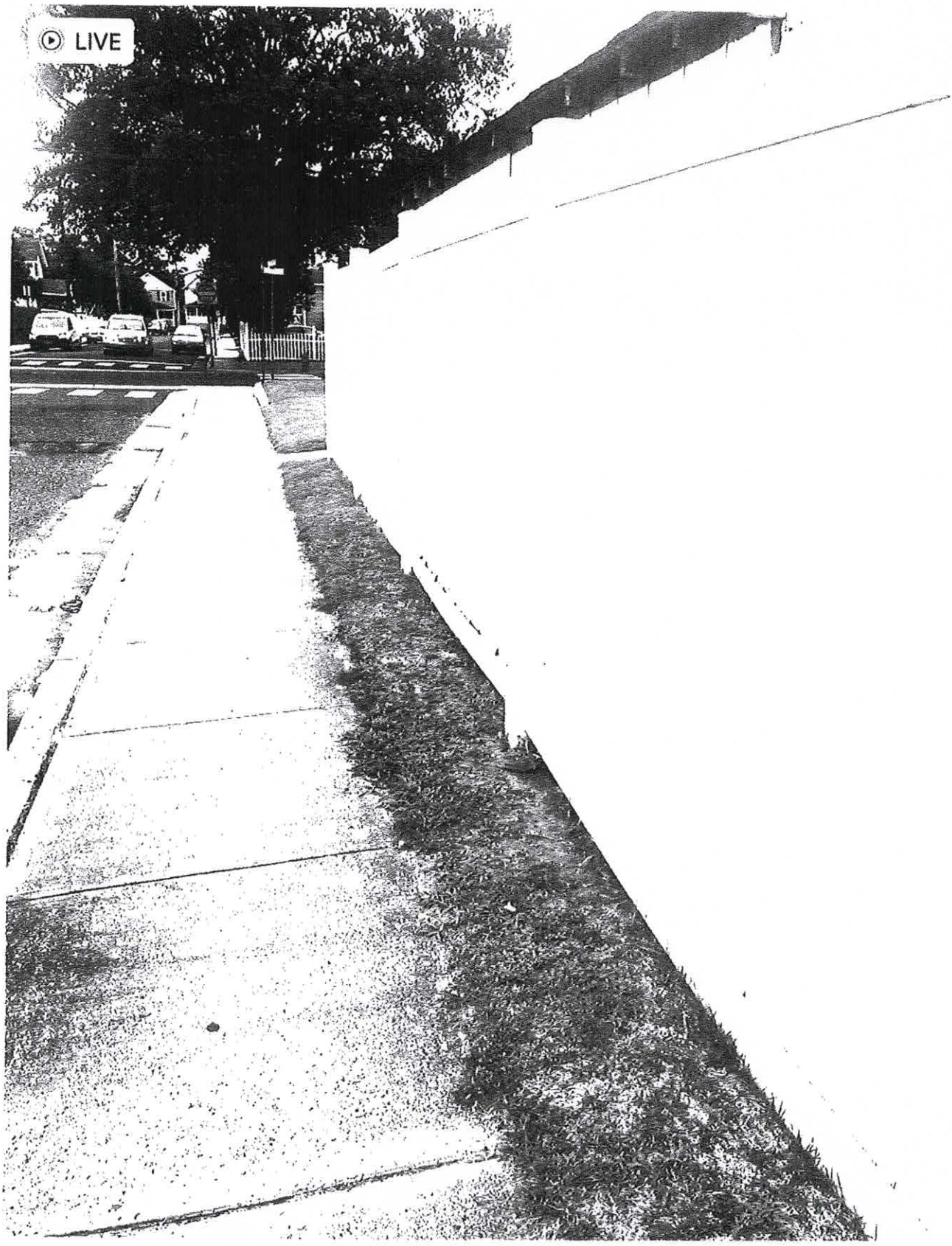
ONE WAY

DO NOT
ENTER








LIVE