BOROUGH OF KEYPORT

UNIFIED PLANNING BOARD

EVIDENCE PACKET

November 23, 2026 Hearing

Darren & Christina Greenberg

144 Therese Avenue

Keyport, New Jersey 07735

Application No. 26-01 | Block 9, Lot 57

EXHIBIT INDEX

PLANNING BOARD APPLICATION RECORD

Original February 12, 2026 Planning Board submission drawings, including site plan, elevations, floor plans and roof plan. Complete seven-page Unified Planning Board approval resolution for Application 26-01, adopted May 27, 2026.

PROPERTY HISTORY

Historical photographs of 144 Therese Avenue; 2008 purchase survey; 2020 Planning Board survey and September 2020 engineering review.

CONSTRUCTION AND SITE CONDITIONS

Selected July 24, 2026 construction drawings; current roof photographs; rear-yard accessory structure, fence, landscaping, and proposed equipment-location photographs.

NEIGHBORHOOD COMPARISONS

Hudson Pointe architectural drawings, site-plan dimensions, and the 2021 engineering and approval materials relating to setbacks and roof projections.

EXHIBIT A | ORIGINAL 2026 BOARD DRAWINGS

FEBRUARY 12, 2026 SUBMISSION

Seven architectural drawing sheets prepared for Darren and Christina Greenberg, 144 Therese Avenue, Keyport, New Jersey.

DRAWING IDENTIFICATION

C-100.00: site plan and zoning compliance; A-500.00 and A-600.00: exterior elevations; A-300.00: roof plan. Related building plans and sections are included in the original submission.

PURPOSE

These drawings document the roof configuration, openings, and property layout depicted in the application presented to the Planning Board in 2026.

General Notes

1. ALL INFORMATION DEPICTED ON THIS DRAWING TAKEN FROM SURVEY PREPARED BY BRUNSWICK SURVEYING INCORPORATED, ROBERT M. HORVATH N.J.S. THIS ARCHITECT/ENGINEER MAKES NO REPRESENTATIONS AS TO IT'S ACCURACY.
2. FINAL SURVEY TO SHOW GRADES AT ALL POINTS SHOWN ON PLANS.
3. PROPOSED CONSTRUCTION SHALL NOT HAVE ANY ADVERSE AFFECT ON ANY EXISTING STRUCTURE OR SURFACE FACILITY LOCATED ON ADJACENT PROPERTY, EXCEPT AS NOTED.
4. THE OWNER/BUILDER OF THE PROPOSED CONSTRUCTION WILL BE RESPONSIBLE TO MAKE CERTAIN THAT WHILE THE WORK IS BEING PERFORMED, THE SURROUNDING PROPERTY WILL BE PROTECTED FROM STORM WATER RUNOFF AND/OR DAMAGE.
5. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN, LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.
6. THE CONTRACTOR SHALL FULLY INVESTIGATE THE JOB SITE TO COMPARE THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS RELATING TO CONSTRUCTION OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS AND REQUIRED OR IMPLIED BY EXISTING CONDITIONS.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY CONFLICTS BETWEEN THE PLANS/SPECIFICATIONS AND EXISTING CONDITIONS. THE CONTRACTOR SHALL ALSO NOTIFY THE ARCHITECT/ENGINEER OF ANY OMISSIONS OR CONFLICT IN THE DRAWINGS/ SPECIFICATIONS AND ANY RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK.
8. ALL CONFLICTS SHALL BE RESOLVED PRIOR TO CONTINUATION OF WORK. ALL WORKMANSHIP, METHODS & MATERIALS OF CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES, RULES, REGULATIONS, STANDARDS & SPECIFICATIONS OF ANY NEW YORK CITY AGENCY HAVING JURISDICTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF UTILITIES PRIOR TO START OF CONSTRUCTION, ANY DISCREPANCIES BETWEEN FIELD LOCATION AND PLAN, SHALL BE REPORTED TO THE ARCHITECT/ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITY LINES AND/OR EQUIPMENT THAT ARE DAMAGED DURING THE COURSE OF CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING ALL NECESSARY BOUNDS AND INSURANCES AND OBTAINING PERMITS NECESSARY TO PERFORM ALL WORK AT HIS OWN COST AND EXPENSE.
11. ALL MATERIAL REMOVED DURING CONSTRUCTION SHALL BE PROPERLY DISPOSED OF, OFF-SITE. NO DEBRIS OR SCARIFIED PAVEMENT SHALL BE USED AS OR INCLUDED IN BACKFILL MATERIALS.
12. THE CONTRACTOR SHALL INSTALL AND MAINTAIN APPROPRIATE MAINTENANCE AND PROTECTION OF TRAFFIC MEASURES DURING THE COURSE OF WORK. MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE CONDUCTED IN ACCORDANCE WITH NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN A SAFE AND NON-HAZARDOUS CONDITION IN ACCORDANCE WITH ALL APPLICABLE NEW YORK CITY CODE LAWS, RULES, AND REGULATIONS. THE CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY FENCING AROUND ALL WATER, SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TRENCHES WHICH WILL REMAIN OPEN AT TERMINATION OF EACH DAY'S WORK. IN ADDITION, CONTRACTOR SHALL ERECT AND MAINTAIN PERIMETER FENCING AROUND ALL OTHER EXCAVATIONS IN ORDER TO MAINTAIN CONSTRUCTION SITE IN A SAFE AND NON-HAZARDOUS CONDITION.

Zoning Compliance

BOROUGH OF KEYPORT – ZONING SCHEDULE – KEYPORT BOROUGH CODE 25:1-16
DISTRICT – RA

MIN. REQUIREMENT	REQUIRED / PERMITTED	EXISTING	PREVIOUS APPROVAL	PROPOSED	COMPLY	COMMENT
LOT SIZE						
AREA SF	5000	4640	4640	NC	NO	PRE-EXISTING CONDITION NC
WIDTH LF	50	40	40.0	NC	NO	PRE-EXISTING CONDITION NC
YARDS (LF)						
FRONT THERESE	20	30.4*	23	20	YES	
FRONT PROVOST	20(10)	6.0*	6.1 EC	2.0 V	NO	REQUEST VARIANCE
MIN SIDE YARD	6	1.2*	0.6 EC	3.0 V	NO	REQUEST VARIANCE
BOTH SIDE YARD	16	47.25	47.25 SP	50.51	YES	
1.2 + 46.05 = 47.25 EXISTING SIDE YARD ; 3.0 + 47.51 = 50.51 PROPOSED SIDE YARD						
REAR YARD	15	50.0	50.0	47.51	NO	
MINIMUM ACCESSORY BUILDING / STRUCTURE SETBACK (LF)						
MIN SIDE YD PROVOST	3	2'+/-	2+/- EC	2.0	YES	RELOCATED TO PREVIOUS VARIANCE OFFSET
REAR YARD	3	1'+/-	1+/- EC	1.0	YES	RELOCATED TO PREVIOUS VARIANCE OFSFET
MAXIMUM REQUIREMENT						
HEIGHT						
PRINCIPAL						
STORIES	2.5	2	2	3.0	NO	REQUEST VARIANCE
FEET	30	22.67	22.67	30	YES	
ACCESSORY						
STORIES	1.5	1	1	1	YES	WOOD SHED TO REMAIN
FEET	16	7	7	7	YES	WOOD SHED TO REMAIN
PERCENTAGE LOT COVERAGE						
PRINCIPAL	30	29	29	35.2	NO	REQUEST VARIANCE
HOUSE= 37.42x35.0 COVERED PORCH= 8.0x35.0 BALCONY 10.33x4.33 = 1634.43						
ACCESSORY	10	2	2	2	YES	WOOD SHED TO REMAIN
SHED 100 SF						
TOTAL 100+1634.43	40	31	21.4	37.3	YES	
ALL BUILDINGS						
AND IMPERVIOUS SURFACE	60	47	39.0	53.0	YES	
1634.43 + 100 + POOL/PATIO 649 + 77.27 REAR STEP = 2,460.7						
MAXIMUM PERCENTAGE OF FRONT						
YARD COVERAGE BY PARKING	30	NA	NA	NA	NA	NO PARKING EX NOR REQ'D

* SEE SURVEY
EC = EXISTING CONDITION
V = VARIANCE
SP = SITE PLAN

NEW JERSEY ADMINISTRATIVE CODE > TITLE 5. COMMUNITY AFFAIRS > CHAPTER 21. RESIDENTIAL SITE IMPROVEMENT STANDARDS
5:21-4.14 PARKING: NUMBER OF SPACES
TABLE 4.4
MAXIMUM NUMBER OF PARKING SPACES BASED ON NUMBER, TYPE, AND SIZE OF DWELLINGS
HOUSING UNIT TYPE/SIZE PARKING REQUIREMENT PER DWELLING UNIT
SINGLE-FAMILY DETACHED 3 BEDROOM 2.0

REQUESTING VARIANCE PROPOSING NO ON-SITE PARKING SPACES FOR THE RESIDENTIAL HOME.
THE PREVIOUS DWELLING ON THE PROPERTY DID NOT HAVE A GARAGE OR PROVIDE OFF STREET PARKING SPACES FOR THE SAME DETACHED, THREE BEDROOM SINGLE FAMILY RESIDENCE.

25-1-3. DEFINITIONS.
CELLAR
A STORY WHOLLY OR PARTLY ABOVE CURB LEVEL HAVING MORE THAN ONE-HALF OF ITS FLOOR-TO-CEILING HEIGHT BELOW THE AVERAGE LEVEL OF THE ADJOINING GROUND. NO CELLAR OR PORTION THEREOF SHALL BE USED AS A DWELLING UNIT.
AVERAGE LEVEL CALCULATION
24.25 + 23.83 + 25.42 + 25.25 / 4 = 24.69
SEE SECTION SHOWING LOWEST LEVEL CELLAR; MORE THAN ONE-HALF BELOW AVERAGE LEVEL OF ADJOINING GROUND

CORNER LOT STANDARD.
AT ALL STREET INTERSECTIONS, NO OBSTRUCTION TO VISION (OTHER THAN AN EXISTING BUILDING, POST, COLUMN, HEDGE OR TREE) EXCEEDING 30 INCHES IN HEIGHT ABOVE THE ESTABLISHED GRADE OF THE STREET AT THE PROPERTY LINE SHALL BE ERECTED OR MAINTAINED ON ANY LOT WITHIN THE TRIANGLE FORMED BY THE STREET LOT LINES OF SUCH LOT AND A LINE DRAWN BETWEEN POINTS ALONG SUCH STREET LOT LINES 30 FEET DISTANT

Variances Requested

BULK VARIANCE	SECTION
LOT AREA	25-1-16 ATTACHMENT 2
LOT WIDTH	25-1-14.1
FRONT YARD (PROVOST AVENUE)	25-1-14.3
SIDE YARD (LOT LINE PARALLEL PROVOST AVENUE)	25-1-14.3
MINIMUM OFF-STREET PARKING	RSIS NJ A.C. 5:21-4.14(C)2
MAXIMUM PRINCIPAL BUILDING HEIGHT (STORIES)	25-1-14.2
MAXIMUM LOT COVERAGE	25-1-14.4

Conditions of Approval

1- THE APPLICANT SHALL BE RESPONSIBLE FOR POSTING A PERFORMANCE BOND AND OBTAINING A ROAD OPENING PERMIT PRIOR TO CONSTRUCTION SHOULD WORK WITHIN THE BOROUGH RIGHT OF WAY BE REQUIRED.
2- THE APPLICANT WILL BE REQUIRED TO REPAIR ANY DAMAGE TO THERESE AVENUE OR PROVOST STREET DURING CONSTRUCTION TO THE SATISFACTION OF THE BOROUGH ENGINEER.
3- THE APPLICANT SHALL COMPLY WITH LAND USE SECTION 25-1-14.7 OUTDOOR LIGHTING REGULATIONS.
4- THE APPLICANT SHALL PROVIDE AN AS BUILT PLAN WHICH SHALL BE APPROVED BY THE BOROUGH ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
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 CONSULTING & MUNICIPAL ENGINEERS OFFICE.

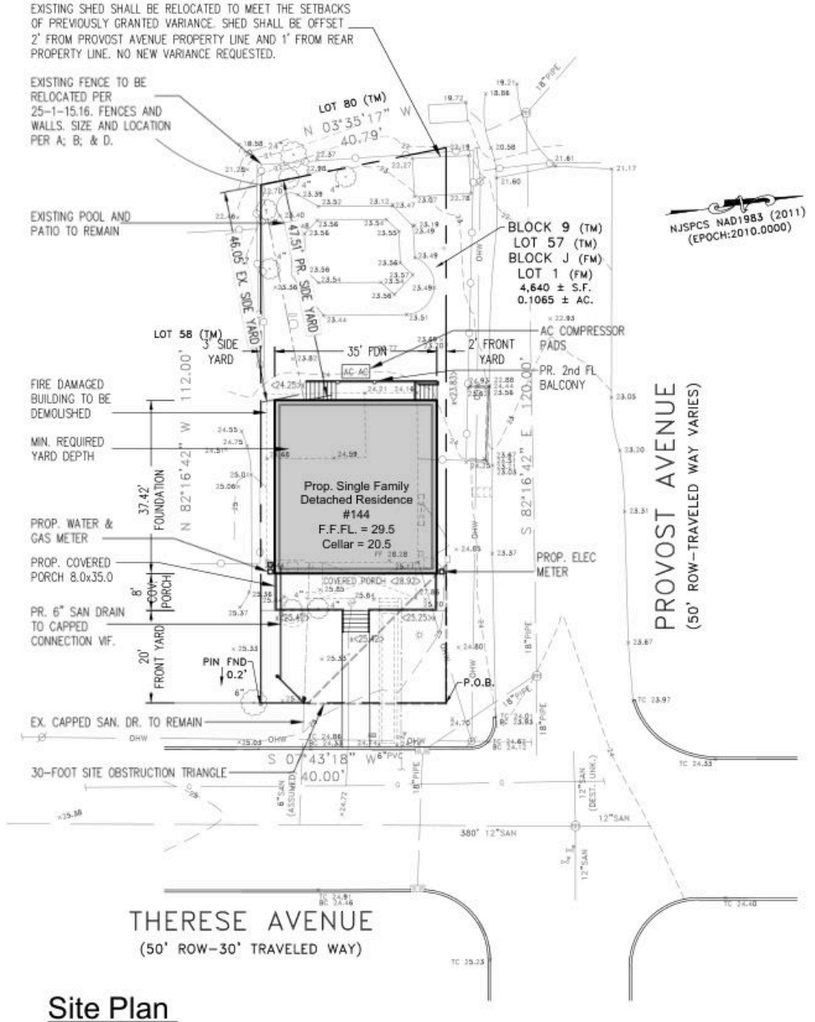
Construction Notes

STORMWATER RUNOFF
ALL GUTTERS, LEADERS AND DOWNSPOUTS TO DISCHARGE STORM WATER RUNOFF TO SPLASH BLOCK AND DIRECT SHEET FLOW AWAY FROM ADJACENT PROPERTIES. ALL STORMWATER RUNOFF TO DISCAHRGE VIA SHEET FLOW TO DRAINS IN THERESE AVENUE AND PROVOST AVENUE

UTILITY NOTES

WATER	EXISTING WATER SERVICE CUT AND CAPPED ON SITE TO BE RE-USED*	THERESE AVENUE FRONTAGE
SANITARY	EXISTING SANITARY DRAIN CUT AND CAPPED ON SITE TO BE RE-USED*	THERESE AVENUE FRONTAGE
GAS	EXISTING GAS SERVICE CUT AND CAPPED ON SITE TO BE RE-USED*	THERESE AVENUE FRONTAGE
ELECTRIC	NEW OVERHEAD ELECTRIC SERVICE	PROVOST AVENUE FRONTAGE

*GC AND TRADE TO COORDINATE WITH DEMOLITION CONTRACTOR AND AGENCY HAVING JURISDICTION FOR LOCATION.
NO ANTICIPATED OR PLANNED TRENCHING WITHIN THE RIGHT OF WAY.



Site Plan

PLAN SCALE:: 1" = 15'-0"

0 30
15

Rev.	Description	Comments

Project Description: 2 Pl(2)Story/Single Family
Project Location: Kayport Thirds 67 Avenue
Drawing Title: Site Plan & Zoning

GREENBERG RESIDENCE

503 Mosely Avenue
Suite 1
Staten Island NY 10312
(718) 966-4558
www.DB-SI.com
office@db-si.com

GBA GIUSEPPE BONOMO ARCHITECTURE

Approval Stamp

Client:

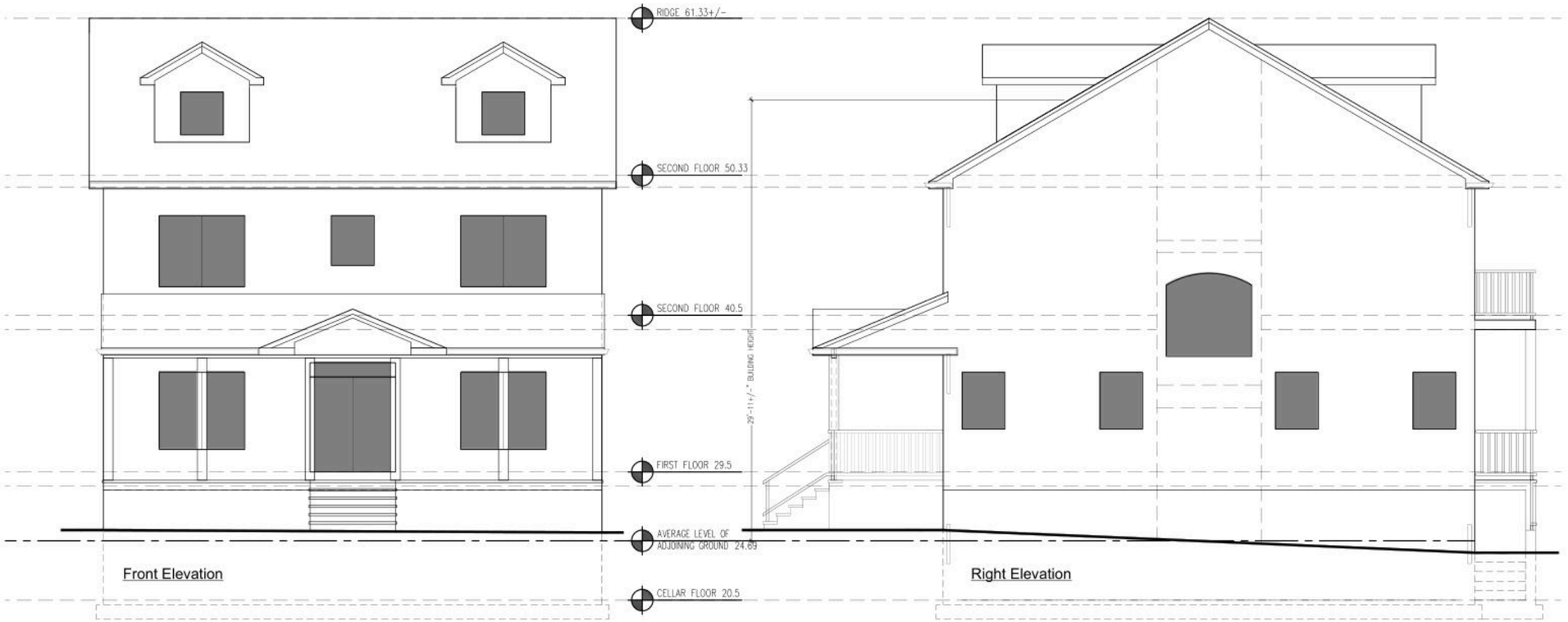
Application #:

Job No.: 26-000 | Drawn by: G.B.
Date: 2026-02-12 | Checked by: GB
Drawing No.: C-100.00 | Page No.: 1 OF 7

Giuseppe Bonomo, R.A.

STATE OF NEW JERSEY · GIUSEPPE BONOMO · 21AI02293500 · REGISTERED ARCHITECT

Seal:



Front - Therese Avenue Elevation
PLAN SCALE : 1/4" = 1'-0"

Right - Provost Avenue Elevation
PLAN SCALE : 1/4" = 1'-0"

Rev.
Description
Comments

Project Description:
Proposed Single Family
Project Location:
Keyport Nurse Avenue
Drawing Title:
Plan

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Drawing No.: A-500.00
Page No.: 6 OF 7

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GIUSEPPE BONOMO
21AR02293500
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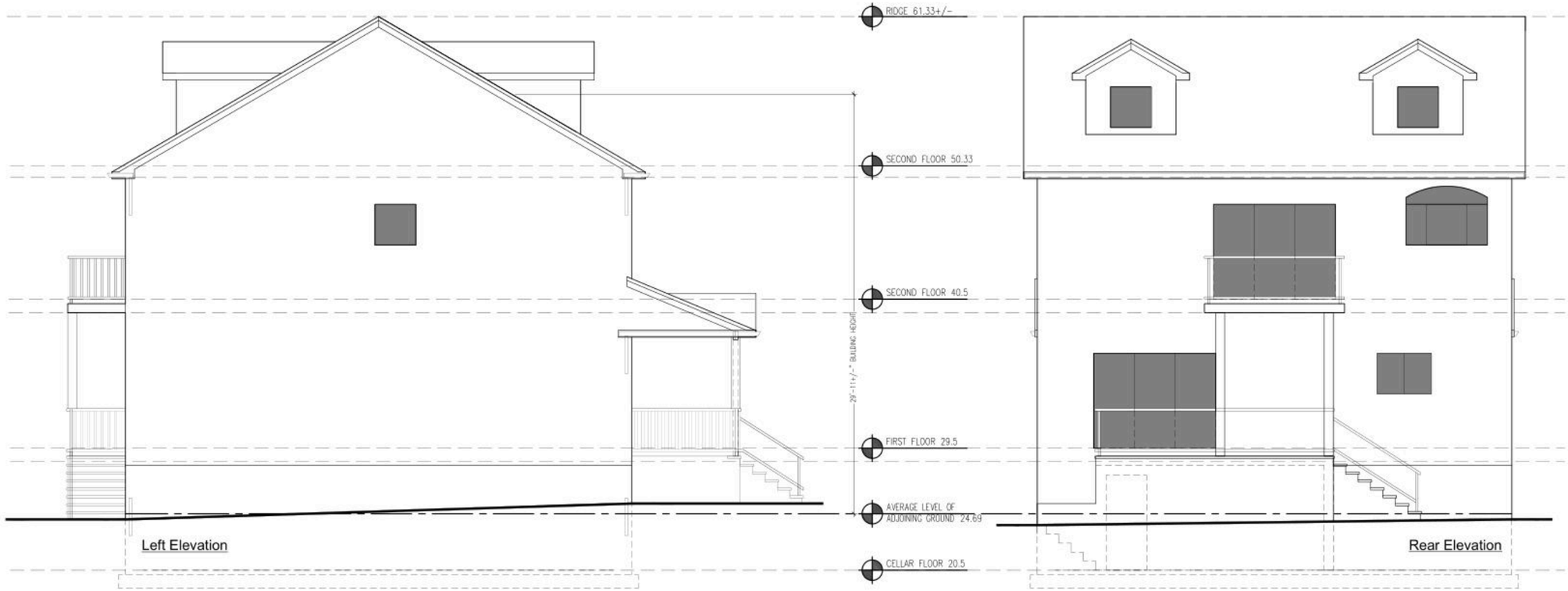

Left Elevation
PLAN SCALE : 1/4" = 1'-0"

Rear Elevation
PLAN SCALE : 1/4" = 1'-0"

Rev.
Description
Comments

Project Description:
Proposed Single Family
Project Location:
Keyport Nurse 07735
Drawing Title:
Plan

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GIUSEPPE BONOMO
21AI02293500
REGISTERED ARCHITECT

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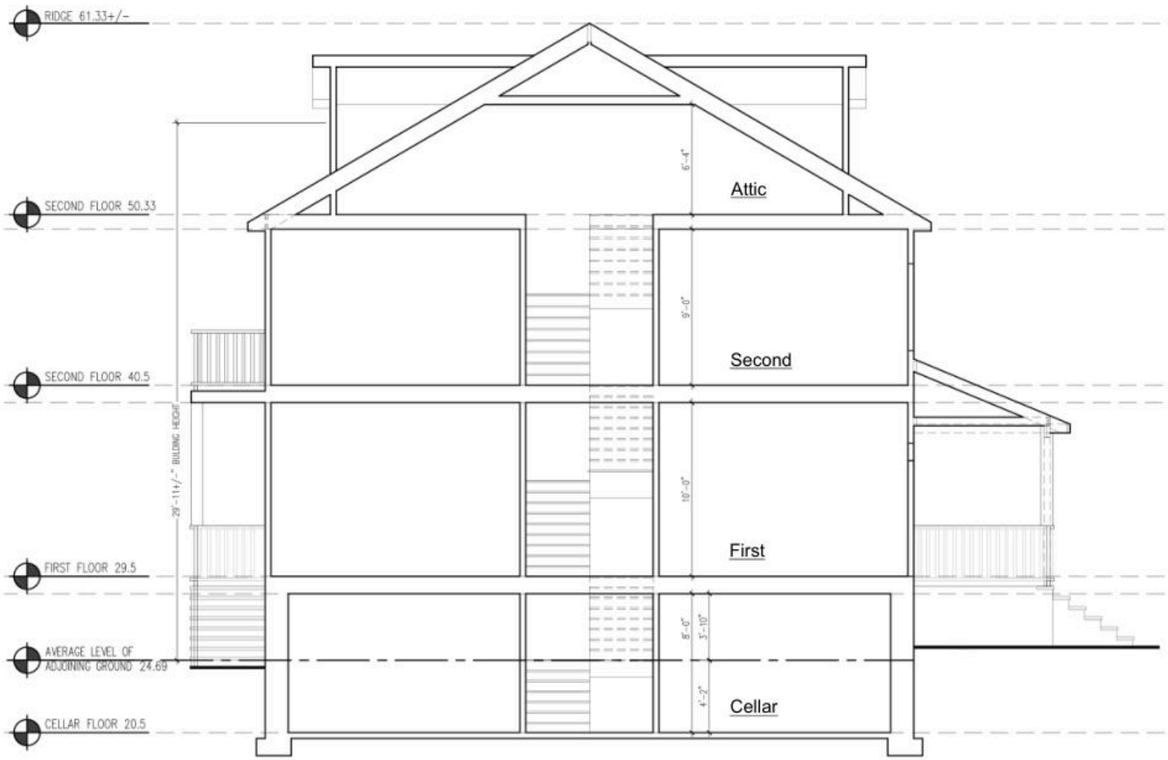
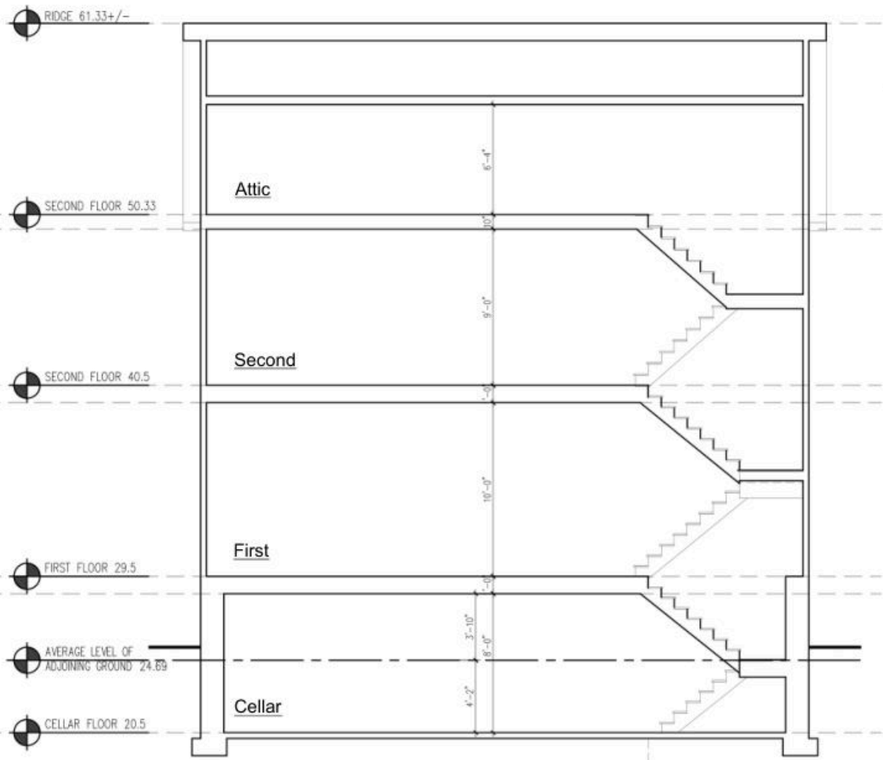


Section A-A
PLAN SCALE :. 1/4" = 1'-0"



Section B-B
PLAN SCALE :. 1/4" = 1'-0"

Rev.
Description
Comments

Project Description:
Proposed Single Family
Project Location:
Keyport Nurse Avenue
Drawing Title:
Plan

GREENBERG RESIDENCE

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Client:

Application #

Job No.: 26-000
Drawn by: G.B.
Date: 2026-02-12
Checked by: GB
Drawing No.: A-400.00
Page No.: 5 OF 7

Giuseppe Bonomo, R.A.

STATE OF NEW JERSEY
GIUSEPPE BONOMO
21AR02293500
REGISTERED ARCHITECT

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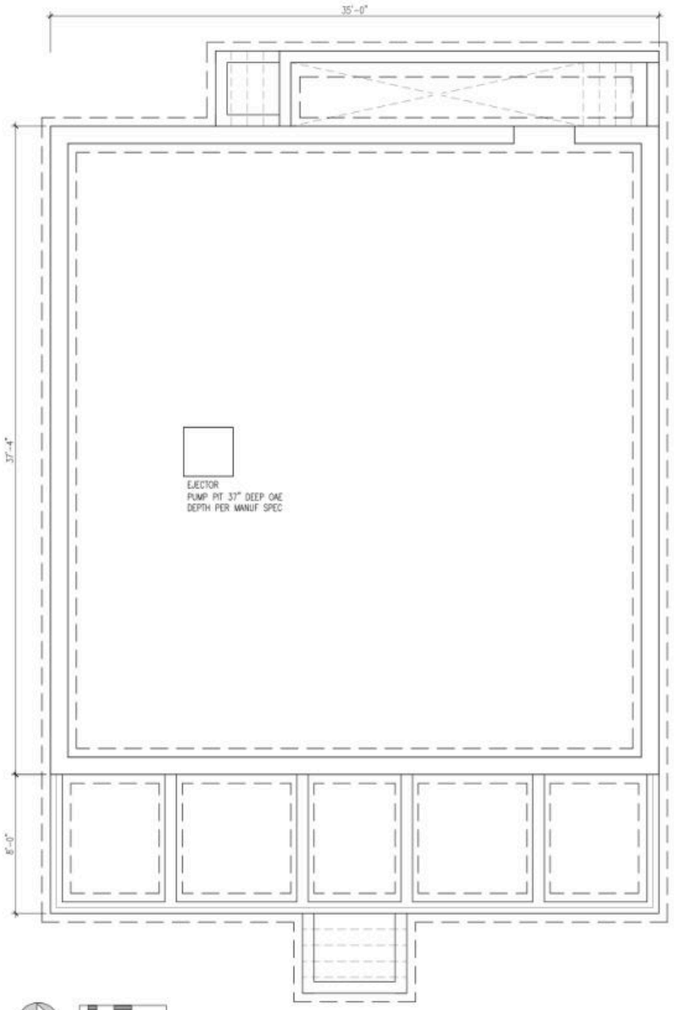
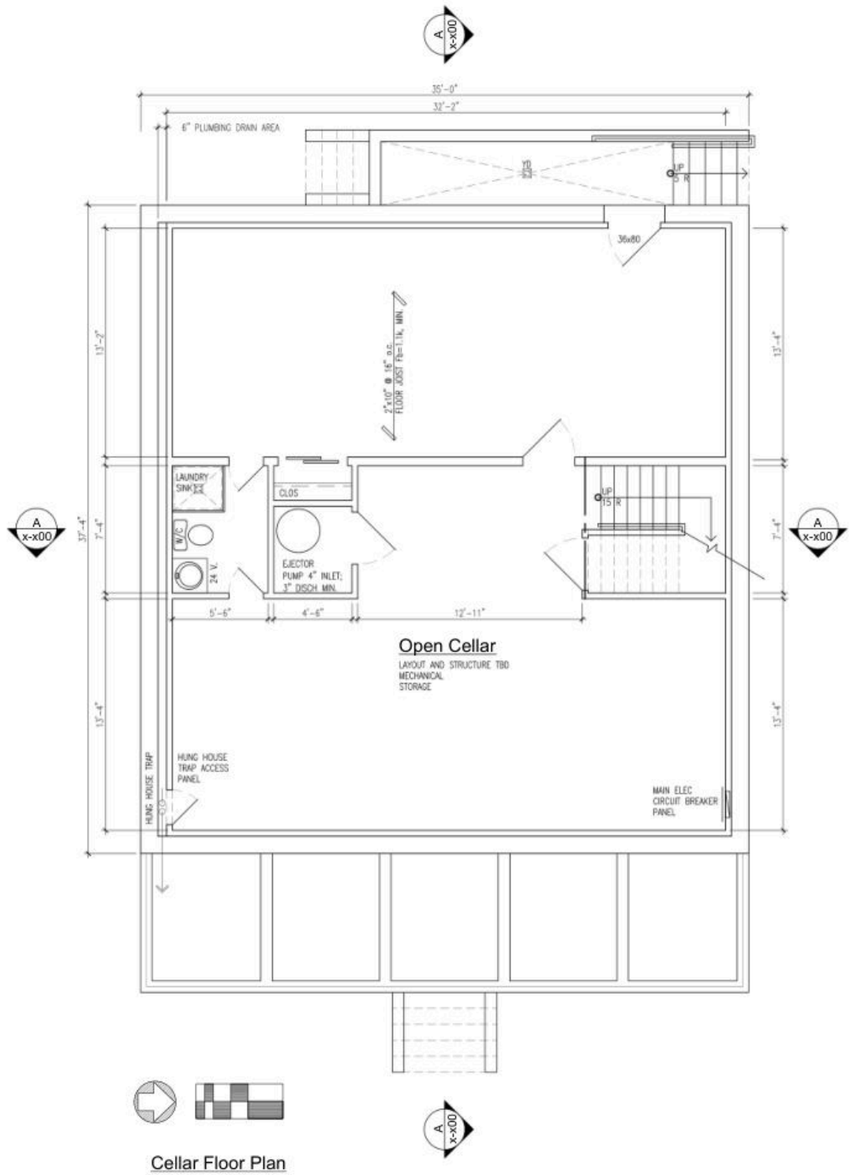


Foundation Plan

PLAN SCALE : 1/4" = 1'-0"



Cellar Floor Plan

PLAN SCALE : 1/4" = 1'-0"

Rev.

Description

Comments

Project Description:

Proposed Single Family

Project Location:

Keyport Nd 07735

Drawing Title:

Plan

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ARCHITECTURE

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Application #

Job No.: 26-000

Drawn by: G.B.

Date: 2026-02-12

Checked by: GB

Drawing No.: A-100.00

Page No.: 2 OF 7

Giuseppe Bonomo, R.A.

STATE OF NEW JERSEY
GIUSEPPE BONOMO
21AR02293500
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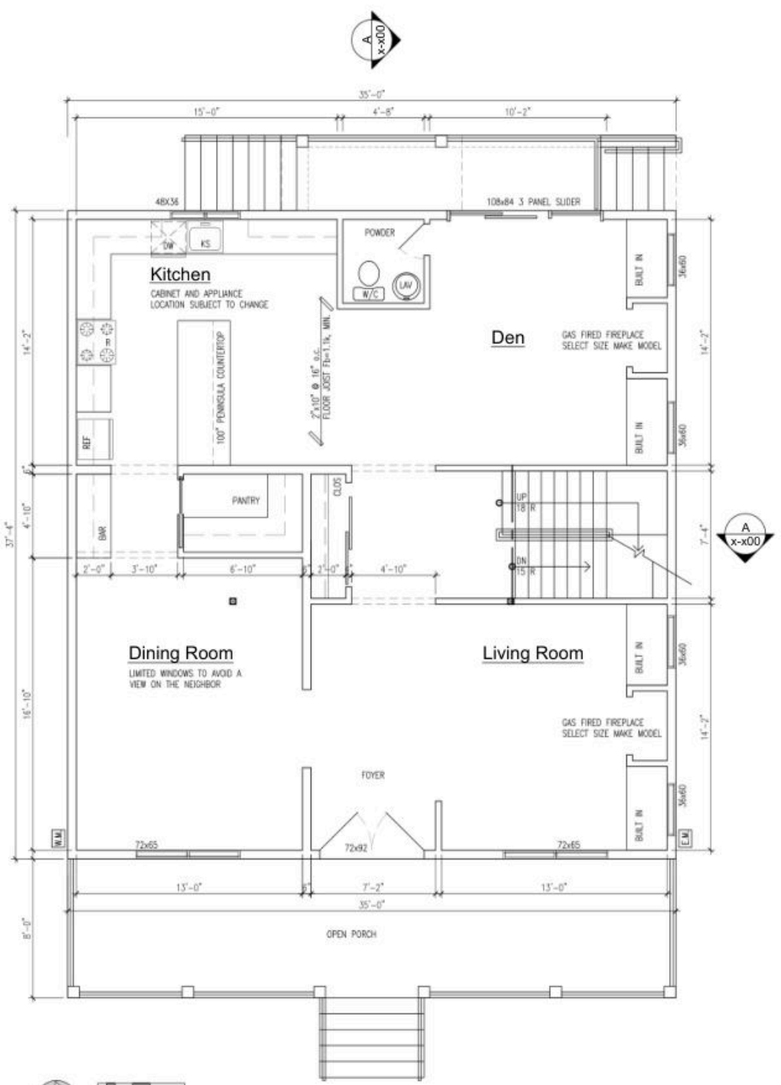
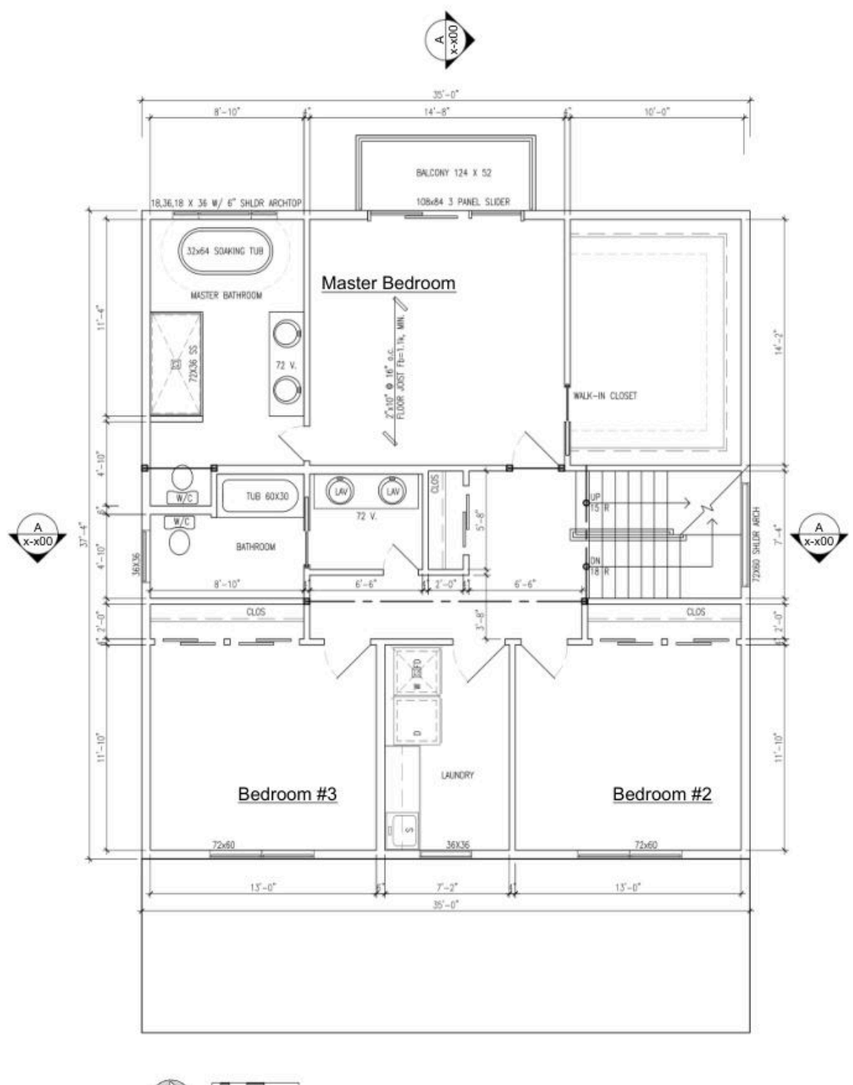


First Floor Plan

PLAN SCALE :. 1/4" = 1'-0"



Second Floor Plan

PLAN SCALE :. 1/4" = 1'-0"

Rev.

Description

Comments

Project Description: Proposed Single Family Forward Sidings

Project Location: Keyport Nurse 07735 Keyport Nurse 07735

Drawing Title: Plan

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Job No.: 26-000

Drawn by: G.B.

Date: 2026-02-12

Checked by: GB

Drawing No.: A-200.00

Page No.: 3 OF 7

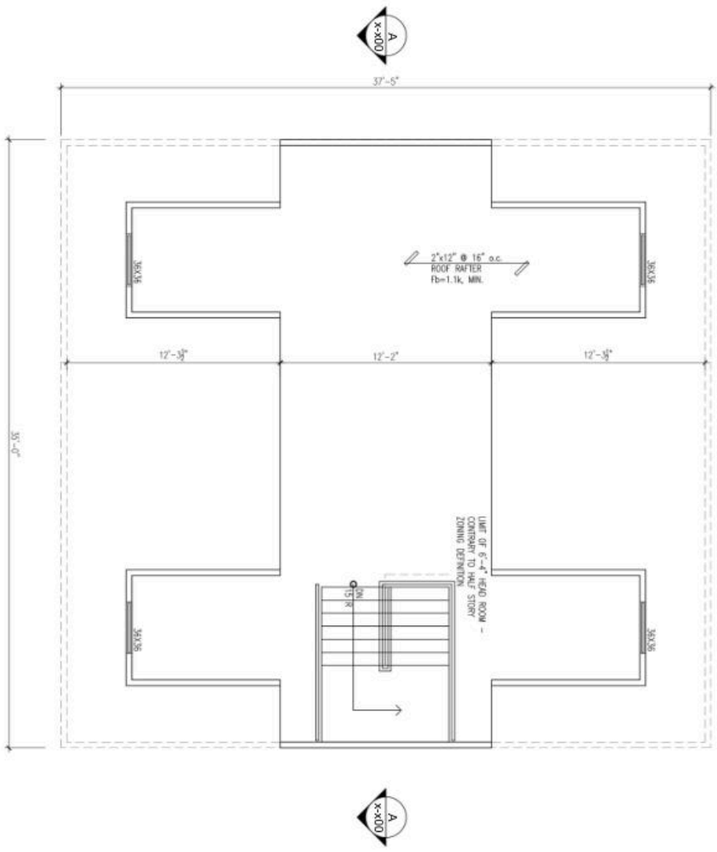
Giuseppe Bonomo, R.A.

STATE OF NEW JERSEY GIUSEPPE BONOMO 21AI02293500 REGISTERED ARCHITECT

Seal:

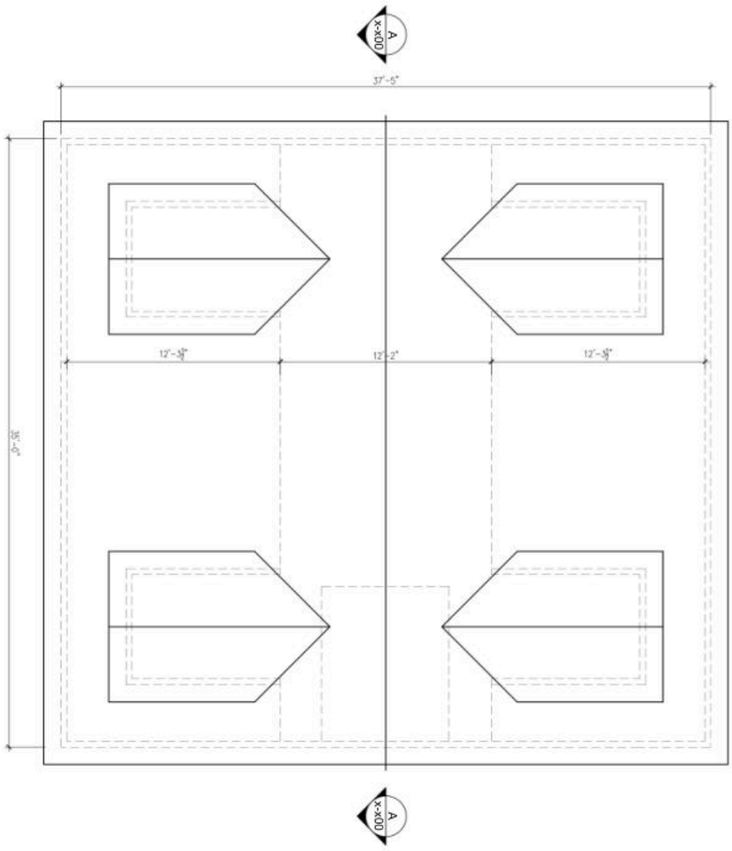
Attic Floor Plan

PLAN SCALE : 1/4" = 1'-0"



Roof Plan

PLAN SCALE : 1/4" = 1'-0"



Seal:

Giuseppe Bonomo, R.A.

Application #

Job No.: 26-000 | Drawn by: G.B.

Date: 2026-02-12 | Checked by: GB

Drawing No.: A-300.00

Page No.: 4 OF 7

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GREENBERG RESIDENCE

GBA GIUSEPPE BONOMO ARCHITECTURE

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Project Description: Proposed Single Family

Project Location: Keyport, Nj 07735

Drawing Title: Plan

Rev.

Description

Comments

EXHIBIT B | PLANNING BOARD RESOLUTION

APPLICATION 26-01

Unified Planning Board of the Borough of Keyport, Block 9, Lot 57, 144 Therese Avenue.

HEARING AND ADOPTION

Public hearing held April 23, 2026. Resolution adopted May 27, 2026.

DOCUMENT

Complete seven-page resolution granting bulk variance relief and setting forth conditions of approval. The resolution identifies the February 12, 2026 plans received in evidence and requires adherence to plans marked into evidence.

Resolution prepared by:
Marc A. Leckstein, Esquire
Leckstein & Leckstein, LLC
463 Prospect Avenue
Little Silver, NJ 07739

RESOLUTION GRANTING
BULK VARIANCE RELIEF TO BUILD A SINGLE FAMILY HOME

UNIFIED PLANNING BOARD
BOROUGH OF KEYPORT

BLOCK 9, LOT 57

Application # 26-01
DARREN & CHRISTINA GREENBERG
144 THERESE AVENUE

WHEREAS, Darren and Christina Greenberg have 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 144 Therese Avenue, which is officially designated as Block 9, Lot 57 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. The applicants, Darren and Christina Greenberg, are the owners of property located at 144 Therese Avenue, which is officially designated as Block 9, Lot 57 on the tax map of the Borough of Keyport.
2. The subject property was the site of the Greenberg's single family home which was destroyed by fire on December 20, 2025.
3. The applicants have now come before the Board seeking to build a new three-bedroom single family dwelling at the site so that they may return home to Keyport. The proposed home will have a covered front porch fronting on Therese Avenue and a covered porch and basement entrance/steps fronting on Provost Avenue.
4. The existing site is a 4,640 square foot corner lot located within the Borough's RA Residential District for which the previously existing and proposed single family homes are a permitted use. In fact, the only uses permitted in the RA Residential Zone are single family detached homes, public parks and playgrounds.
5. 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).

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

Item	Required	Previous	Proposed
Minimum Lot Area	5,000 sq. ft.	4,640 sq. ft. +/-	4,640 sq.ft. +/- (EC)
Minimum Lot Width	50 feet	40 feet (EC)	40 feet (EC)
Min. Side Yard of Corner Lot (Provost Ave)	20 feet	6.1 feet	2.0 feet
Minimum Side Yard: One	6 feet	0.6 feet	3.0 feet
Maximum Lot Coverage of Principal Building	30 %	19.9 %	36.3 %
** EC = Existing Non Conformity **			

7. The Board notes that at the time of the application there was a pre-existing accessory shed and fence located within the Borough's Right-of-way. As a condition of approval, the applicant agreed that the shed and fence would be relocated to a conforming location on the property or removed from the property altogether.

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

Exhibit A-1: Architectural Plans prepared by Giuseppe Bonomo Architecture, dated February 12, 2026.

Exhibit A-2: Series of Six (6) Photographs of Property

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 March 16, 2026.

10. Mr. and Mrs. Greenberg appeared at the hearing and were placed under oath.

11. It was indicated that the applicants were looking to rebuild the home which had been destroyed by the fire. They had nevertheless made a significant improvement to the plans so as to better reflect the limitations of the pre-existing non-conforming lot. Specifically, the new house would be built with a 3 foot side yard setback whereas the original dwelling had been set less than foot from the neighboring lot. They were unable to provide the full 6 foot setback due to the undersized nature of the existing building lot.

12. It was noted that the architectural plans showed a slop sink in the basement. The applicants assured the Board that this was for laundry purposes only. There was no intention to have living quarters in the basement.

13. The applicants also were proposing an attic for their new home. This would be a space for storage only. It was recognized there would be steps leading to the attic.

14. In order to allay concerns over the basement and attic being utilized as living space, it was agreed, as a condition of approval, that this Resolution would be recorded as a deed restriction against the property making clear a bedroom could never be placed in either space. A bathroom and slop sink would be permitted in the basement.

15. The applicants advocated that the variance relief necessitated by this application was warranted based upon the pre-existing non-conforming nature of the existing lot. The Board's Planner, Ron Reinertsen, P.P. had no objection to this argument and agreed that the lot was non-conforming which was a condition out of the applicants' control. He further indicated he did not foresee any substantial negative impact associated with the granting of the requested relief.

16. Several members of the public appeared at the hearing and indicated their support for the application. Primarily these individuals advocated that the applicants were good people who had suffered a horrible tragedy and deserved to be returned to their home as soon as possible.

    (a) Maura Sayour of 24 Van Dorn Street

    (b) Roy Halvorsen of 249 Van Dorn Street

    (c) Lionel Nazco of 205 Main Street

    (d) Christy Pettyjohn of 48 Provost Avenue

    (e) Elmer Graham of 22 St. Peter's Place

    (f) Dennis Terwilliger of 171 Therese Avenue

    (g) Valerie Vairo of 46 Provost Avenue

17. In response to these expressions of support, the Board made clear that it could not grant an approval based upon sympathy for the applicants' situation. Variance relief could only be granted if the applicants request met the necessary legal criteria.

18. Several members of the public also appeared at the hearing and indicated their opposition to the application indicating their belief the request for a 3 foot side yard variance should not be granted and that the applicant should be held to the 6 foot requirement.

    (a) Russell Shewchuk of 155 Therese Avenue

    (b) Michael Matarese of 158 Therese Avenue

    (c) Diane Patrick of 147 Therese Avenue

    These individuals did not express a legal rationale for their position. They simply believed the setback provisions existed for a reason and should be complied with.

19. One member of the public, Michael Lane of 51 First Street, did not indicate a position on the application. He did however indicate concern over whether the agreed upon conditions would be complied with.

20. The most vocal opponents to the application were the applicants' direct neighbors along the side yard where the 3 foot variance was being requested. These neighbors, Norman and Mericis Montalvo of 146 Therese Avenue, indicated their concern that the proposed house should be set at least 6 feet from the side yard in order to keep it as far away from their home as possible. They were concerned that if another fire

were to occur, the three feet from the side yard being requested would not be sufficient distance to keep their home safe from the flames. They also expressed concern over damage occurring to their home during construction of the home.

21. In questioning from the Board, it was made clear that Mr. Montalvo had no legal rationale for his position. He clearly stated that if fire and construction issues were not a concern, he would not have any objections to the application. Mrs. Montalvo also did not provide any legal argument for her concerns. She did indicate she had concerns beyond the fire and construction issues, but no specifics or legal basis for these concerns were stated.

22. The Board responded to the Montalvo's concerns by noting that if the application were granted, the applicants would need to following the building code during construction. The Board recognizes that there are always some disruptions to neighbors during construction of a project, however those are not land use issues. The applicants would have to comply with all construction codes which would provide the Montalvo's for the security they were looking for.

23. With respect to fire safety concerns, the Board noted the proposed home had been designed without with any windows facing the Montalvo's residence. This was in conformance with the building code and would provide additional protection from a potential fire jumping from the applicants' property to the Montalvo's.

24. No one else testified with respect to the application.

25. In reviewing the application, the Board finds that the applicants have a pre-existing non-conforming undersized lot located at the corner of Therese and Provost Avenues. The Montalvo residence is directly next door to the applicants' property, meaning it would be impossible for Mr. and Mrs. Greenberg to acquire any additional property from which they could somehow eliminate their pre-existing non-conformities.

26. Based upon the existing conditions of the subject property, the applicants suffer from a natural physical hardship which limits their ability to develop the property. 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.

27. Despite the aforesaid limitations, the applicants have nevertheless proposed a new residence which has a much greater setback along the side yard with the Montalvo property than historically existed. Moving from less than a one (1) foot setback to a three (3) foot setback is quite significant and serves to bring the proposed property into substantially better conformance with the zoning ordinance than previously.

28. The Board also notes the subject lot is located in the midst of a residential neighborhood and has been vacant since the 2025 Christmas fire. This vacancy does not benefit anyone. In reviewing the historical photographs of the applicants' home (**Exhibit A-2**) it is clear that the immediate neighborhood, and the Borough in general, has lost an architecturally attractive component of its housing stock.

29. The proposed architectural plans (**Exhibit A-1**) reveal that the applicants have designed an equally attractive home as the one which previously existed at the site. Once built, it will restore utility to the vacant property, something which will be a benefit for not only the neighborhood, but the community in general.

30. Additionally, as a result of this application, the applicants will be removing a shed and fence which are currently located within the Borough's right-of-way. The removal of such non-conforming structures is also a positive for all concerned.

31. The Board cannot envision any negatives associated with this application and none have been raised by the objectors to the application. The only concerns raised were those related to building issues and over what would happen if another fire were to occur at the site. To this the Board notes that the applicants have moved their new home three (3) feet away from the sideyard. As previously noted, this is a significant improvement from what previously existed. It would be extremely difficult to reach the full six (6) feet required due to the undersized nature of the property. Any concerns related to the building phase of the project will be handled by the Borough's building department as part of building code compliance.

32. The Board Members, who are all members of the Keyport community and very familiar with the area in question, note the type of housing configuration which previously existed between the Greenbergs and Montalvos is very typical within the Borough. How close the homes were to one another is evident from the photographs marked into evidence (**Exhibit A-2**). The separation which will exist post construction of the new residence will be a significant benefit for both property owners as well as improve the aesthetics of the property by virtue of an attractive new home being added to the neighborhood which will replace the existing vacant lot.

33. 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 replacing the currently vacant lot with a new residence which is in greater conformance with zoning ordinance than what previously existed substantially outweighs the benefits of strictly adhering to the provisions of the zoning ordinance.

34. 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 Darren & Christina Greenberg be granted subject to the following conditions:

1. The applicant must adhere to the plans marked into evidence.
2. Subject to the non-conforming shed and fence being relocated to a conforming location on the subject property or being removed from the property altogether.
3. Subject to a copy of this Resolution being recorded as an exhibit to a deed restriction against the property making clear the basement and attic shall not be utilized as living space. A bedroom shall never be placed in either space. A bathroom and slop sink would be permitted in the basement. The attic shall be for storage only. A copy of the deed restriction must be reviewed and approved by the Board's attorney prior to its recording with the County Clerk's Office.
4. Subject to any requirements of the Planning/Engineering review letter (**Exhibit B-1**).
5. Subject to all representations made by the applicants during the application.
6. Subject to adherence with all building codes during the construction phase of the project.
7. 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.
8. Subject to any and all other approvals as may be required by the Borough, prior to the issuance of any permits.
9. Subject to the payment of any fees, escrows and taxes as may be due to the Borough, prior to the issuance of any permits.
10. 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.
11. 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

Seconded by and on Roll Call, the following vote was recorded:

Affirmative:

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 27, 2026.

_____
Keri Somerville, Secretary of the Board

EXHIBIT C | HISTORICAL PROPERTY PHOTOGRAPHS

PROPERTY HISTORY

Four-page photographic compilation documenting the residence as it appeared in 2008, before and after its prior addition, and shortly before the December 2025 fire.

RELEVANCE

The photographs provide context concerning the preexisting residence, improvements, neighboring property relationships, and longstanding character of the site.



144 Therese St - 2008



144 Therese St & 146 Therese St- Prior to 2020 Addition



Front and Rear views after our addition



Aeiral View of 144 Therese St & 146 Therese Street



144 Therese Street
Four Days before our fire

EXHIBIT D | JULY 2026 CONSTRUCTION DRAWINGS

PLAN SET

Selected sheets from the July 24, 2026 Greenberg Residence construction drawing set.

INCLUDED SHEETS

C-100.00: site and zoning information; front and rear elevations; left and right elevations; cross-sectional drawings.

RELEVANCE

The later construction drawings are presented alongside the February 2026 Board submission for comparison of roof geometry, exterior windows, and site configuration.

General Notes

1. ALL INFORMATION DEPICTED ON THIS DRAWING TAKEN FROM SURVEY PREPARED BY BRUNSWICK SURVEYING INCORPORATED, ROBERT M. HORVATH NJLS. THIS ARCHITECT/ENGINEER MAKES NO REPRESENTATIONS AS TO IT'S ACCURACY.
2. FINAL SURVEY TO SHOW GRADES AT ALL POINTS SHOWN ON PLANS.
3. PROPOSED CONSTRUCTION SHALL NOT HAVE ANY ADVERSE AFFECT ON ANY EXISTING STRUCTURE OR SURFACE FACILITY LOCATED ON ADJACENT PROPERTY, EXCEPT AS NOTED.
4. THE OWNER/BUILDER OF THE PROPOSED CONSTRUCTION WILL BE RESPONSIBLE TO MAKE CERTAIN THAT WHILE THE WORK IS BEING PERFORMED, THE SURROUNDING PROPERTY WILL BE PROTECTED FROM STORM WATER RUNOFF AND/OR DAMAGE.
5. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN, LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.
6. THE CONTRACTOR SHALL FULLY INVESTIGATE THE JOB SITE TO COMPARE THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS RELATING TO CONSTRUCTION OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS AND REQUIRED OR IMPLIED BY EXISTING CONDITIONS.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY CONFLICTS BETWEEN THE PLANS/SPECIFICATIONS AND EXISTING CONDITIONS. THE CONTRACTOR SHALL ALSO NOTIFY THE ARCHITECT/ENGINEER OF ANY OMISSIONS OR CONFLICT IN THE DRAWINGS/ SPECIFICATIONS AND ANY RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK.
8. ALL CONFLICTS SHALL BE RESOLVED PRIOR TO CONTINUATION OF WORK. ALL WORKMANSHIP, METHODS & MATERIALS OF CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES, RULES, REGULATIONS, STANDARDS & SPECIFICATIONS OF ANY NEW YORK CITY AGENCY HAVING JURISDICTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF UTILITIES PRIOR TO START OF CONSTRUCTION, ANY DISCREPANCIES BETWEEN FIELD LOCATION AND PLAN, SHALL BE REPORTED TO THE ARCHITECT/ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITY LINES AND/OR EQUIPMENT THAT ARE DAMAGED DURING THE COURSE OF CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING ALL NECESSARY BOUNDS AND INSURANCES AND OBTAINING PERMITS NECESSARY TO PERFORM ALL WORK AT HIS OWN COST AND EXPENSE.
11. ALL MATERIAL REMOVED DURING CONSTRUCTION SHALL BE PROPERLY DISPOSED OF, OFF-SITE. NO DEBRIS OR SCARIFIED PAVEMENT SHALL BE USED AS OR INCLUDED IN BACKFILL MATERIALS.
12. THE CONTRACTOR SHALL INSTALL AND MAINTAIN APPROPRIATE MAINTENANCE AND PROTECTION OF TRAFFIC MEASURES DURING THE COURSE OF WORK. MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE CONDUCTED IN ACCORDANCE WITH NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN A SAFE AND NON-HAZARDOUS CONDITION IN ACCORDANCE WITH ALL APPLICABLE NEW YORK CITY CODE LAWS, RULES, AND REGULATIONS. THE CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY FENCING AROUND ALL WATER, SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TRENCHES WHICH WILL REMAIN OPEN AT TERMINATION OF EACH DAY'S WORK. IN ADDITION, CONTRACTOR SHALL ERECT AND MAINTAIN PERIMETER FENCING AROUND ALL OTHER EXCAVATIONS IN ORDER TO MAINTAIN CONSTRUCTION SITE IN A SAFE AND NON-HAZARDOUS CONDITION.

Zoning Compliance

BOROUGH OF KEYPORT - ZONING SCHEDULE - KEYPORT BOROUGH CODE 25:1-16
DISTRICT - RA

MIN. REQUIREMENT	REQUIRED / PERMITTED	EXISTING	PREVIOUS APPROVAL	PROPOSED	COMPLY	COMMENT
LOT SIZE						
AREA SF	5000	4640	4640	NC	NO	PRE-EXISTING CONDITION NC
WIDTH LF	50	40	40.0	NC	NO	PRE-EXISTING CONDITION NC
YARDS (LF)						
FRONT THERESE	20	30.4*	23	20	YES	
FRONT PROVOST	20(10)	6.0*	6.1 EC	2.0 V	NO	REQUEST VARIANCE
MIN SIDE YARD	6	1.2*	0.6 EC	3.0 V	NO	REQUEST VARIANCE
BOTH SIDE YARD	16	47.25	47.25 SP	50.51	YES	
1.2 + 46.05 = 47.25 EXISTING SIDE YARD ; 3.0 + 47.51 = 50.51 PROPOSED SIDE YARD						
REAR YARD	15	50.0	50.0	47.51	NO	
MINIMUM ACCESSORY BUILDING / STRUCTURE SETBACK (LF)						
MIN SIDE YD PROVOST	3	2'+/-	2+/- EC	2.0	YES	RELOCATED TO PREVIOUS VARIANCE OFFSET
REAR YARD	3	1'+/-	1+/- EC	1.0	YES	RELOCATED TO PREVIOUS VARIANCE OFSFET
MAXIMUM REQUIREMENT						
HEIGHT						
PRINCIPAL						
STORIES	2.5	2	2	3.0	NO	REQUEST VARIANCE
FEET	30	22.67	22.67	30	YES	
ACCESSORY						
STORIES	1.5	1	1	1	YES	WOOD SHED TO REMAIN
FEET	16	7	7	7	YES	WOOD SHED TO REMAIN
PERCENTAGE LOT COVERAGE						
PRINCIPAL	30	29	29	35.2	NO	REQUEST VARIANCE
HOUSE= 37.42x35.0 COVERED PORCH= 8.0x35.0 BALCONY 10.33x4.33 = 1634.43						
ACCESSORY	10	2	2	2	YES	WOOD SHED TO REMAIN
SHED 100 SF						
TOTAL 100+1634.43	40	31	21.4	37.3	YES	
ALL BUILDINGS						
AND IMPERVIOUS SURFACE	60	47	39.0	53.0	YES	
1634.43 + 100 + POOL/PATIO 649 + 77.27 REAR STEP = 2,460.7						
MAXIMUM PERCENTAGE OF FRONT						
YARD COVERAGE BY PARKING	30	NA	NA	NA	NA	NO PARKING EX NOR REQ'D

* SEE SURVEY
EC = EXISTING CONDITION
V = VARIANCE
SP = SITE PLAN

NEW JERSEY ADMINISTRATIVE CODE > TITLE 5. COMMUNITY AFFAIRS > CHAPTER 21. RESIDENTIAL SITE IMPROVEMENT STANDARDS
5:21-4.14 PARKING: NUMBER OF SPACES
TABLE 4.4
MAXIMUM NUMBER OF PARKING SPACES BASED ON NUMBER, TYPE, AND SIZE OF DWELLINGS
HOUSING UNIT TYPE/SIZE PARKING REQUIREMENT PER DWELLING UNIT
SINGLE-FAMILY DETACHED 3 BEDROOM 2.0

REQUESTING VARIANCE PROPOSING NO ON-SITE PARKING SPACES FOR THE RESIDENTIAL HOME.
THE PREVIOUS DWELLING ON THE PROPERTY DID NOT HAVE A GARAGE OR PROVIDE OFF STREET PARKING SPACES FOR THE SAME DETACHED, THREE BEDROOM SINGLE FAMILY RESIDENCE.

25-1-3. DEFINITIONS.
CELLAR
A STORY WHOLLY OR PARTLY ABOVE CURB LEVEL HAVING MORE THAN ONE-HALF OF ITS FLOOR-TO-CEILING HEIGHT BELOW THE AVERAGE LEVEL OF THE ADJOINING GROUND. NO CELLAR OR PORTION THEREOF SHALL BE USED AS A DWELLING UNIT.
AVERAGE LEVEL CALCULATION
24.25 + 23.83 + 25.42 + 25.25 / 4 = 24.69
SEE SECTION SHOWING LOWEST LEVEL CELLAR; MORE THAN ONE-HALF BELOW AVERAGE LEVEL OF ADJOINING GROUND

CORNER LOT STANDARD.
AT ALL STREET INTERSECTIONS, NO OBSTRUCTION TO VISION (OTHER THAN AN EXISTING BUILDING, POST, COLUMN, HEDGE OR TREE) EXCEEDING 30 INCHES IN HEIGHT ABOVE THE ESTABLISHED GRADE OF THE STREET AT THE PROPERTY LINE SHALL BE ERECTED OR MAINTAINED ON ANY LOT WITHIN THE TRIANGLE FORMED BY THE STREET LOT LINES OF SUCH LOT AND A LINE DRAWN BETWEEN POINTS ALONG SUCH STREET LOT LINES 30 FEET DISTANT

Variances Requested

BULK VARIANCE	SECTION
LOT AREA	25-1-16 ATTACHMENT 2
LOT WIDTH	25-1-14.1
FRONT YARD (PROVOST AVENUE)	25-1-14.3
SIDE YARD (LOT LINE PARALLEL PROVOST AVENUE)	25-1-14.3
MINIMUM OFF-STREET PARKING	RSIS NJ A.C. 5:21-4.14(C)2
MAXIMUM PRINCIPAL BUILDING HEIGHT (STORIES)	25-1-14.2
MAXIMUM LOT COVERAGE	25-1-14.4

Conditions of Approval

1- THE APPLICANT SHALL BE RESPONSIBLE FOR POSTING A PERFORMANCE BOND AND OBTAINING A ROAD OPENING PERMIT PRIOR TO CONSTRUCTION SHOULD WORK WITHIN THE BOROUGH RIGHT OF WAY BE REQUIRED.
2- THE APPLICANT WILL BE REQUIRED TO REPAIR ANY DAMAGE TO THERESE AVENUE OR PROVOST STREET DURING CONSTRUCTION TO THE SATISFACTION OF THE BOROUGH ENGINEER.
3- THE APPLICANT SHALL COMPLY WITH LAND USE SECTION 25-1-14.7 OUTDOOR LIGHTING REGULATIONS.
4- THE APPLICANT SHALL PROVIDE AN AS BUILT PLAN WHICH SHALL BE APPROVED BY THE BOROUGH ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
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 CONSULTING & MUNICIPAL ENGINEERS OFFICE.

Construction Notes

STORMWATER RUNOFF
ALL GUTTERS, LEADERS AND DOWNSPOUTS TO DISCHARGE STORM WATER RUNOFF TO SPLASH BLOCK AND DIRECT SHEET FLOW AWAY FROM ADJACENT PROPERTIES. ALL STORMWATER RUNOFF TO DISCAHRGE VIA SHEET FLOW TO DRAINS IN THERESE AVENUE AND PROVOST AVENUE

UTILITY NOTES

WATER	EXISTING WATER SERVICE CUT AND CAPPED ON SITE TO BE RE-USED*	THERESE AVENUE FRONTAGE
SANITARY	EXISTING SANITARY DRAIN CUT AND CAPPED ON SITE TO BE RE-USED*	THERESE AVENUE FRONTAGE
GAS	EXISTING GAS SERVICE CUT AND CAPPED ON SITE TO BE RE-USED*	THERESE AVENUE FRONTAGE
ELECTRIC	NEW OVERHEAD ELECTRIC SERVICE	PROVOST AVENUE FRONTAGE

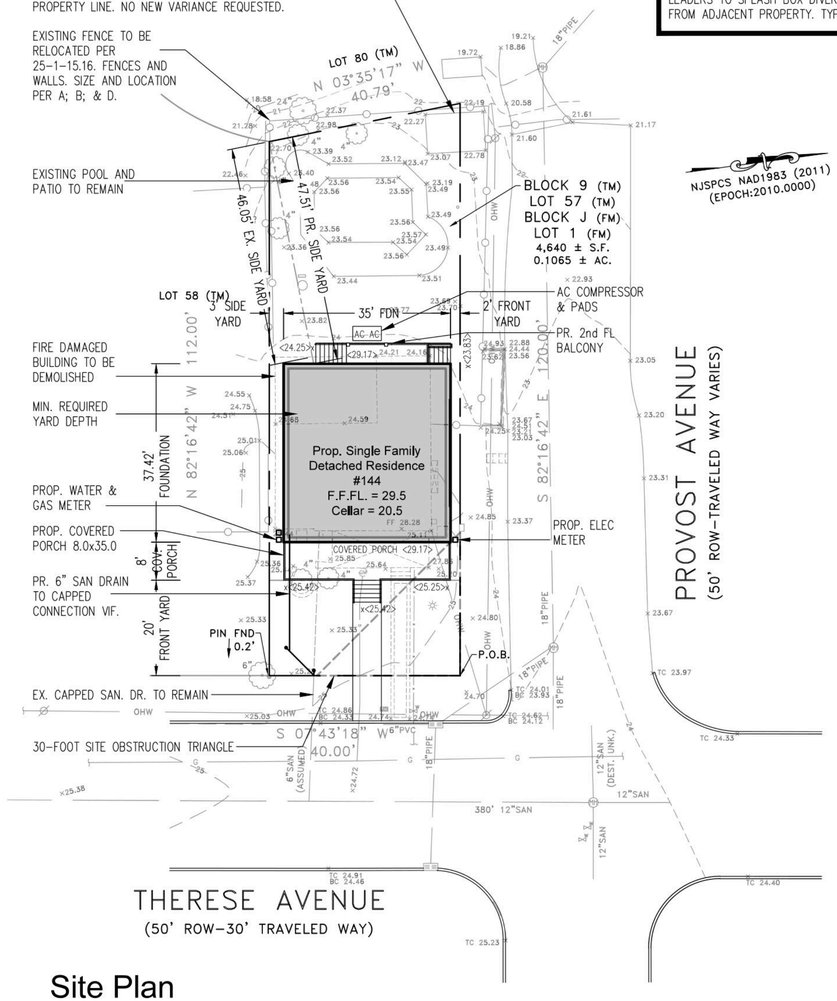
*GC AND TRADE TO COORDINATE WITH DEMOLITION CONTRACTOR AND AGENCY HAVING JURISDICTION FOR LOCATION.
NO ANTICIPATED OR PLANNED TRENCHING WITHIN THE RIGHT OF WAY.

Occupancy Classification Note

THIS BUILDING IS DESIGNED AS A THREE-STORY DETACHED ONE- AND TWO-FAMILY DWELLING WITH THE ATTIC LEVEL FINISHED AS NON-HABITABLE SPACE ONLY (LIMITED TO STORAGE, MECHANICAL EQUIPMENT, AND UTILITY PURPOSES). THE BUILDING IS CLASSIFIED AS GROUP R-5 UNDER THE NEW JERSEY UNIFORM CONSTRUCTION CODE (N.J.A.C. 5:23-3.14). AN AUTOMATIC FIRE SPRINKLER SYSTEM IS NOT REQUIRED.

Floor Areas

FLOOR	FLOOR AREA	DESCRIPTION
CELLAR	1307 SF	NON-HABITABLE
FIRST	1307 SF	HABITABLE
SECOND	1307 SF	HABITABLE
ATTIC	679 SF	NON-HABITABLE



NOTE:
LEADERS TO SPLASH BOX DIVERTED AWAY FROM ADJACENT PROPERTY. TYP. ALL SIDES

NJSPCS NAD1983 (2011)
(EPOCH:2010.0000)

Site Plan

PLAN SCALE:. 1" = 15'-0"

0 30
15

Rev.	Date:	Description

Comments

Project Description: Proposed Single Family 2-1/2 Story Residence

Project Location: 144 Therese Avenue Keyport, N.J. 07735

Drawing Title: Site Plan & Zoning Compliance

GREENBERG RESIDENCE

503 Mosely Avenue
Suite 1
Staten Island NY 10312
(718) 966-4558
www.DB-SI.com
office@db-si.com

GBA GIUSEPPE BONOMO ARCHITECTURE

Approval Stamp

Client:

Application #

Job No.:	26-000
Date:	2026-02-12
Drawing No.:	C-100.00
Drawn by:	G.B.
Checked by:	GB
Page No.:	2 OF 23

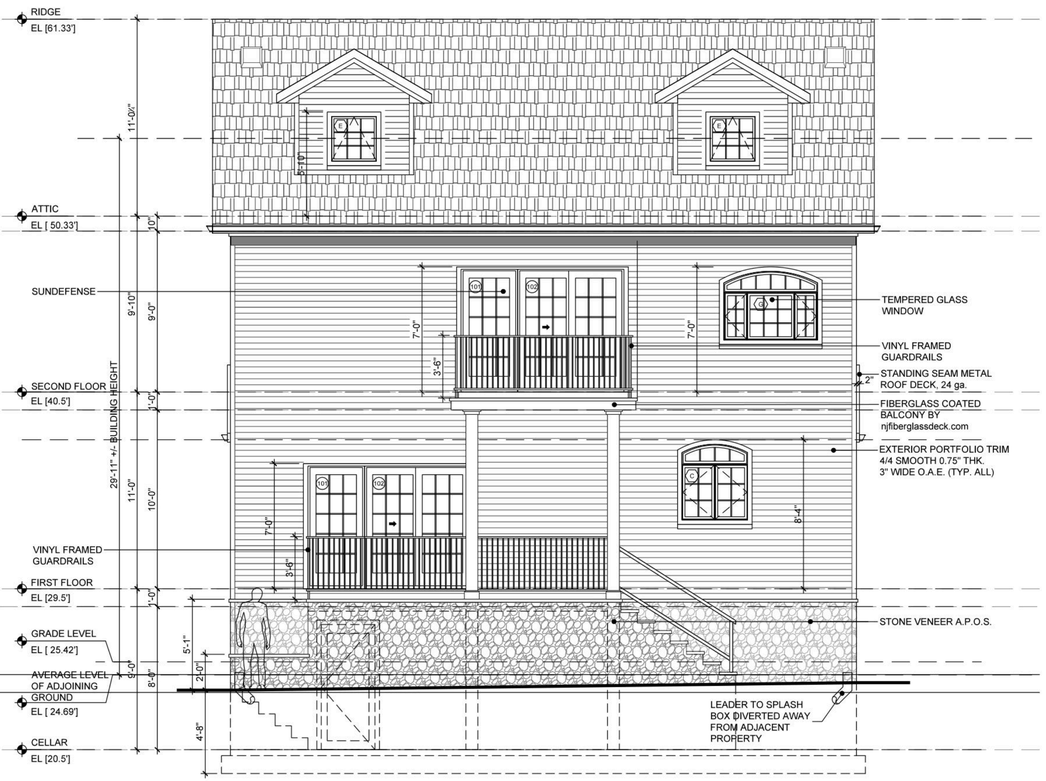
Giuseppe Bonomo, R.A.

STATE OF NEW JERSEY GIUSEPPE BONOMO 21AI02293500 REGISTERED ARCHITECT

Seal:



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 REAR ELEVATION
SCALE: 1/4"=1'-0"

Rev.	Date:	Description
1	06-24-2026	Added brick veneer to porch

Comments

Project Description: Proposed Single Family 2-1/2 Story Residence

Project Location: 144 Therese Avenue Keyport, N.J. 07735

Drawing Title: Front & Rear Elevations

GREENBERG RESIDENCE

503 Mosely Avenue
Suite 1
Staten Island NY 10312
(718) 966-4558
www.DB-SI.com
office@db-si.com

GBA GIUSEPPE BONOMO ARCHITECTURE

Client:

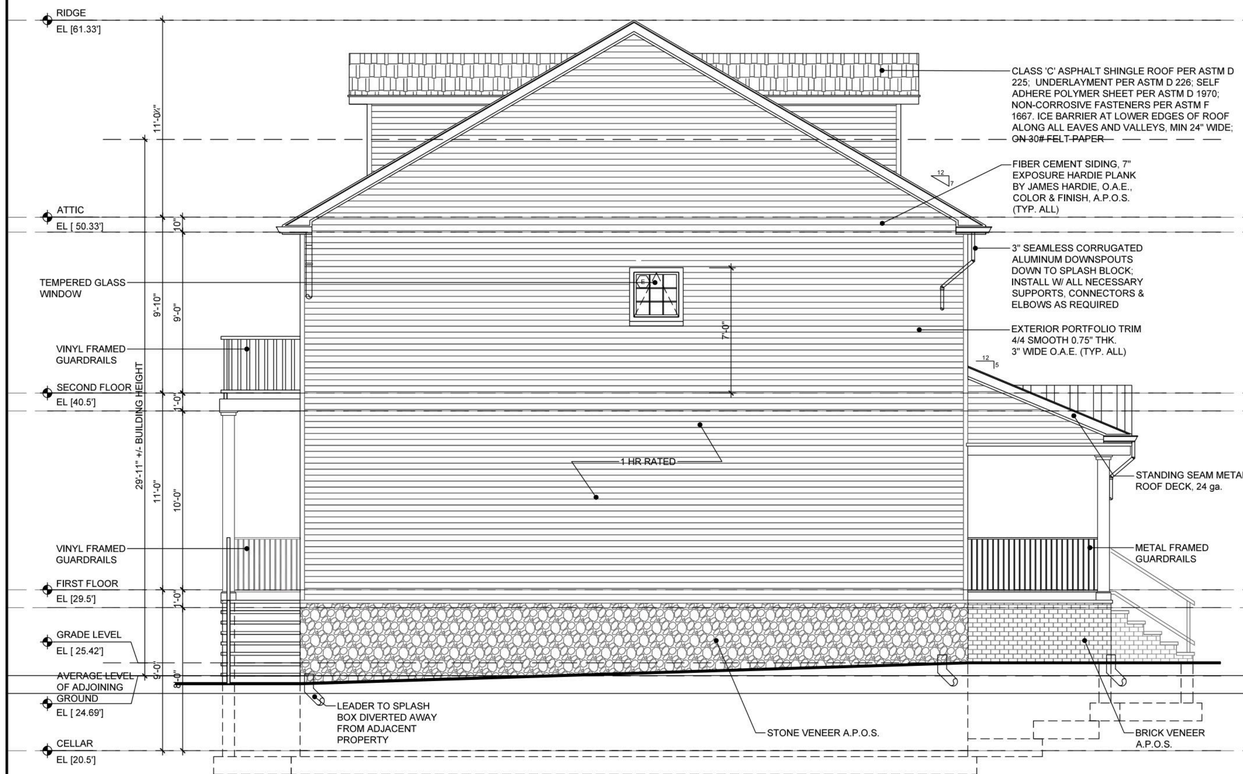
Approval Stamp

Application #

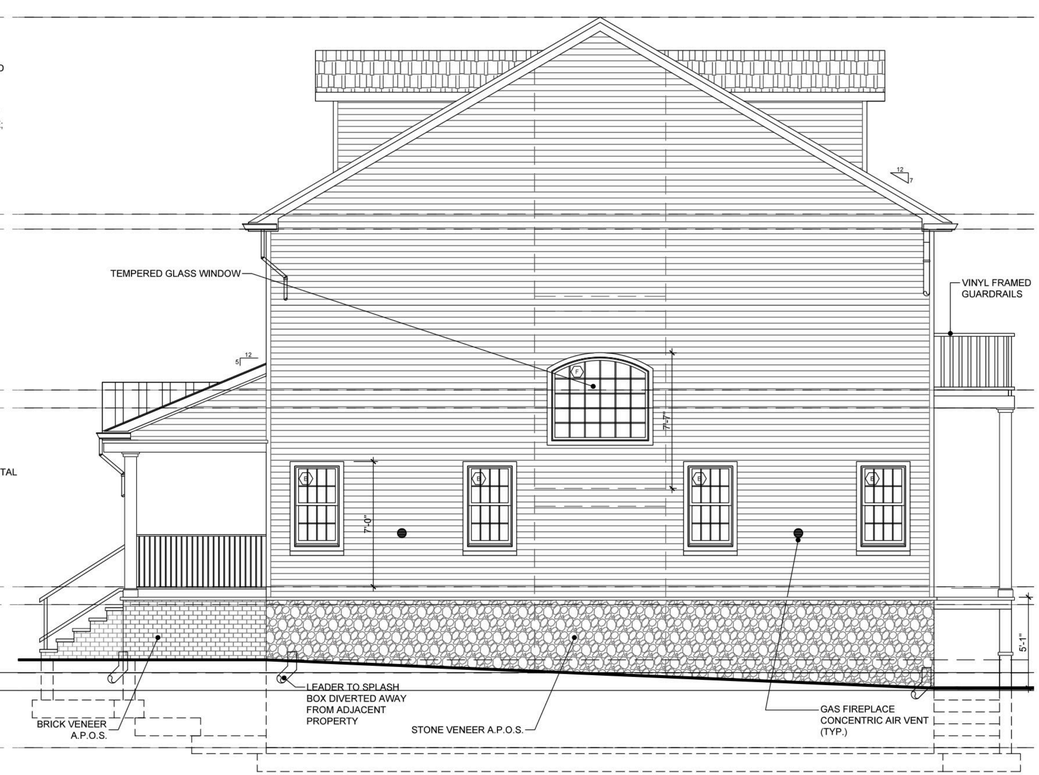
Drawn by: G.B.
Checked by: GB
Job No.: 26-000
Date: 06-24-2026
Page No.: 7 OF 23
Drawing No.: A-200.00

Giuseppe Bonomo, R.A.

Seal: STATE OF NEW JERSEY GIUSEPPE BONOMO 21AI02293500 REGISTERED ARCHITECT



1 LEFT ELEVATION
SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

Rev.	Date:	Description
1	06-24-2026	Added brick veneer to porch
2	07-24-2026	Interior Staircase Revisions

Comments

Project Description: Proposed Single Family 2-1/2 Story Residence

Project Location: 144 Therese Avenue Keyport, N.J. 07735

Drawing Title: Left & Right Elevations

GREENBERG RESIDENCE

503 Mosely Avenue
Suite 1
Staten Island NY 10312
(718) 966-4558
www.DB-SI.com
office@db-si.com

GBA GIUSEPPE BONOMO ARCHITECTURE

Approval Stamp

Client:

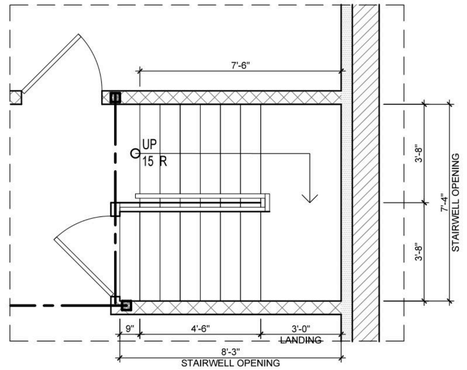
Application #

Job No.: 26-000 | Drawn by: G.B.
Date: 06-24-2026 | Checked by: GB
Drawing No.: A-201.00 | Page No.: 8 OF 23

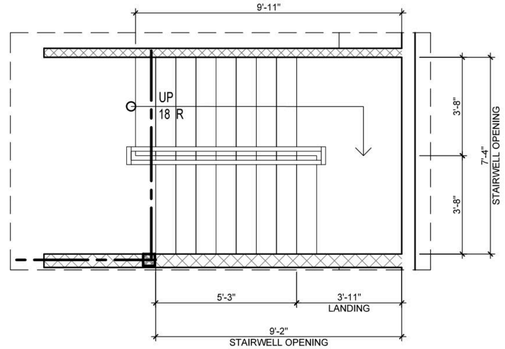
Giuseppe Bonomo, R.A.

STATE OF NEW JERSEY
GIUSEPPE BONOMO
21AI02293500
REGISTERED ARCHITECT

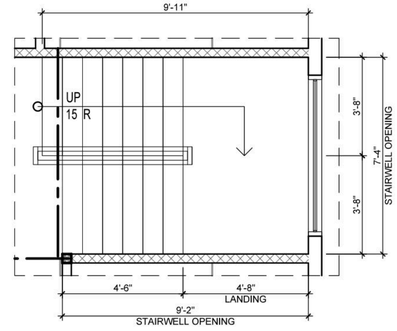
Seal:



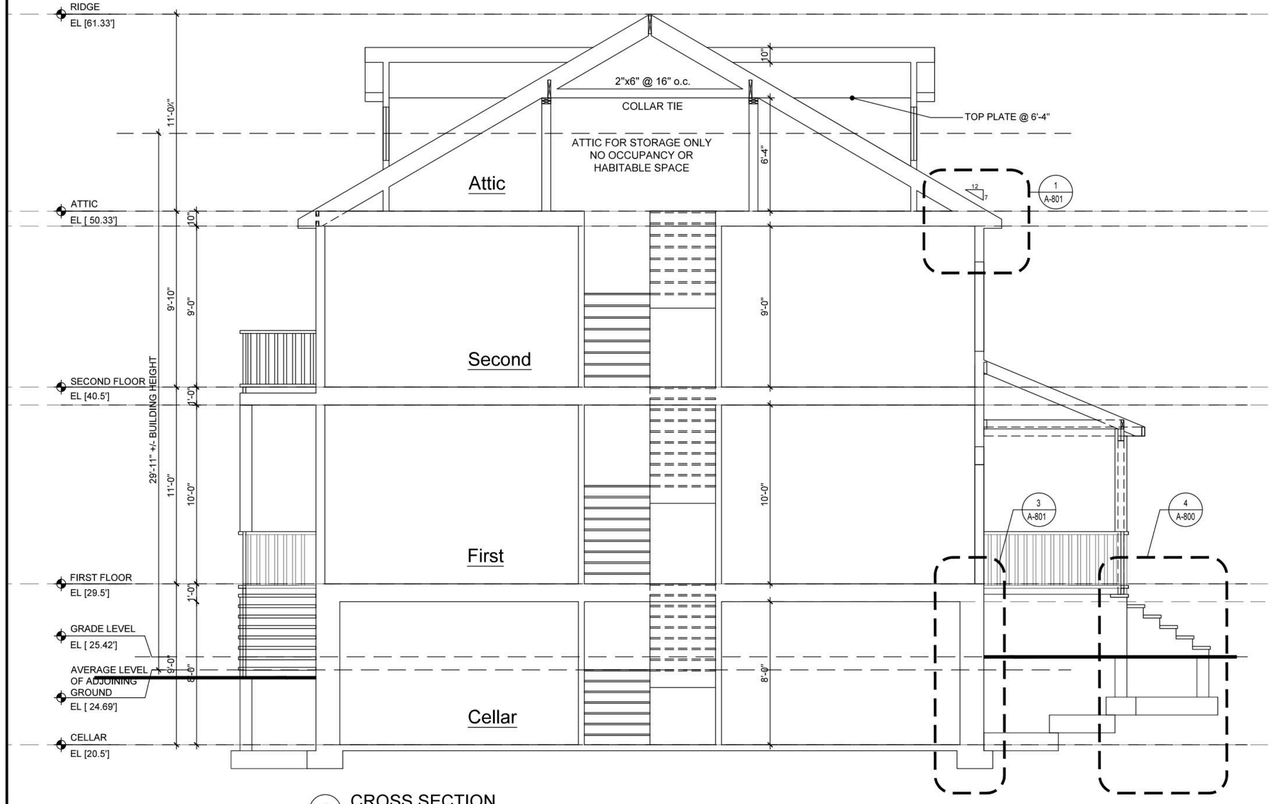
A CELLAR STAIRCASE
SCALE: 3/8"=1'-0"



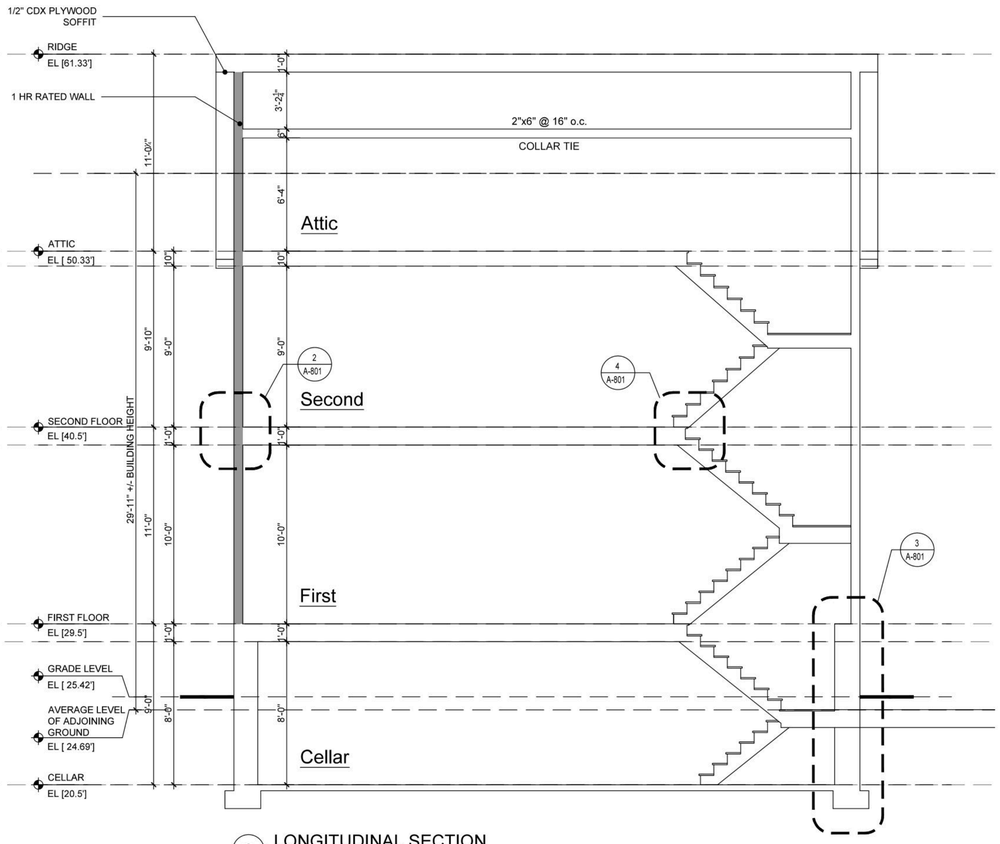
B FIRST FLOOR STAIRCASE
SCALE: 3/8"=1'-0"



C SECOND FLOOR STAIRCASE
SCALE: 3/8"=1'-0"



1 CROSS SECTION
SCALE: 1/4"=1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/4"=1'-0"

Rev.	Date:	Description
1	06-24-2026	Added porch stair section detail notation.
2	07-24-2026	Staircase Revisions

Comments:

Project Description: Proposed Single Family 2-1/2 Story Residence

Project Location: 144 Therese Avenue Keyport, N.J. 07735

Drawing Title: Longitudinal & Building Cross Sections, Staircase Plans

GREENBERG RESIDENCE

503 Mosely Avenue
Suite 1
Staten Island NY 10312
(718) 966-4558
www.DB-SI.com
office@db-si.com

GIUSEPPE BONOMO ARCHITECTURE

Approval Stamp

Client:

Application #:

Drawn by: G.B.
Checked by: GB
Job No.: 26-000
Date: 06-24-2026
Page No.: 9 OF 23
Drawing No.: A-300.00

Giuseppe Bonomo, R.A.

STATE OF NEW JERSEY
GIUSEPPE BONOMO
21AI02293500
REGISTERED ARCHITECT

Seal:

PHOTOGRAPHIC AND COMPARATIVE EXHIBITS

GREENBERG PROPERTY

Exhibit A: existing roof and eave photographs. Exhibit D: proposed rear-yard equipment location and preexisting shed/fence. Exhibits D-4 through D-6: historical surveys and 2020 engineering review.

NEIGHBORHOOD CONTEXT

Exhibits E-1 through E-4: photographic and architectural comparisons, Hudson Pointe site-plan dimensions, and duplex roof-overhang drawings.

PROPERTY CONDITIONS | PHOTOGRAPHIC RECORD

PROPERTY

Darren and Christina Greenberg | 144 Therese Avenue | Block 9, Lot 57 | Borough of Keyport.

ROOF AND EAVES

The following photographs document the existing eave construction and visual relationship to the adjacent residence.

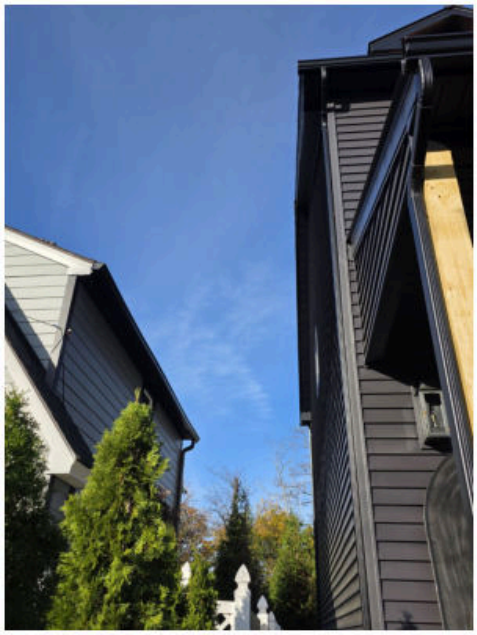
REAR YARD

Subsequent exhibits depict the existing accessory structure and fence, proposed generator and pool-equipment location, and historical conditions recorded in prior surveys.

Exhibit A - roof eave photo log

These photographs show the applicant's dark-sided house on the right and the neighboring house on the left in certain frames. Perspective, roof geometry, gutter profiles and camera angle affect apparent depth. No reliable numerical measurement of the neighbor's projection can be derived from these images alone.

A-1. Narrow side-yard overview; visible eave and roofline on both properties.

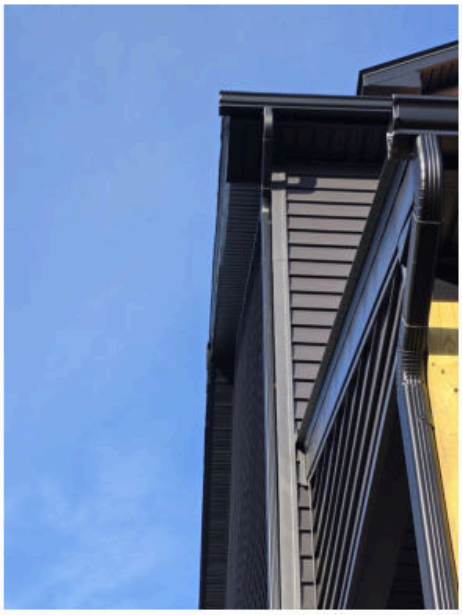


A-2. Additional side-yard context with the neighboring roofline and applicant's porch edge.



Exhibit A - roof detail and front elevation

A-3. Close-up of the applicant's upper side-wall roof/eave construction.



A-4. Front elevation showing the overall house architecture, dormers, roofline and covered porch.



Note: A-4 supplies architectural context rather than a measurable side-yard projection.

EXHIBIT B-1 | ORIGINAL PLAN AND RESOLUTION COMPARISON

Original Drawings and Resolution

Application 26-01 | February 12, 2026 plans | May 27, 2026 resolution

ORIGINAL BOARD SUBMISSION

The February 12, 2026 site plan, elevations and roof plan were introduced as Exhibit A-1 at the April 23, 2026 Planning Board hearing. The submitted left-side elevation depicts a window facing the adjoining 146 Therese Avenue property.

BOARD RESOLUTION

The adopted resolution identifies Exhibit A-1 and requires adherence to plans marked into evidence. Paragraph 23 states that the residence was designed without windows facing 146 Therese Avenue. That statement is inconsistent with the depicted side window.

REQUESTED AMENDMENTS

The applicants request correction of the window description in paragraph 23 to accurately reflect the original submission and the window discussed at the hearing. Separate amendment requests concern roof-eave projections, rear-yard equipment location, and the existing fence and accessory structure within the right-of-way.

EXHIBIT B-2 | SIDE WINDOW FACING 146 THERESE AVENUE

Request to Correct Resolution

Original February 12, 2026 Planning Board architectural drawings

WINDOW SHOWN IN ORIGINAL SUBMISSION

The left-side elevation in the original Planning Board submission (drawing A-600.00, included in Exhibit A) depicts a window on the side of the proposed home adjoining 146 Therese Avenue. The applicants state this window was discussed during the Planning Board hearing.

DISCREPANCY IN ADOPTED RESOLUTION

Paragraph 23 of the resolution adopted May 27, 2026 states that the proposed home was designed without windows facing the adjoining Montalvo residence at 146 Therese Avenue. That language does not reflect the window shown on the submitted left-side elevation.

REQUESTED CORRECTION

The applicants respectfully request that the Board correct paragraph 23 of the resolution to accurately reflect the side window depicted on the February 12, 2026 plans and the discussion of that window at the original hearing. The request concerns the accuracy of the existing resolution, rather than a newly proposed window.

REFERENCE DRAWING: ORIGINAL LEFT ELEVATION (A-600.00)

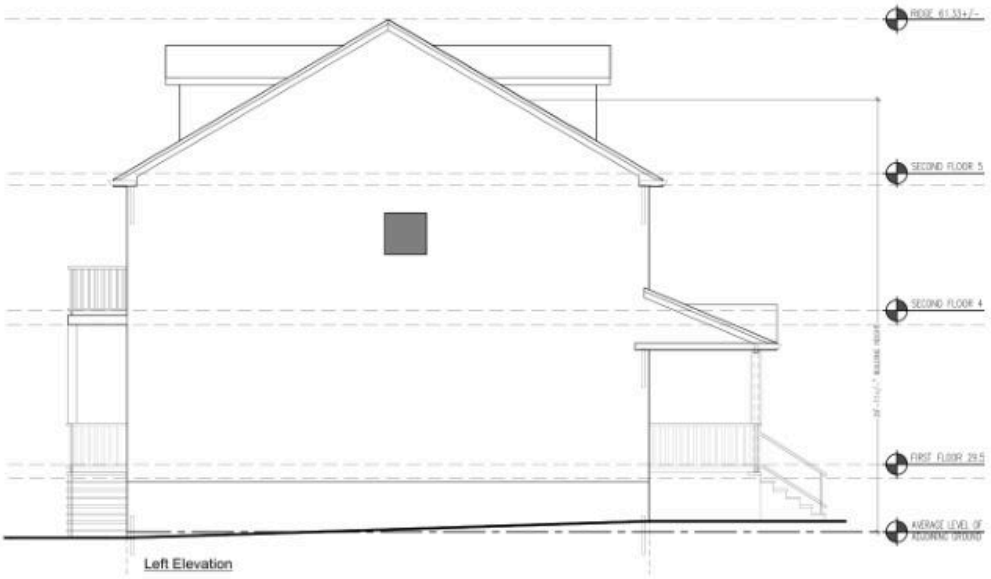


EXHIBIT D | REAR-YARD SITE CONDITIONS

Existing Fence and Accessory Structure

Provoost Avenue right-of-way and proposed rear-yard equipment location

EXISTING RIGHT-OF-WAY CONDITIONS

The existing fence and accessory structure are located within the Provoost Avenue right-of-way, as depicted in historical surveys and the accompanying site photographs. Their locations are longstanding and did not originate with the current reconstruction.

REQUESTED RELIEF AND PROPOSED CONDITION

The applicants request relief to retain the fence and accessory structure in their existing locations and modification of the relocation/removal condition in paragraph 7 of the May 27, 2026 resolution. Should the Borough require access to or use of the right-of-way, the fence and accessory structure will be relocated or removed as required by the Borough, at the property owners' sole expense.

PROPOSED GENERATOR AND POOL EQUIPMENT

The generator and pool equipment are proposed in the rear corner approximately 18 inches from the property line, behind the neighboring property's sheds and farther from its rear entrance than the original contemplated placement. The middle shrub is to be removed to accommodate the equipment.

EXHIBIT D-1 | REAR-YARD LOCATION

SITE CONTEXT

Photographs depict the existing shed, fence, landscaping, and adjacent dead-end road area. Darren and Christina Greenberg report that they have maintained the adjoining dead-end area.

PROPOSED AMENDMENT

The applicants propose to locate the generator and pool equipment approximately 18 inches from the property line, behind sheds located on the adjacent residential property. This location was selected to reduce the potential noise impact near the neighbors' rear entrance compared with the earlier contemplated placement.

SITING

An existing shrub is to be removed, with other vegetation providing visual screening where practicable.



D-2b. Closer view of existing shed and fence abutting the dead-end area.



Exhibit D-3 | Vegetation and boundaries

D-3a. Existing vegetation and seating area along the rear edge; the image documents screening but not survey lines.



D-3b. Fence and dense landscaping at the rear/side edge;



EXHIBIT D-4 | HISTORICAL PURCHASE SURVEY

2008 PROPERTY RECORD

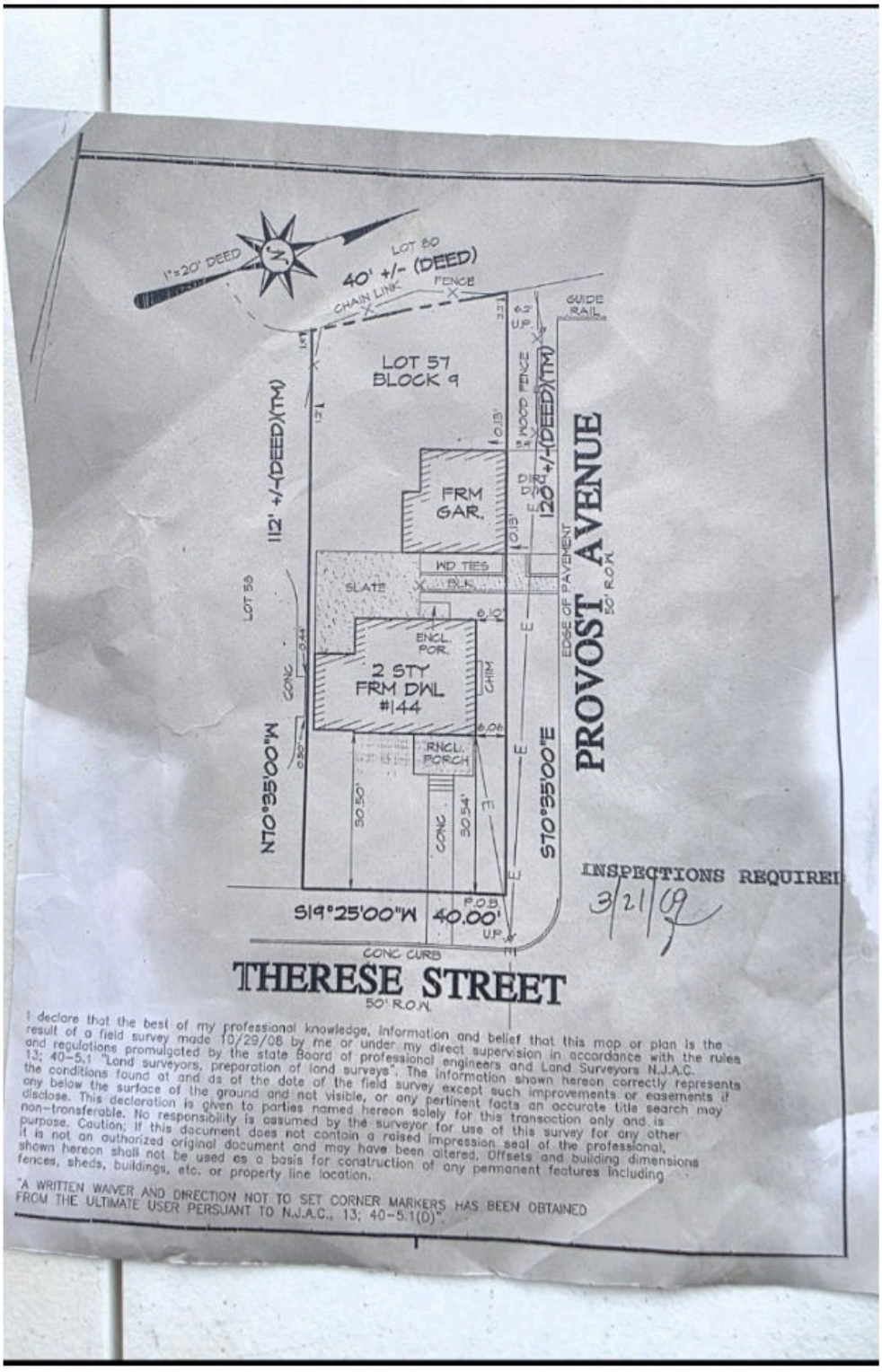
The survey associated with the 2008 purchase identifies Lot 57, Block 9, the original dwelling, a frame garage or accessory structure, the fence, property lines, and the Provoost Avenue right-of-way.

DEPICTED RIGHT-OF-WAY CONDITION

The fence is depicted within the Provoost Avenue right-of-way, not merely adjacent to or near it. Together with subsequent survey and application materials, this document supports the longstanding location of the fence and accessory structure.

RELIEF REQUESTED

The applicants request permission to retain these existing conditions, subject to their agreement to relocate or remove the fence and accessory structure at their own expense whenever the Borough requires access to or use of the right-of-way. The original survey photograph follows.



I declare that the best of my professional knowledge, information and belief that this map or plan is the result of a field survey made 10/29/08 by me or under my direct supervision in accordance with the rules and regulations promulgated by the state Board of professional engineers and Land Surveyors N.J.A.C. 13; 40-5.1 "Land surveyors, preparation of land surveys". The information shown hereon correctly represents the conditions found at and as of the date of the field survey except such improvements or easements if any below the surface of the ground and not visible, or any pertinent facts an accurate title search may disclose. This declaration is given to parties named hereon solely for this transaction only and is non-transferable. No responsibility is assumed by the surveyor for use of this survey for any other purpose. Caution; if this document does not contain a raised impression seal of the professional, it is not an authorized original document and may have been altered. Offsets and building dimensions shown hereon shall not be used as a basis for construction of any permanent features including fences, sheds, buildings, etc. or property line location.

"A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PERSUANT TO N.J.A.C., 13; 40-5.1(D)".

D-4a. Historical survey photograph; depicts frame garage, wood fence, property lines and Provoost Avenue right-of-way.

EXHIBIT D-5 | 2020 PLANNING BOARD SURVEY

PRIOR APPLICATION

The 2020 Planning Board survey depicts the shed and fencing in substantially the same locations shown in the historical purchase survey and current photographs.

RELEVANCE

The dated records document the longstanding nature of these site conditions, which existed before the December 2025 fire and current reconstruction.

RECORD STATUS

The 2020 application survey is presented as historical evidence of location. The scope of any approval is addressed separately by the applicable Board records.

EXHIBIT D-6 | SEPTEMBER 2020 ENGINEERING REVIEW

ORIGINAL MUNICIPAL REVIEW

CME Associates engineering letter dated September 10, 2020, included in the September 24, 2020 Keyport Planning Board application materials.

ACCESSORY STRUCTURE

The engineer identified the existing shed in the front-yard area along Provoost Avenue and discussed variance relief. The historic surveys depict the fence and accessory structure in their longstanding positions.

FENCE WITHIN RIGHT-OF-WAY

The fence is shown within the Provoost Avenue right-of-way on the historical survey documents. The location should not be characterized as merely near or adjoining the right-of-way. The May 27, 2026 resolution also expressly describes both the fence and shed as located within the Borough's right-of-way.

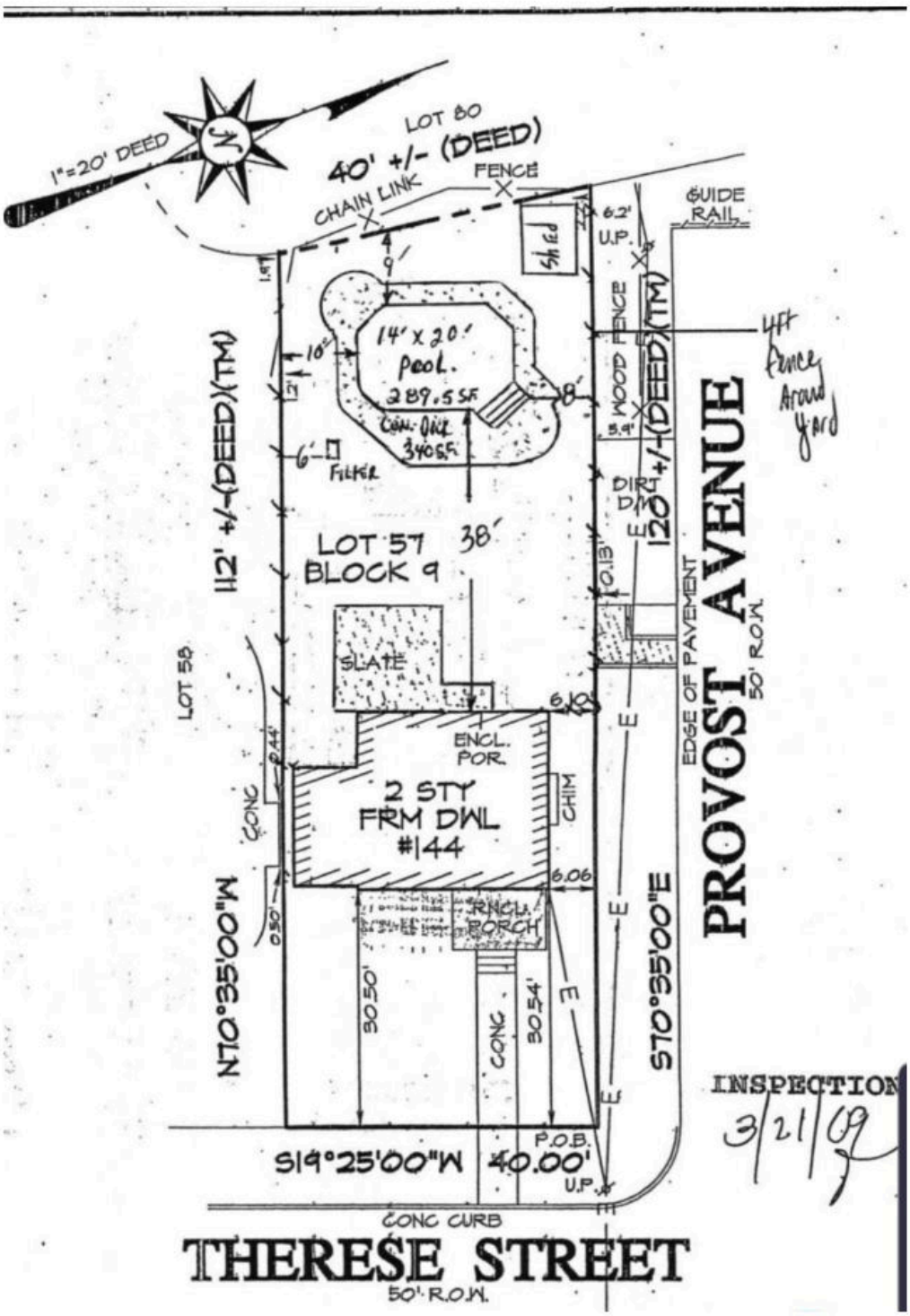
REQUESTED MODIFICATION

The applicants seek relief to retain the fence and accessory structure, with an express condition requiring relocation or removal at the owners' expense if the Borough needs to access or use the right-of-way. This request would modify the removal/relocation condition in paragraph 7 of the prior resolution.

2020 submission survey — site conditions

EXHIBIT D-6A | HISTORICAL SURVEY

The photographed survey provided by the applicants is associated with the 2020 Board packet. Original drawing, not a new boundary survey.



Historical comparison: 2008 purchase survey | 2020 Board submission | 2026 site photographs.

Municipal 2020 engineering review expressly identified shed variance, but did not expressly approve fence encroachment.

EXHIBIT E-1 | HUDSON POINTE HOMES

Building separation and roof-eave comparison | Keyport, New Jersey

These photographs show newly constructed homes in the **Hudson Pointe at Keyport** development. The applicants identify the photographed area as the **10-foot building separation** represented in the development's engineering dimension plan (Exhibit E-3).

The July 30, 2021 engineering review lists a proposed **4.1-foot minimum duplex side-yard setback** and a **5-foot setback where adjoining single-family property**. These are separately reported zoning figures and are not presented as measured components of the particular photographed gap.

The duplex architectural elevation identifies **12-inch roof overhangs** Exhibit E-4 The 2021 Board review and approval resolution do **not identify a roof-eave variance**. The comparison is offered for the Board's consideration of the same roof-eave projection standard applicable to the applicants' 12-inch request.



Photograph 1 (applicant supplied)



Photograph 2 (applicant supplied)

EXHIBIT E-2 | HUDSON POINTE ARCHITECTURE

PUBLIC ARCHITECTURAL RECORD

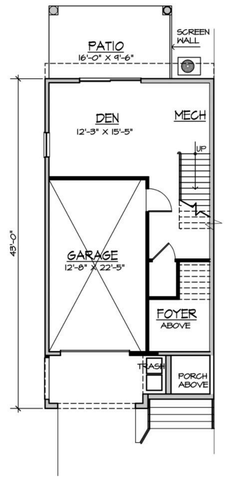
Hudson Pointe at Keyport architectural plan set, May 13, 2021; sheet A105, Two Family Duplex.

RELEVANCE

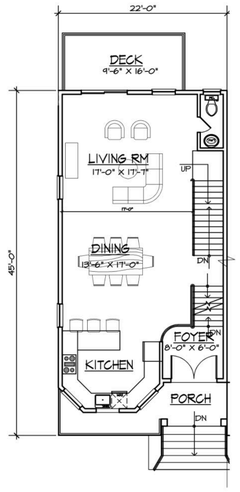
The building elevations depict the proposed duplex rooflines and exterior character, for comparison with residential roof profiles and eaves in Keyport.

SOURCE

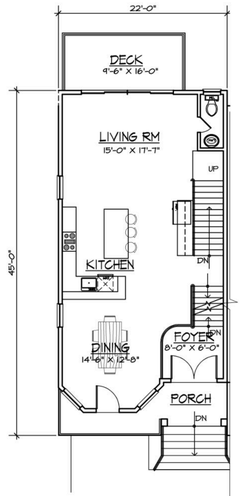
Borough-hosted plans: keyportonline.com/wp-content/uploads/2025/09/5-13-21_Architectural_Plans.pdf



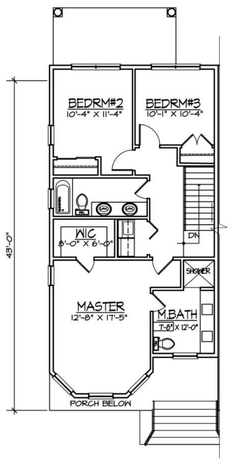
TYP. ENTRY LEVEL



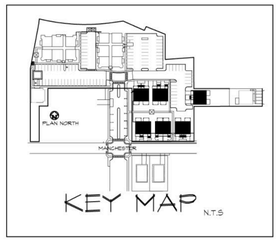
FIRST LEVEL
OPTION-A



FIRST LEVEL
OPTION-B



TYP. SECOND LEVEL



DUPLEX BUILDING DATA

ENTRY LEVEL FLOOR	334 SF
FIRST FLOOR	768 SF
SECOND FLOOR	714 SF
TOTAL	1,816 SF



FRONT ELEVATION
BUILDINGS 4 & 6 - TYPE A

FRONT ELEVATION
BUILDING 7 - TYPE B

FRONT ELEVATION
BUILDINGS 3,8 & 5 - TYPES C&D



LEFT ELEVATION
TYPE A



REAR ELEVATION
BUILDINGS 3,8&5 - TYPES C&D



REAR ELEVATION
BUILDING 7 - TYPE B



REAR ELEVATION
BUILDINGS 4,6 - TYPE A



RIGHT ELEVATION
TYPES C&D

TWO FAMILY DUPLEX

1/8"=1'-0"

NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION

USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE SPECIFICALLY RESERVED. DRAWINGS ARE NOT FOR PROTOTYPICAL USE. MONTEFORTE ARCHITECTURAL STUDIO, LLC. © 2020

MONTEFORTE ARCHITECTURAL STUDIO LLC
JAMES J. MONTEFORTE, AIA
733 HIGHWAY 35, SUITE C OCEAN, NJ 07712 (732) 988-1900

- NJ LIC. NO. 12132
- NY LIC. NO. 026417
- PA LIC. NO. RA017093
- FLA. LIC. NO. 0016221
- N.C.A.R.B. LIC. NO. 43377
- CT LIC. NO. ARI11059
- MA LIC. NO. 30598

PROPOSED REDEVELOPMENT PLAN
HUDSON POINTE @ KEYPORT, LLC
MANCHESTER AVENUE KEYPORT N.J
LOTS: 8 & 9 BLOCK: 120 LOTS: 42 & 48-52 BLOCK: 130

REVISIONS:	DATE:
Δ UNIT TYPO, DUPLEX PLANS	2.4.21
ADDITIONAL SHEET ADDED	5.4.21

DRAWN BY: JJM
CHECKED BY: TT
JOB NO. 111.19
DATE: 11.12.2020

A105 5 OF 7 DWG. NO.

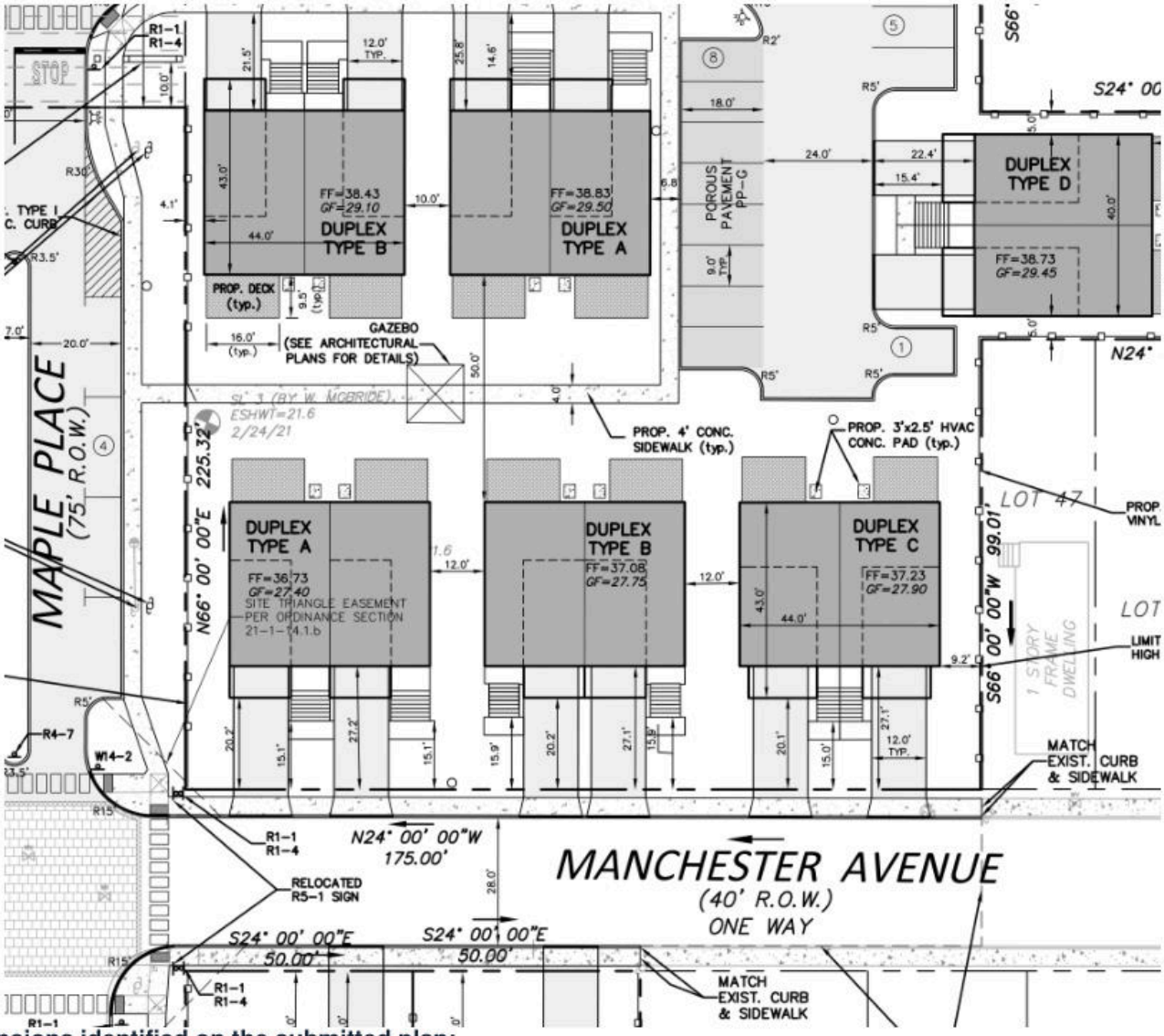
EXHIBIT E-3 | HUDSON POINTE DIMENSION PLAN

November 23, 2026 • Planning Board evidence packet

Source: Hudson Pointe at Keyport, LLC

Preliminary and Final Major Site Plan, Sheet 4 of 17 (Dimension Plan)

WJH Engineering • Drawing revision dated March 16, 2022

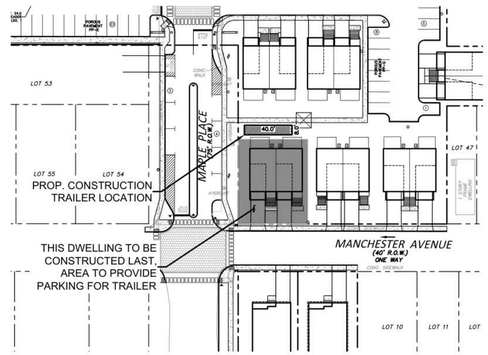


Dimensions identified on the submitted plan:

- 12.0 feet between Duplex Type A and Duplex Type B (Manchester Avenue group).
- 12.0 feet between Duplex Type B and Duplex Type C (Manchester Avenue group).
- 10.0 feet between Duplex Type B and Duplex Type A (northern group).

Interpretation: These are labeled separations between building outlines on the 2022 site-plan drawing. The plans do not establish exact roof-eave projections, as-built distances, or the specific identities of the houses shown in the applicant's photographs.

The original Sheet 4 follows this summary for full context.



CONSTRUCTION TRAILER LOCATION
1"=60'

NOTES:

1. ANY EXISTING PAVEMENT, CURB OR SIDEWALK THAT IS IN POOR CONDITION OR IS DAMAGED AS A RESULT OF THE PROPOSED CONSTRUCTION MUST BE REPLACED.
2. THE EXISTING 6" Ø SANITARY SEWER MAIN TO REMAIN SHALL BE INSPECTED AND REPAIR AND/OR REPLACEMENT SHALL BE MADE TO THE SATISFACTION OF THE BOROUGH ENGINEER.

LEGEND

- GV — GAS VALVE
- WV — WATER VALVE
- W — WATER METER
- M — 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
- E — ELECTRIC LINE
- GAS — GAS LINE
- S — SANITARY SEWER LINE
- T — TELEPHONE LINE
- W — WATER LINE
- OHW — OVERHEAD WIRES
- MONITORING WELL
- IRON BAR FOUND
- SURVEY CAP FOUND
- 99 — EXISTING CONTOUR
- x15.2 — EXISTING SPOT ELEVATION
- 61.50 — PROPOSED SPOT ELEVATION
- DRAINAGE FLOW ARROW
- 14 — PROPOSED CONTOUR

SCALE: (1 Inch = 30 Feet)
30 0 30 60 90

NO.	DATE	DESCRIPTION	DRAWN BY
8	3/16/22	REVISED PURSUANT TO RESOLUTION COMPLIANCE AND UTILITY SERVICE REVIEW LETTER	CM
7	10/13/21	REVISED PURSUANT TO RESOLUTION COMPLIANCE	CM
6	9/14/21	REVISED PURSUANT TO NJDEP COMMENT	CM
5	9/9/21	REVISED PURSUANT TO NJDEP & FSCD COMMENTS	CM/DP
4	8/13/21	REVISED PER NJDEP RESUBMISSION & BOROUGH'S ENGINEERS COMMENTS	CM/DP
3	5/14/21	REVISED PER BOROUGH'S ENGINEERS COMMENTS & FSCD.	JHD/CM
2	3/1/21	REVISIONS PURSUANT 2/28/21 NJDEP LETTER	JHD
1	12/9/20	REVISIONS PURSUANT TO 12/1/20 TRC	JHD

PRELIMINARY AND FINAL MAJOR SITE PLAN

OF

LOTS 8 & 9, BLOCK 120 AND LOTS 42, 48, 49, 50, 51 & 52, BLOCK 130
TAX MAP No. 11

BOROUGH OF KEYPORT MONMOUTH COUNTY NEW JERSEY

WJH ENGINEERING
CERT. OF AUTH. NO. 24GA28117300
257 MONMOUTH ROAD, BLDG. A, SUITE 7,
OAKHURST, NJ 07755
PHONE: 732-223-1313
WWW.WJHENGINEERING.COM

DIMENSION PLAN

WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

SCALE:	DRAWN BY:	DATE:	JOB No.:	SHEET No.:
1"= 30'	JHD	10/30/20	19129	4 OF 17

FINAL FOR SEWER DESIGN

W:\Projects\19\19129 – Hudson Point – 75 Manchester Ave, Keyport\DWG's\Design Drawings\Site Base.dwg 3/17/2022 10:57:52 AM

EXHIBIT E-4 | HUDSON POINTE DUPLEX EAVES

ARCHITECTURAL DOCUMENT

Monteforte Architectural Studio, Drawing A112, dated August 11, 2022, identified as a two-family duplex at 10–12 Hudson Way, Hudson Pointe at Keyport.

DOCUMENTED ROOF PROJECTION

The applicant-supplied photograph of the architectural front elevation includes multiple callouts reading **12" O.H.** (12-inch overhang). The original image is reproduced on the following exhibit pages.

BUILDING SEPARATION AND SIDE YARDS

The Hudson Pointe engineering Dimension Plan identifies a **10-foot building-to-building separation** between a pair of duplex structures. The July 30, 2021 engineering review lists proposed duplex side-yard setbacks of **4.1 feet minimum** and **5 feet where adjoining single-family properties**. These figures are reported separately; the 4.1- and 5-foot setbacks are not asserted to comprise the same 10-foot gap.

PLANNING BOARD REVIEW AND RESOLUTION

The July 30, 2021 engineering review identifies several variance matters. The September 23, 2021 Planning Board approval resolution also lists variance relief, but **neither document expressly identifies a variance for roof eaves or roof projections**.

RELEVANCE TO CURRENT APPLICATION

These architectural and Planning Board records document newly constructed residences within Keyport for which a 12-inch overhang was depicted and no roof-eave relief was expressly identified in the cited review or approval resolution. The Greenbergs seek relief for a 12-inch projection at 144 Therese Avenue and submit this comparison for the Board's consideration of consistent application of the applicable eave-projection standard.

EXHIBIT E-4A

| Duplex Front Elevation Callouts

Photograph of A112, with clearly visible 12" O.H. notations. Applicant-supplied photograph;

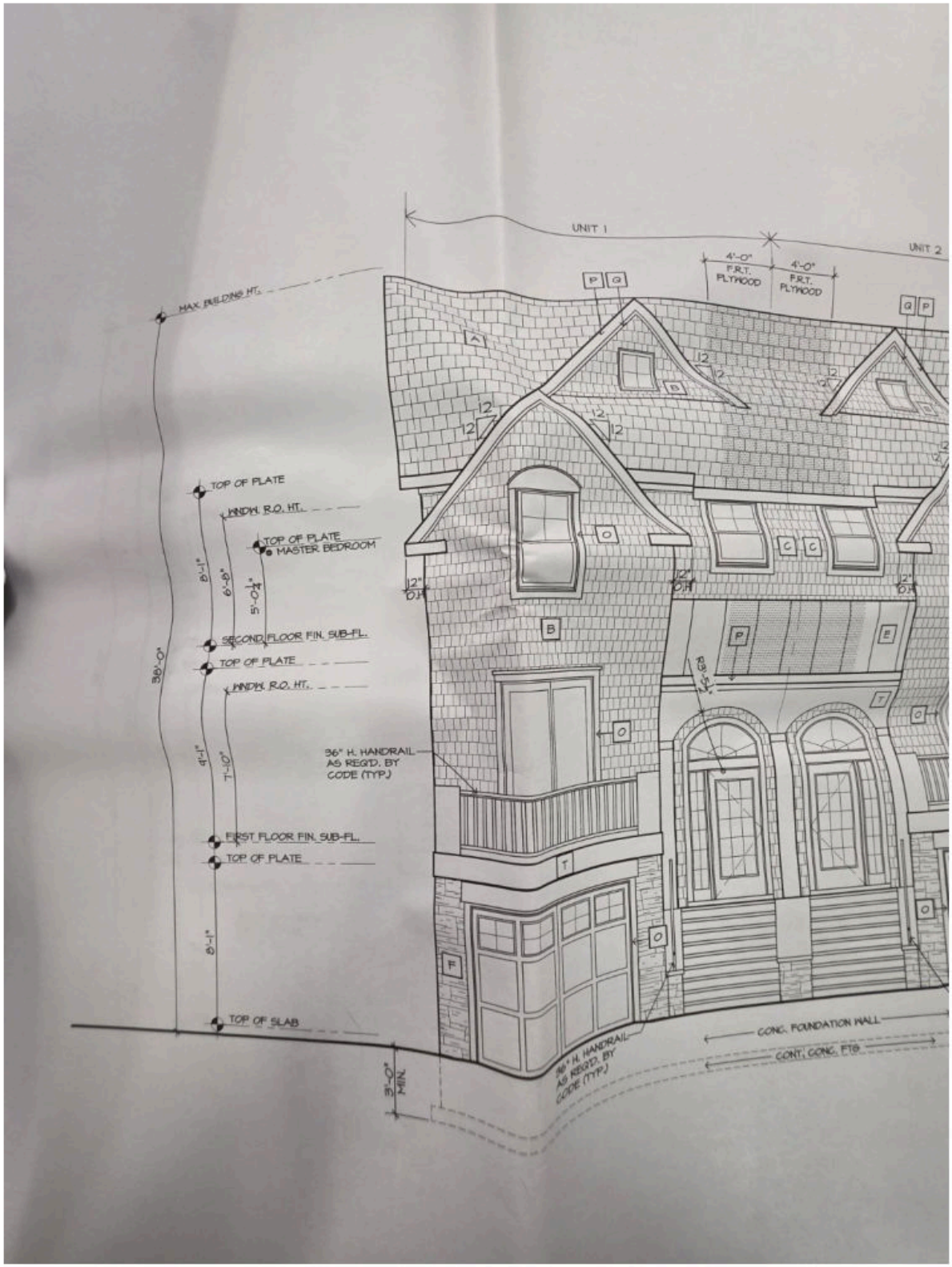
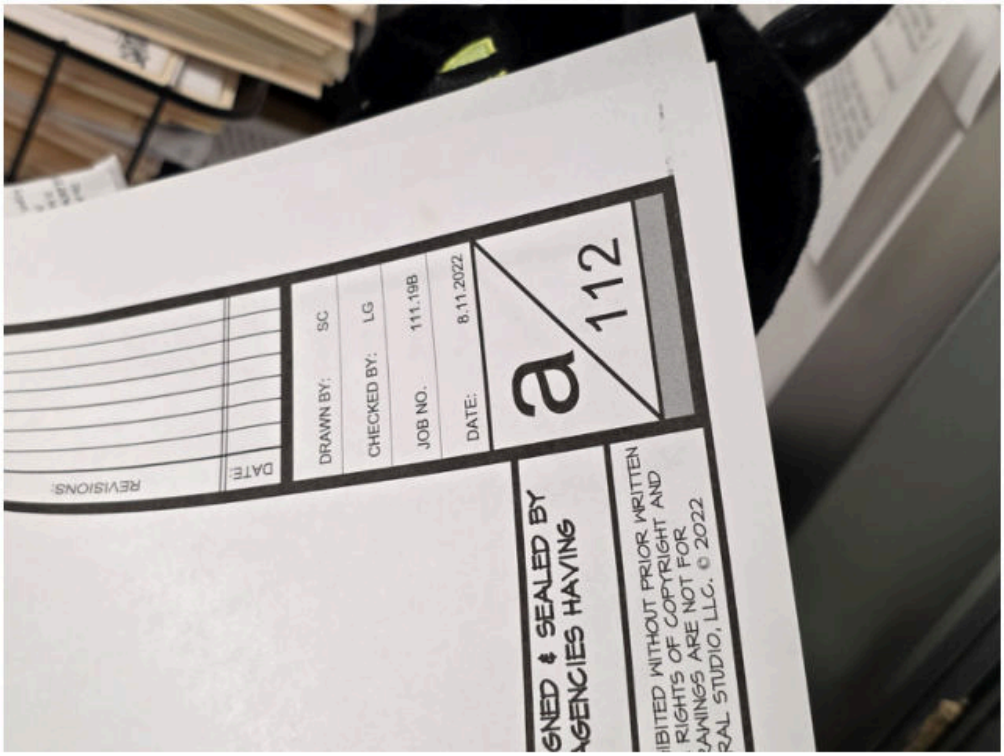


EXHIBIT E-4B

| Drawing Identification

Applicant photographs of the drawing title block (A112, 8/11/2022) and Hudson Pointe duplex identification.



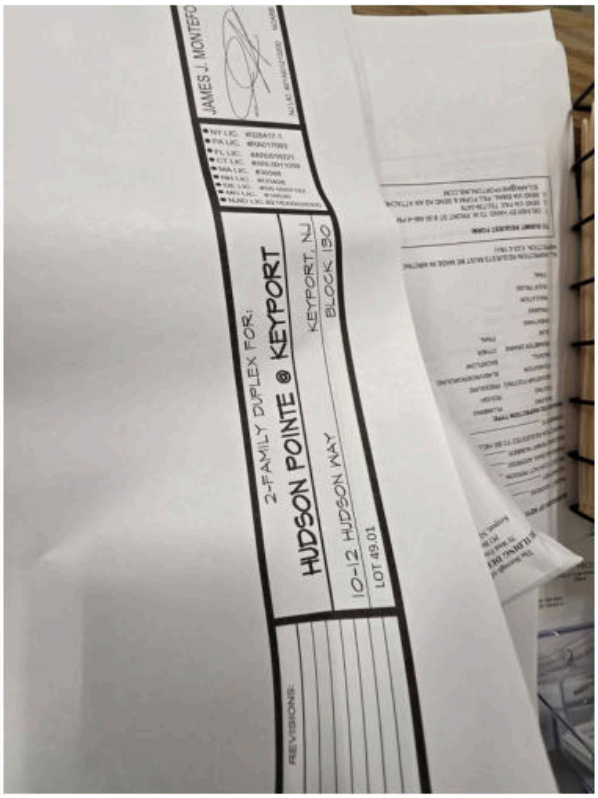


EXHIBIT E-4C

| Full Elevation Sheet Photograph

Applicant-supplied photograph of the full architectural sheet, showing the front elevation in context.

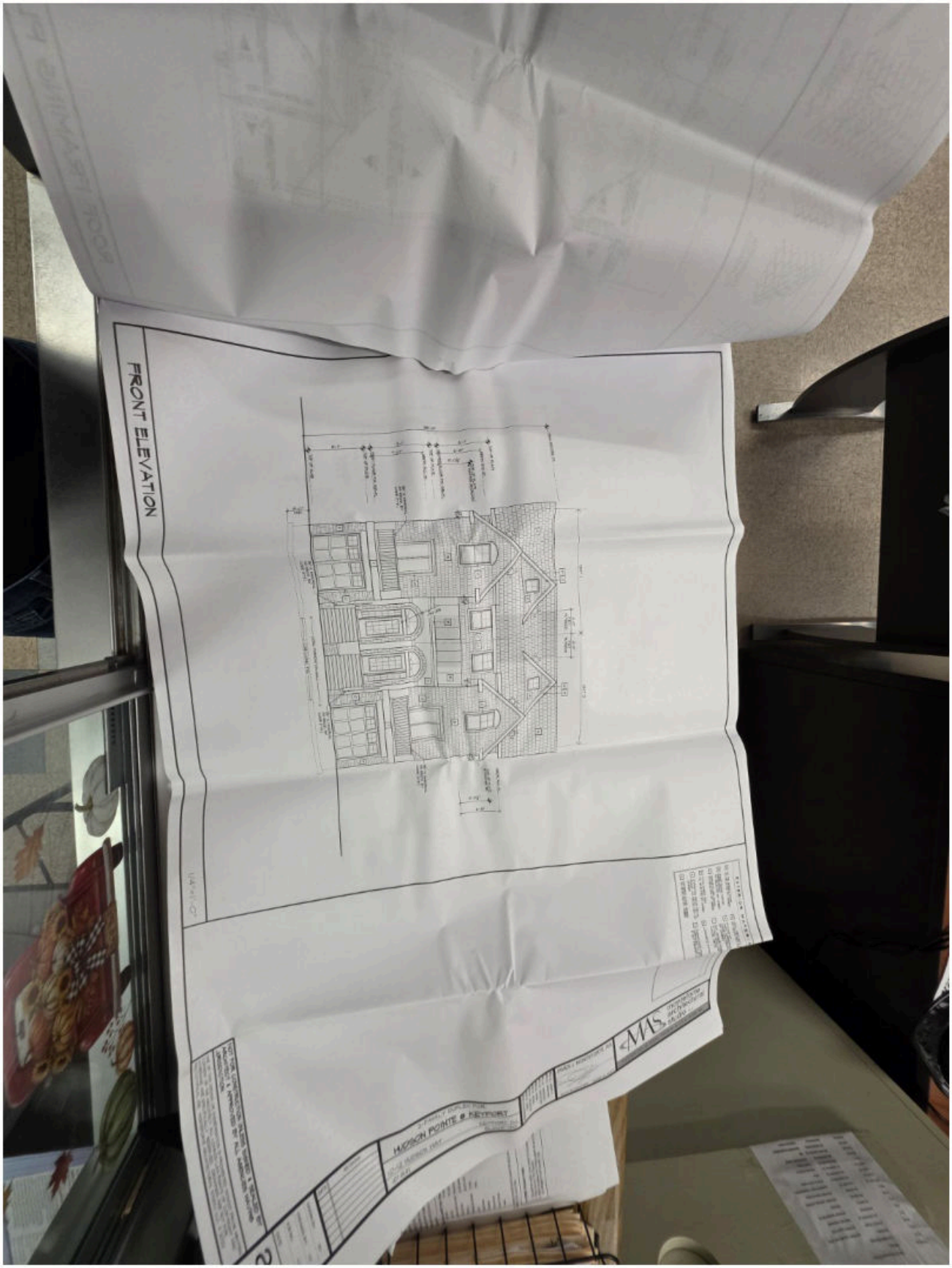


EXHIBIT E-4D

| Supporting Board-Review Extract

The review dated July 30, 2021 (Attachment C, original page 17) shows duplex district separation and setback requirements.

ATTACHMENT C

Preliminary and Final Site Plan Approval – Hudson Pointe at Keyport, LLC (21-03)
Block 120, Lots 8 & 9 and Block 130, Lots 42, 48, 49, 50, 51 & 52
75 Manchester Avenue

Requirements for Single-Family District	Required	Proposed
Minimum Lot Area (sq. ft.)	5,000 sf	5,000 sf
Minimum Lot Width (sq. ft.)	50 ft	50 ft
Minimum Front Yard Setback	25 ft (Manchester Avenue) 12 ft (Maple Place)	25 ft (Manchester Avenue) 12 ft (Maple Place)
Minimum Side Yard Setback	6 ft	6 ft
Minimum Side Yard Setback (Combined)	16 ft	16 ft
Minimum Rear Yard Setback	25 ft (opposite Manchester)	25 ft (opposite Manchester)
Maximum Building Coverage	50%	33.8%
Minimum Impervious Coverage	60%	To Comply
Maximum Building Height	35 ft / 2.5 Stories	To Comply
Accessory Structure Setback	7.5 ft	To Comply

Requirements for Two-Family District	Required	Proposed
Minimum Lot Area (sq. ft.)	4,500 ft	4,600 ft
Minimum Lot Width (sq. ft.)	50 ft	50 ft
Minimum Front Yard Setback	25 ft	26.9 ft
Minimum Side Yard Setback	5 ft	6 ft
Minimum Side Yard Setback (Combined)	10 ft	12 ft
Minimum Rear Yard Setback	25 ft	25.1 ft
Maximum Building Coverage	50%	33%
Minimum Impervious Coverage	65%	57.7%
Maximum Building Height	35 ft / 2.5 Stories	To Comply
Accessory Structure Setback	7.5 ft	To Comply

Requirements for Clubhouse District	Required	Proposed
Minimum Setback to Resident Properties	8 ft	8.9 ft
Minimum Setback to Northern Property Line	2 ft	2.5 ft
Minimum Setback from Manchester Avenue	70 ft	109.8 ft
Maximum Building Height	30 ft / 2 Stories	To Comply
Minimum Gross Floor Area of Clubhouse	2,800 sf	3,032 sf