

Planning Board of Adjustment

Kathy Burgess, Planning Board Secretary
George E. Kauffmann Municipal Building
29 Church Street
Keansburg, NJ 07734

Phone 732-787-0215 ext.221 | Fax: 732-787-6399

Office Hours: Monday through Friday, 8:00 a.m. to 4:00 p.m.

Planning Board

The Planning Board pursuant to state law is responsible for the preparation of the Borough's Master Plan; reexamine the master plan and development regulations at least every six years; and review site plans and subdivisions.

Planning Board Agendas and Minutes

Pursuant to N.J.S.A. 40:55-D-23, the Planning Board consists of nine (9) members and two alternates appointed by the Mayor and Council. Meetings are generally held the second Monday of each month at 6:30 p.m. (*workshop session*) and 7:00 p.m. (*regular meeting*) in the George E. Kauffmann Municipal Building, 29 Church Street, Keansburg, NJ 07734

The members are as follows:

- 1 - Class I concurrent with term - Mayor or Mayor's Designee;
- 1 - Class II with 1 year term - Official of Borough;
- 1 - Class III with 1 year term - Borough Council Member;
- 6 - Class IV with 4 year term;

Alternates I and II with 2 year terms

Thomas Foley Member Class I Member - Mayor 's Designee	Elected Councilperson	07-01-14 to 06-30-15
Ginger Rogan Member Class II Member - Borough Official	Borough Employee	07-01-14 to 06-30-15

James Cocuzza Member Class III Member - Councilperson	Elected Councilperson	07-01-14 to 06-30-15
Owen McKenna Member Class IV Member	Resident Volunteer	07-01-14 to 06-30-18
Martin Flynn Member Class IV Member	Resident Volunteer	07-01-14 to 06-30-18
Raymond Preston Member Class IV Member	Resident Volunteer	07-01-14 to 06-30-18
John Donohue Member Class IV Member	Resident Volunteer	07-01-12 to 06-30-16 unexpired term appointed October 22, 2014
Dominick Grasso Member Class IV Member	Resident Volunteer	07-01-12 to 06-30-16
Lisa Strydio Member Class IV Member	Resident Volunteer	07-01-12 to 06-30-16
Joseph Dickey Member Alternate #1	Resident Volunteer	07-01-14 to 06-30-16 unexpired term appointed October 22, 2014
Jeramie Hutchins Member Alternate #2	Resident Volunteer	07-01-14 to 06-30-16 unexpired term appointed October 22, 2014

Planning Department staff provides the Planning Board with development reviews and administrative support. Department personnel are also available to the public to explain specific applications, as well as oversee engineering and legal support. The records of all applications pending before the Board are located in the Planning Department's active files.

Site Plan Application Packet Cover Sheet

Statement: The applicant(s) will carefully build their Site Plan packet which will be held as an important Document. Please follow all the listed instructions as outlined on this Cover Sheet.

Pg.1- Checklist page - Fill out completely, and sign (case # excluded). Please leave a valid Cell Phone Number so as not to hold up the application if a problem arises. List the amount of copies (21) submitted. This will be checked by The Planning Board Secretary.

Pgs.2 & 3 - Statement & Variance sheets that must be notarized. Two applications must have a raised Notary seal. The remaining applications may be copied.

Pg. 4 - Copy of Notice to Adjoining property owners. (200 foot search) This is the notice that the applicant must send to all residents within 200 feet of their property. *The list of property owner(s) is available from the Tax Assessor's Office.* **The date of the hearing MUST be obtained from the Planning Board Secretary to include in the notice after the packet is deemed complete.**

Pg. 5 - Proof of Service - Notarized sheet from applicant of 200 foot service.

Pg. 6 - Certification by Tax Collector that taxes are “Paid in Full” by Block & Lot.

Additional items that must be included, and are listed on the Checklist page # 1:

- A) Copies of the Zoning Denial letter
- B) Copy of the Survey (Less than 3 years old).
- C) Architectural Plans, with front & side height elevations.
- D) Plot Plans, including existing & proposed setbacks. Note: On use variances or other than single family homes, plot plan to include, but not limited to; A Key Map, a map showing all buildings within 200 foot of the proposed work site. Plans Drawn to Scale
- E) All plans are to be folded; and are to be stored in legal folders.
- F) Affidavit of Publication (Star Ledger 973-392-4104 or Asbury Park Press 732-643-3661)
- G) Certified Mail return receipts enclosed. Including Utilities & Borough of Keansburg.
- H) Application Fee: 1 Check \$ as per Fee Schedule/non-refundable fee.
- I) Escrow Fees: 1 Check \$ as per fee schedule/refundable balance

Escrow: additional fees may be required due to the approval process at the Planning Board level. The applicant will be notified via phone.

Please Remember - Applicants must build their Packets according to the instructions listed on this sheet and all instruction sheets that follow. Applicants must submit all notarized copies as listed as well as the total quantities listed. Total packets must be delivered to Borough Hall, 20 days prior to Meeting!

Site Plan Application - Planning Board of Adjustment

Must be submitted ten (10) days prior to Planning Board meeting

Name: Case#

Address: Date:

Phone #: Cell #

Application: (2 original copies notarized, pg. 3 - 21 total sets)	# submitte d
Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial)	# submitte d
Proof of Service (2 copies notarized, pg. 5 - include w/above)	# submitte d
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	# submitte d
Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties & Utilities</i>	# submitte d
A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector	# submitte d
A Copy of a Survey (less than 3 years old - 21 total sets)	# submitte d
Architectural Plans (include w/packet - 21 total sets)	# submitte d
Plot Plans (include w/packet - 21 total sets) Note: plot plans # submitted to include all setbacks, sidelines, both existing and proposed as well as all accessories (Sheds, Pools, Decks, Fencing, Driveways, Garages, etc.).	# submitte d
Affidavit of Publication (Star Ledger 973-392-4104 Asbury Park Press 732-643-3661) <i>Must be submitted ten (10) days prior to Planning Board meeting</i>	# submitte d

CASE #

FEE (PAID): \$

DATE (OF ACTION): _____

THIS SECTION ABOVE IS FOR PLANNING BOARD USE ONLY

Keansburg Planning Board of Adjustment - Statement & Variance Sheets - pgs. 2 & 3

1. I (we), _____, The Applicant(s) Herein, whose Address is, _____, am the Owner(s) [] int: _____

Prospective Purchaser(s) [] int: _____ of property located on, _____ and designated as Block: _____ and Lot _____ on the Official Keansburg Tax Map.

2. Said property is in a _____ ZONE, and is _____ (Size) and has the following

Structures on the property:

3. Request is Hereby made for permission to: (Indicate type(s) of structure(s) and use thereof:

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. _____

5. The following is contrary to the Development Ordinance: list & detail all Variances to be sought.

Details and Variances can be obtained from the Zoning Denial Letter which must be included in packet

6. Is the entire tract of land, Block. _____ Lot: _____ intended to be used? [] YES [] NO

7. Has the property been separated from an adjoining parcel? [] YES [] NO, if so when

If YES, has The Planning Board approved the subdivision, _____ Date:

Statement & Variance Sheet - Continued:

8. Has there been any previous appeal involving this parcel/premises? [] YES [] NO int: _____

If so, state date of filing: _____ List all the details and results of the Appeal.

9. By filing this application does the applicant (s) waive any and all rights gained previously

10. Are there any open construction permits, permit fees, code violations, or court case that may with due cause prevent the Planning Board from hearing this application? [] YES [] NO

If Yes, List details:

11. Attached hereto and made part thereof are all of the required 21 sets (packets) as detailed within the Checklist page (pg.1), including 21 sets of drawings, DRAWN TO SCALE, and containing all of the necessary measurements (setbacks, elevations, lot & structure square footage), and all structures and accessories (decks, garages, sheds, pools, fences, driveways, sidewalks, walks, patios, etc.) that are installed or within the confines of said property and are part and parcel of this application.

12. Check or Money Order for the Escrow (refundable balance) amount listed \$

I (we), the undersigned, being duly sworn according to law upon my oath do depose and state that all of the statements contained herein are based on my own knowledge and are true and correct.

Signed: _____ Date:

* If the applicant is **NOT** the owner of the property herein, the owner must sign the following consent

* The foregoing application is hereby consented this _____ Day of _____ 20

Owner's Signature: _____ .Date:

Sworn to and subscribed before me on this. _____ Day of (Month) _____ .20. _____

Notary Signature: _____

Date: _____

Two (2) application packets Must have raised Seal

Seal

In the matter of Appeal:

To:

(Property owner within 200 feet)

You are hereby notified that has appealed from the action of the Zoning Officer of the Borough of Keansburg for a variance, interpretation, site plan, use variance, from Section _____ of the Developmental Regulations of the Borough of Keansburg, Chapter 22 of the Revised General Ordinances of the Borough of Keansburg so as to permit:

(Describe your proposed construction project or use and specify the individual relief (variances) you are requesting)

On premises located at _____, Keansburg, New Jersey Block: _____ Lot:

The Keansburg Planning Board of Adjustment has scheduled the hearing to be held on the _____ Day of _____, 20 ____ at 7:00 PM in the Council Chambers of the Municipal Building, 29 Church Street, Keansburg, NJ as the time and place for said appeal.

You or your agent or attorney are privileged to attend said hearing and may present any and all objections which you may have to the granting of the relief sought in the petition. The application and related documents are on file in the Office of the Municipal Clerk and are available for review and inspection.

Keansburg Planning Board of Adjustment
Borough of Keansburg, Monmouth County, New Jersey

In the Matter of the application of:

PROOF OF SERVICE

County of Monmouth
State of New Jersey

I _____, being duly sworn on my Oath, Depose and say: I am the owner, Applicant, Agent, of Applicant

That at the date herein after stated I served a Notice of which the annexed is a true Copy, upon the following property owners each of whose property is within Two Hundred Feet of the property of the Applicant to be affected in this matter, in the manner following, that is to say:

- A. Personally, by handing such a true copy to said property owners, being residents of the Borough of Keansburg as follows: (Attachment)
- B. By mailing via registered mail, such a true copy to the last known address of the property owners, as shown by the most recent Tax list of said Borough, said persons being non-residents of said Borough, as follows: (Attachment)
- C. One legal notice to be placed in one of the approved papers of the Borough - The Star Ledger (973-392-4104) or The Asbury Park Press (732-643-3661). An affidavit of Publication, along with an actual copy of the publication must be filed with the Planning Board Secretary.

Sworn to and subscribed before me on this _____ Day of (Month) _____ 20 _____

Notary Signature: _____

Date: _____

Two application packets. Must have raised a raised Seal

Seal

