

Site Plan Application – Planning Board of Adjustment

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

Name: Christopher CoFsey Case# _____
 Address: 571 Hwy 36 Date: _____
Belford, N.J. 07718
 Phone #: 732-787-7413 Cell # 732-803-6349

Application: (2 original copies notarized, pg. 3 - 21 total sets)	<u>21</u>	# submitted
Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial)	<u>21</u>	# submitted
Proof of Service (2 copies notarized, pg. 5 - include w/above)	_____	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	_____	# submitted
Certified list of Property Owners (Include with originals) <i>Available from the Tax Assessor, Includes total properties & Utilities</i>	_____	# submitted
A Certification of taxes being paid (Include w/total sets) This certification is available from the Tax Collector	_____	# submitted
A Copy of a Survey (less than 3 years old - 21 total sets)	<u>21</u>	# submitted
Architectural Plans (include w/packet - 21 total sets)	<u>21</u>	# submitted
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.).	_____	# submitted
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>	_____	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	_____	# submitted

Application Fees – as per Fee Schedule worksheet

CHECK NON-REFUNDABLE FEES CHECK # _____ AMOUNT \$ _____

CHECK ESCROW CHECK # _____ AMOUNT \$ _____
 (UNUSED FEES ARE REFUNDABLE)

IS APPLICATION COMPLETE? YES NO DATE _____

APPLICANT'S SIGNATURE: _____

PLANNING BOARD SECRETARY OR DESIGNEE: COMPLETE _____
 DATE _____ INCOMPLETE _____

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), Chris Coffey, The Applicant(s) Herein, whose Address is, 571 Hwy 36, Bedford, NJ 07718, am the Owner(s) Int: CC

Prospective Purchaser(s) [] Int: _____ of property located on, 48 Center Ave and designated as Block: 50 and Lot 2 on the Official Keansburg Tax Map.

2. Said property is in a R-5 ZONE, and is 50x100 (Size) and has the following Structures on the property: House and an 8x8 Shed

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof: Putting in 4 small dormers, inside the existing footprint We raised the cubic feet

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. NONE

5. The following is contrary to the Development Ordinance: list & detail all Variances to be sought. Cubic feet extended, not going out of existing footprint, We only put 4 - 36x4 Dormers

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. 50 Lot: 2 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 [X] NO Int: _____

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

9. By filling 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? [X] YES [] NO

If Yes, List details: Open Construction permits on the
lift of the house

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, DRA WN 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: Christopher Coffey Date: 11-19-2020

* 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: Christopher Coffey Date: 11-19-2020

Sworn to and subscribed before me on this. 19th Day of (Month) November .20. 20

Notary Signature: Micheline A. Altmaier

Date: 11/19/2020

MICHELINA A. ALTMAYER
A Notary Public of New Jersey
Commission Expires 01/31/2025

Two (2) application packets Must have raised Seal

Seal



KEANSBURG PLANNING BOARD OF ADJUSTMENT

George E. Kauffmann Municipal Building
29 Church Street
Keansburg, NJ 07734

Kathy Burgess, Planning Board Secretary 732-787-0215 ext220

In the matter of Appeal: Site Plan Application

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 22-5.5e 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)

1. 22-7.3e - Restoration of a Nonconforming building or structure - any Nonconforming structure that has been more than partially destroyed must be rebuilt in conformity with the current zoning regulations.
2. 22-5.2c - No existing building or structure shall be moved, altered, added to or enlarged, nor shall any land or building or structure to be used, designed, or arranged to be used for any purpose unless in conformity with all of the regulations

On premises located at 48 Center Ave, Keansburg, New Jersey Block: 50 Lot: 2

The Keansburg Planning Board of Adjustment has scheduled the hearing to be held on the 12 Day of July, 2021 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.

herein specified for the district in which it is located.

3. 22-7.3c - Nonconforming Uses, Building or Structure.
No nonconforming use may be expanded.

4. 22-5.5e - Setback variances required:

a. Minimum Front Yard Setback of 19.95 feet is required;

b. Minimum Lot Coverage (Principle building) of 25% is exceeded;

c. Minimum Lot Coverage (All) of 50% is exceeded;

5. 22-9.3 - Off-street parking required three (3) parking spaces required;

6. 22-9.3a(5) Off-Street Parking.

a. The driveway measures a minimum of thirty (30) feet in length between the garage door and the sidewalk or thirty-five (35) feet to the curb line.

7. Any other variances the Board may require in the course of hearing this application.

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

In the Matter of the application of:

Site Plan
County of Monmouth
State of New Jersey

PROOF OF SERVICE

I Christopher Coffey, being duly sworn on my Oath, Depose and say: I am the owner, Applicant,

Agent, of Applicant 48 Center Ave, Keansburg, N.J.

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 29 Day of (Month) June 20 21

Notary Signature: Micheline A Altmaier

Date: 6/29/21

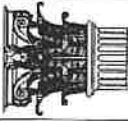
Two application packets. Must have raised a raised Seal

Seal

MICHELINA A. ALTMAYER
A Notary Public of New Jersey
Commission Expires 01/31/2023

Christopher Coffey
Christopher Coffey

**MICHAEL
DERUVO
& ASSOCIATES
ARCHITECTS**



9 SOMMERS LANE
STATEN ISLAND
NEW YORK 10314
TEL: (718) 448-2740
www.michaelderuvo.com

RAISE EXISTING 1 STORY RESIDENCE ABOVE FLOOD LEVEL

Lot: 2

Block: 50

48 CENTER AVENUE
Keensburg, New Jersey

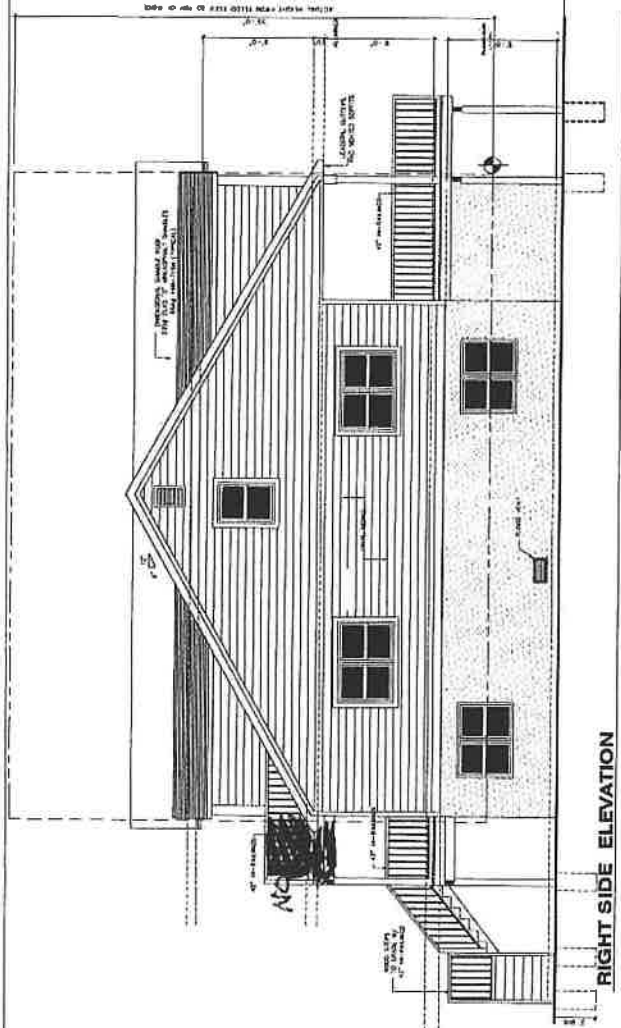
HSE: 48

ELEVATIONS

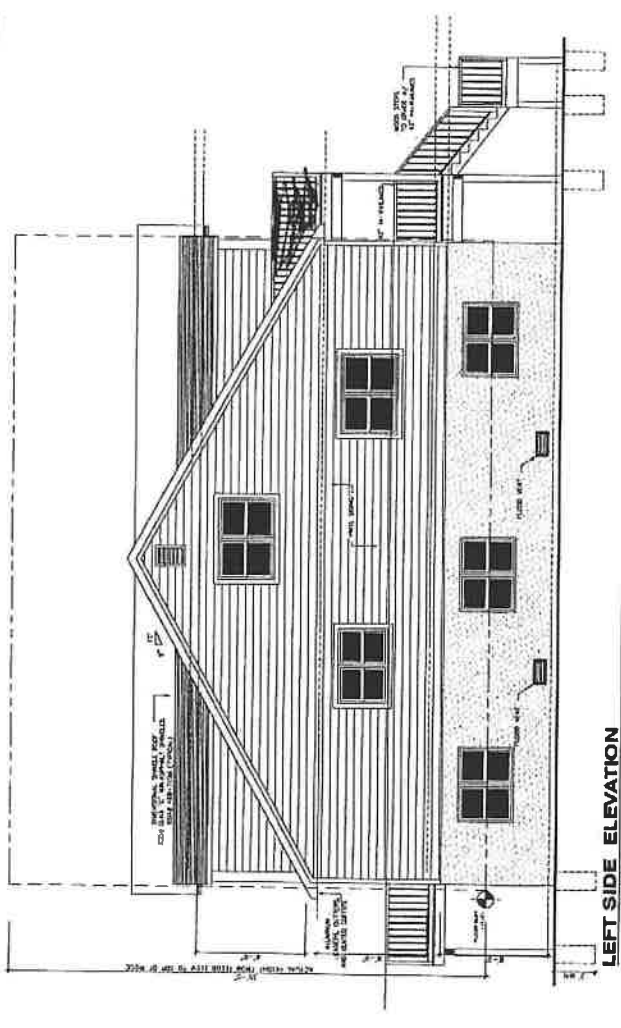
DATE:	08/20/20
PROJECT No:	
PREPARED BY:	V.A.E.
CHECK BY:	M.A.
DATE PLOTTED:	

A-003.00

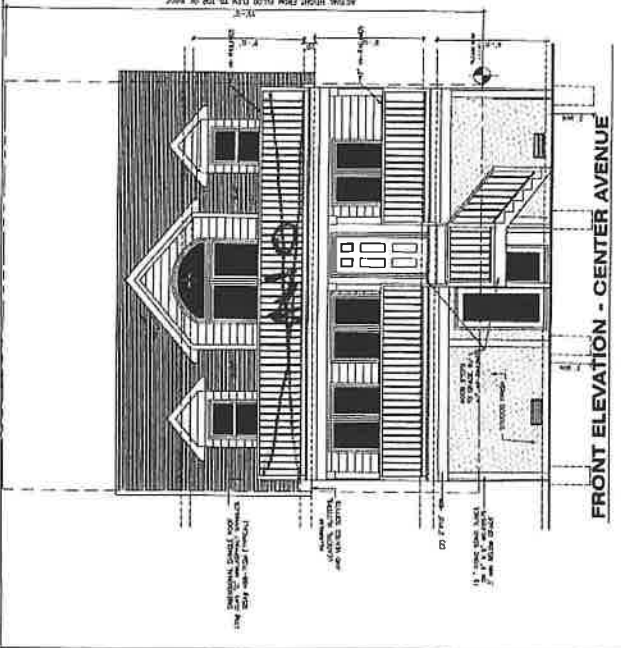
1995 3 OF 3



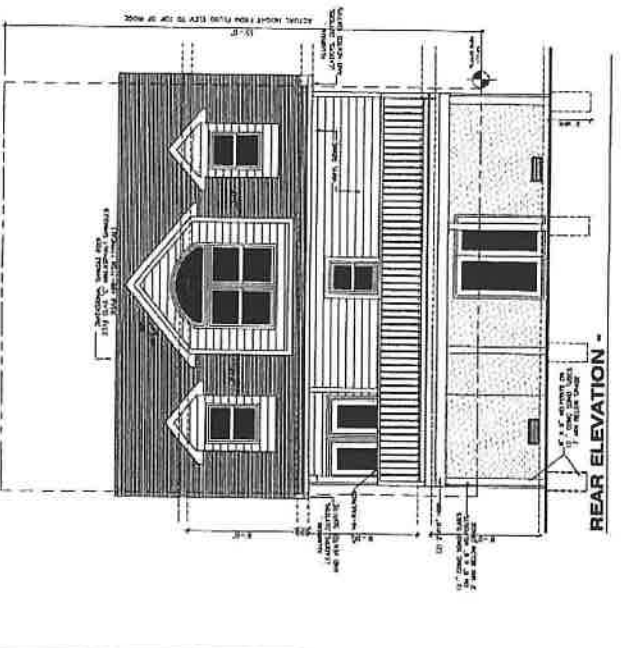
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION - CENTER AVENUE



REAR ELEVATION -

Received

JUN. 25 2021

Construction Office



Borough of Keansburg

George E. Kauffmann Municipal Building

29 Church St. Keansburg, NJ 07734

Phone - 732-787-0215 ext. 220

Fax -732-787-0787

Construction Department

Fax # 732-787-3699

CERTIFICATION OF TAXES

BLOCK 50 LOT 2

PROPERTY LOCATION: 48 Center Ave Keansburg, N.J. 07734

The Status of Property taxes at the above location are as follows:

The taxes have been paid in full.

New bill for August will be out
in 3 wks

Should any additional information or an update be required; please utilize the above contact numbers.

Date: 6/25/2021

Thomas P. Cusick
Thomas P. Cusick, CTC Tax Collector

I verify that this information accurately reflects municipal tax records.

Tax Collector
Keansburg Borough
Monmouth County

