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April 23, 2021

Kathy Burgess, Planning Board Sec.
Borough of Keansburg
29 Church Street
Keansburg, New Jersey 07734

Re: L & o Real Estate Holding, LLC Subdivision Application
7 Woodside Avenue, Keansburg
Block 109, Lots 5, 6 & 10

Dear Ms. Burgess:

Please find the following:

1. Twenty-One (21) applications for two lot subdivision with variances.
2. Twenty-One (21) copies of Zoning Denial Letter
3. Certified List of Property Owners.
4. Twenty-One copies of survey with proposed subdivision lot lines and setbacks.

Please review the enclosed and advise as to the amount of fees and escrow required and I will have the client deposit same.

Very Truly Yours,
GALE & LAUGHLIN, LLP
JEFFREY B. GALE

Receipt is hereby acknowledged
on this ___ day of April, 2021

CASE # _____

Date Filed: _____
Fee (Paid): _____

Action Taken: _____
Date (of Action): _____

**Keansburg Planning Board of Adjustment
Statement & Variance Sheets**

1. I (We), L & O Real Estate Holding LLC and Mahan Investments LLC, the Applicant(s) herein, Whose address is 468 Wakefield drive, Metuchen, New Jersey 08840, am the Owner(s); Prospective Purchaser(s) of Property located at or on 7 Woodside Avenue, Keansburg, New Jersey, and Designated as Block 109 and Lots 5, 6 & 10 on the Official Tax Map of the Borough of Keansburg.
2. Said Property is in a R-5 Zone, and is 100 x 95 +/- (Size) and has the following structures on the Property: Existing single family house.
3. Request is hereby made for permission to: (Indicate Type of Structure and Use Thereof): Subdivide the property into two lots, one containing the existing structure and one building lot.
4. The proposed building or use is contrary to Chapter XXII of the Development Regulations of the Borough of Keansburg.
5. The following particulars are contrary to the Development Ordinance: list and detail all Variances to be sought:

	<u>Required</u>	<u>Proposed Lot 5.01</u>	<u>Proposed Lot 6.01</u>
Area	5,000 sq. ft.	5,699.8 sq. ft.	4,021.2 sq. ft.
Front setback	25 ft.	9.6 ft	25 ft.
One side setback	7.5 ft.	4.5 ft	7.5 ft

22-5.3b Any use not specifically listed as a permitted use, an accessory use or a conditional use shall be deemed a prohibited use.

22-5.2c No existing building or structure shall be moved, altered, added to or enlarged, nor shall any land or building or portion of a building or structure to be used, designed, or arranged to be used for any purpose unless in conformity with all of the regulations. herein specified for the district in which it is located.

22-7.3a No non-conforming lot shall be further reduced in size.

22-5.5e Setback variances for proposed lot 5.01: front yard setback of 9.6 feet (pre-existing) where 25 feet is required; Side yard setback of 4.5 ft. where 7.5 ft. is required.

22-9.3 Off-street parking required: Two spaces for each proposed lot.

6. Do you intend to use the entire tract of land, Block 109, Lot 5, 6 & 10? Yes No
7. Has the property been separated from an adjoining parcel? Yes No Not to the Owner's knowledge.

8. Has There Been Any Previous Appeal Involving the Premises? Yes No.
Not to the Owner's knowledge.
9. By filing this application does the Applicant(s) waive any and all rights previously granted. Yes No.
10. Are there any open construction permits, permit fees, code violations, or court case that may with due course prevent the Planning Board from hearing this application. Yes No.
11. Attached Hereto and Made a Part thereof are all of the required 21 sets (packets) as detained within the Checklist (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, 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 fro the Escrow (refundable balance) amount listed \$ _____

I (We) the Undersigned, Being Duly Sworn According to Law upon My Oath Do Depose and State That We are the Owners of the subject property. All of the Statements Contained Herein Are Based on My Knowledge and Are True and Correct.

L & O Real Estate Holding LLC

Signed: _____
Ofer Sruya, Member/Manager

Date: 4/21/2021

Mahan Investments LLC

Signed: _____
Derrise Davenport (Print name)

Date: 4/15/2021

Sworn and Subscribed Before Me
as to L & O Real Estate LLC, this
_____ Day of _____, 2021

Sworn and Subscribed Before Me
as to Mahan Investments LLC, this
_____ Day of _____, 2021

Notary

See Attached
Acknowledgement Notary

Clear/Reset

WELLS FARGO

Acknowledgment by Individual

State of NEW JERSEY County of MIDDLESEX COUNTY

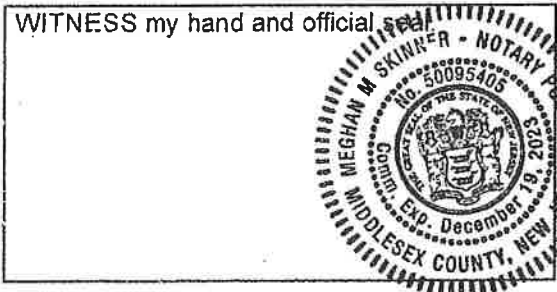
On this 21 day of PRIL, 20 21. Before me, MEGHAN SKINNER
Name of Notary Public

the undersigned Notary Public, personally appeared
OFER SRUYA

Name of Signer(s)

- Proved to me on the oath of _____
- Personally known to me
- Proved to me on the basis of satisfactory evidence NJ DL 7690 60261 06712 ISS 09-17-2019 EXP 062-5-2023
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.



Notary Seal

(Signature of Notary Public)

My commission expires December 19, 2023

Optional: A thumbprint is only needed if state statutes require a thumbprint.

For Bank Purposes Only

Description of Attached Document

Type or Title of Document

KEANSBURG PLANNING BOARD OF ADJUSTMENT STATEMENT

Document Date	Number of Pages
<u>04/21/2021</u>	<u>3</u>

Signer(s) Other Than Named Above

Account Number (if applicable)

Right Thumbprint of Signer

Top of thumb here



F001-00000DSG5350-01

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)

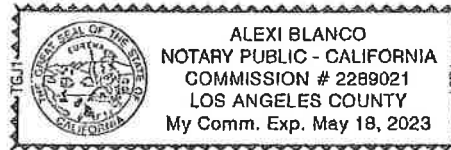
Subscribed and sworn to (or affirmed) before me on this 15th day of April, 2021
Date Month Year

by Denise Davenport

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: *Alexi Blanco*
Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Kearnsburg Planning Board of Adjustment Statement & Variance Sheets

Document Date: 04/15/2021

Number of Pages: 2

Signer(s) Other Than Named Above: _____



RECEIVED

APR -7 2021

GALE & LAUGHLIN

Borough of Keansburg

Construction Office

29 Church Street • Keansburg, New Jersey 07734
Phone: (732) 787-0215 Ext. 221 or 220 • Fax: (732) 787-3699

March 22, 2021

L&O Real Estate Holding
468 Wakefield Dr.
Metuchen NJ 08840

Re: Subdivide property into 2 parcels - Denied
7 Woodside Ave, Keansburg NJ 07734
Block/Lot: 109/5&6

Dear Applicant:

Regarding the above mentioned property, please be advised that your Development Permit dated 03/25/21 to subdivide your property as proposed is denied for the following:

1. 22-5.3 Permitted and Prohibited Uses:
 - b. Any use not specifically listed as a permitted use, an accessory use or a conditional use shall be deemed a prohibited use.

I have also included a second page of information that you may need to include in your notices should you wish to appear before the Board.

If you wish to pursue this application you are directed to the Keansburg Planning Board of Adjustment for a formal hearing to grant the necessary variances which would be needed to permit the construction and for final approvals. Please contact the Board Secretary with any question you may have regarding the Planning Board application.

Respectfully,

Kathy Burgess
Assistant Zoning Officer, Borough of Keansburg

Cc: Planning Board of Adjustment
Construction Official
File

1. 22-5.2c – No existing building or structure shall be moved, altered, added to or enlarged, nor shall any land or building or portion of a building or structure to be used, designed, or arranged to be used for any purpose unless in conformity with all of the regulations herein specified for the district in which it is located.
2. 22-7.3a – Nonconforming Uses, Building or Structure. No nonconforming lot shall be further reduced in size.
3. 22-5.5e – Setback variances required on proposed Lot 5.01:
 - a. Front yard setback of approximately 9.6 feet is proposed where 25 feet is required;
 - b. Side yard setback of approximately 0 feet is proposed where 7.5 feet is required;
4. 22-9.3 – Off-street parking required: two designated spaces are required for proposed lot 5.01.
5. Any other variances the Board may require in the course of hearing this application.



BOROUGH OF KEANSBURG
MUNICIPAL OFFICES

OFFICE OF THE TAX ASSESSOR

Date: January 29 2021

In compliance with Municipal Land Use Law, New Jersey Statutes Annotated 40A:55D-12, the attached list is certified to be a list of those property owners within 200 feet of the following:

Block 109 Lot 5-6-10 Qualifier _____

These Companies must be notified in addition to the Property Owners:

NJ Natural Gas Company
1415 Wyckoff Road
Wall, New Jersey 07719

Cablevision Raritan Valley
275 Centennial Avenue CN 6805
Piscataway, NJ 08855
Attn.: Construction Department

Jersey Central Power & Light
P.O. Box 188
Allenhurst, NJ 07711

Keansburg Water & Sewer
29 Church Street
Keansburg, NJ 07734

Keansburg Board of Fire Commissioners
29 Church Street
Keansburg, NJ 07734

If property is located on a County Road:

Monmouth County Planning Board
Hall of Records Annex
Freehold, NJ 07728

IF PROPERTY IS LOCATED NEAR A SURROUNDING TOWN PLEASE CHECK WITH THEM FOR OWNER INFORMATION.

John Butow, CTA
Tax Assessor

RECEIVED

FEB - 3 2021

GALE & LAUGHLIN

29 Church Street • Keansburg, New Jersey 07734
Phone: 732-787-0215 • Fax: 732-787-0787

KEANSBURG PLANNING BOARD OF ADJUSTMENT
NOTICE OF HEARING

Please Take Notice that **L & O Real Estate Holding, LLC** and **Mahan Investments LLC** have appealed to the Keansburg Planning Board of Adjustment for preliminary and final subdivision approval, with bulk variances and design waivers with respect to the property known as 7 Woodside Avenue, Keansburg, New Jersey, and more particularly known as **Block 109, Lots 5, 6, and 10** as appears on the official tax map of the Borough of Keansburg. The subject property is located in the **R-5 Zone** District with frontage along Woodside Avenue.

The Applicants seek to subdivide the property into two residential building lots, one lot to contain the existing dwelling and the second lot to be developed with a single family dwelling.

The applicants seek the following variances: (a) proposed lot 6.01 will contain 4,021.2 sq. ft where 5,000 sq. ft. is required; (b) pursuant to Section 22-5.5e proposed lot 5.01 dwelling has an existing front set back of 9.6 ft. where 25 ft is required, (c) pursuant to Section 22-5.5e proposed lot 5.01 will have one side setback 4.5 ft. where 7.5 ft is required, (d) together with any additional variances and/or waivers as may be required by the Board and/or its professionals during the course of the Public Hearing process. The application may also require variances/waivers for the following: 22-5.3b any use not specifically listed as a permitted use, an accessory use or a conditional use shall be a prohibited use; 22-5.2c no existing building or structure shall be moved, altered added to or enlarged, nor shall any land or building or portion of a building or structure to be used, designed, or arranged to be used for any purpose unless in conformity with all of the regulations herein specified for the district in which it is located; 22-7.3a no non-conforming lot shall be further reduced in size.

The Keansburg Planning Board of Adjustment has scheduled a Hearing to be held on the subject matter on **Monday July 12, 2021**, at 7:00 p.m. in the Council Chambers of the Municipal Building, 29 Church Street, Keansburg, New Jersey. You, or your agent, or Attorney are privileged to attend the said Hearing and present any and all objections/questions/concerns which you may have to the granting of the relief sought. The Application and related documents are on file in the Office of the Keansburg Planning Board of Adjustment Secretary, 29 Church Street, Keansburg, New Jersey, and may be inspected during regular business hours.

JEFFREY B. GALE, ESQ.
Attorney for Applicants
2814 Highway 35, Hazlet, NJ 07730
(732) 264-6000

OWNER & ADDRESS REPORT

KEANSBURG

01/29/21 Page 1 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
29	19		2	DANCHISE, KATHLEEN & PRELI, RAYMOND 43 TWILIGHT AVE KEANSBURG, NJ 07734	43 TWILIGHT AVE	
29	20		2	POND, BARBARA L 47 TWILIGHT AVE. KEANSBURG, NJ 07734	47 TWILIGHT AVE.	
29	21		2	REYES, CARMEN 37 GROVE PL KEANSBURG, NJ 07734	37 GROVE PL	
29	22		2	BERMUDEZ, JOSE M 95-52 75TH STREET OZONE PARK, NY 11416	33 GROVE PL	
29	23		2	RIVERA, OCTAVIO 31 GROVE PLACE KEANSBURG, NJ 07734	31 GROVE PL	
29	24		2	HEBRANK, RONALD 50 5TH ST #3 HIGHLANDS, NJ 07732	29 GROVE PL.	
29	25		2	SELA, RASIM 366 BRADFORD AVE STATEN ISLAND, NJ 10309	27 GROVE PL.	
29	26		2	DANIELS, DOUGLAS & KAPLAN-ABRAMS, A 6 CLOVERLEAF DR MARLBORO, NJ 07746	25 GROVE PL.	
29	27		2	ABRAMS, ANN K & DANIELS, DOUGLAS K 6 CLOVERLEAF DR MARLBORO, NJ 07746	23 GROVE PL.	
29	28.01		2	DOMINGUES, CARLOS & PATRICIO, MARIA 71 PINEVIEW AVE KEANSBURG, NJ 07734	21 GROVE PLACE	
29	28.02		2	ASHEAR, MORRIS 758 ROSELD AVE OCEAN TOWNSHIP, NJ 07712	19 GROVE PLACE	
29	29.01		2	SIGGUL, IGOR 310 DELAWARE AVENUE STATEN ISLAND, NY 10305	17 GROVE PL	
107	19		2	HEALY, JOHN & STACY 27 MILLAY ROAD MORGANVILLE, NJ 07751	39-41 FOREST AVE	
107	20		2	WISSLER, EDWARD & CHRISTINE 43 FOREST AVE KEANSBURG, NJ 07734	43 FOREST AVE	
107	21		2	THEOBALD, EDWARD & ELIZABETH 45 FOREST AVE KEANSBURG, N J 07734	45 FOREST AVE	
107	22		2	MC ARTHUR, RANDY 49 FOREST AVE KEANSBURG, N J 07734	49 FOREST AVE	
107	23		2	BEACON EAST REALTY, LLC 528 LAFAYETTE AVENUE HAWTHORNE, NJ 07506	51 FOREST AVE	
107	24		2	ABRAMS, ANN 6 CLOVERLEAF DR MARLBORO, NJ 07746	55 FOREST AVE	
108	5		2	COCUZZA, DANIELLE M 31 FOREST AVENUE KEANSBURG, NJ 07734	31 FOREST AVE.	

OWNER & ADDRESS REPORT

KEANSBURG

01/29/21 Page 2 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
108	6		2	TIER FIVE CAPITAL, LLC PO BOX 131 LAKEWOOD, NJ 08701	33 FOREST AVENUE	
108	7		2	EBNETH, CARLTON JOHN 35 FOREST AVE KEANSBURG, NJ 07734	35 FOREST AVE	
109	1		1	PROTENTIS, PETER & JEANETTE 1307 PATTERSON AVE UNION BEACH, NJ 07735	32 FOREST AVE	
109	2		2	PALMERE, MATTHEW & LISA 9 SHAGBANK LANE EAST WINDSOR, NJ 08520	14 GROVE PL	
109	3		2	BANDOLA, KIMBERLY A 18 GROVE PLACE KEANSBURG, NJ 07734	18 GROVE PL.	
109	4		2	KRUMBINE, MATTHEW & BARBARA 1 WOODSIDE AVE KEANSBURG, NJ 07734	1 WOODSIDE AVE	
109	5		1	L&O REAL ESTATE HOLDINGS,LLC &MAHAN 7 WOODSIDE AVENUE KEANSBURG, NJ 07734	WOODSIDE AVE	
109	6		2	L&O REAL ESTATE HOLDINGS, LLC 46B WAKEFIELD DR METUCHEN, NJ 08840	7 WOODSIDE AVE.	10
109	7		2	SCHWARTZ, EUGENE & BARBARA 1594 CRIMSON RD TOMS RIVER, NJ 08755	34 FOREST AVE.	
109	8		2	BARONE, JON 69 WASHINGTON ST KEYPORT, NJ 07735	36 FOREST AVE	
109	9		2	EDWARDS, JOHN C. VERONICA A. 38 FOREST AVE. KEANSBURG, N.J. 07734	38 FOREST AVE.	
109	11		2	BAIRD, INGRID 15 WOODSIDE AVENUE KEANSBURG, NJ 07734	15 WOODSIDE AVE.	
109	12		2	DUHIGG, JUNE K 42 FOREST AVENUE KEANSBURG, NJ 07734	42 FOREST AVE.	
110	1		2	CHRISTENSEN, BRANDON DAVID, ETAL 50 CHELSEA AVE, 7-425 LONG BRANCH, NJ 07740	2 WOODSIDE AVE	
110	2		2	LAWRENCE, ROBERT 10632 SE CORA ST PORTLAND, OR 97266	6 WOODSIDE AVE	
110	3		2	GHALY, MICHAEL 57 BAYVIEW AVE KEANSBURG, NJ 07734	8 WOODSIDE AVE	
110	4		2	CIESLIK, SANDIE & GRZEGORZ 10 WOODSIDE AVE KEANSBURG, NJ 07734	10 WOODSIDE AVE	
110	5		2	ALGOME LLC 624 HIGHLAND AVE LITTLE FALLS, NJ 07424	16 WOODSIDE AVE.	
110	6		2	TRINH, DUNG L & NGUYEN, LANG V 18 WOODSIDE AVE. KEANSBURG, NJ 07734	18 WOODSIDE AVE.	

OWNER & ADDRESS REPORT

KEANSBURG

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
110	7		1	SIMONE, TERRY 37 MORGAN LANE APT1B BRIDGEWATER, NJ 08807	26 WOODSIDE AVENUE	
110	9		2	BRYER, CHARLES F & LINDA GAVIN 32 WOODSIDE AVE KEANSBURG, NJ 07734	32 WOODSIDE AVE	
110	24		2	CROWE, MARY ALICE 206 N VENICE BLVD APT 2 VENICE, CA 90291	73 TWILIGHT AVE	
110	25		2	LIMCHOC, JOSE S. & MA. CONSEUELO S. 69 TWILIGHT AVENUE KEANSBURG, NJ 07734	69 TWILIGHT AVE	
110	26		2	CABRERA, DARWIN T. & KYLE I 264 SUGAR MAPLE COURT HOWELL, NJ 07731	67 TWILIGHT AVE	
110	27		2	ORTIZ, LUIS & ROLDAN, KRISTAL 61 TWILIGHT AVENUE KEANSBURG, NJ 07734	61 TWILIGHT AVE	
110	28		2	HEGARTY, JOHN J. & EILEEN D. 55 TWILIGHT AVENUE KEANSBURG, NJ 07734	55 TWILIGHT AVE	
110	29		2	HUANG, XIAO B 51 TWILIGHT AVE KEANSBURG, NJ 07740	51 TWILIGHT AVE	
111	1		2	LERNER, GARY 34 BROOKBY ROAD SCARSDALE, NY 10583	46 FOREST AVENUE	
111	2		2	GROBSTIN, ART & ALLA 10 CAMPVIEW PLACE KEANSBURG, NJ 07734	50 FOREST AVE.	
111	3		2	RODRIGUEZ, BENITO & KEIRA 54 FOREST AVENUE KEANSBURG, NJ 07734	54 FOREST AVE	
111	4		1	RODRIGUEZ, BENITO & KEIRA 54 FOREST AVE KEANSBURG, NJ 07734	FOREST AVE	