

Site Plan Application – Planning Board of Adjustment

Name: Harry Hoff Case # _____

Address: 342 FRONT ST. Union Beach NJ 07335 Date: _____

Phone # _____ Cell Phone # 732-739-7199

Application: (2 original copies notarized, pg. 3 – 21 total sets) _____ # submitted
Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial)

Proof of Service (2 copies notarized, pg. 5 – include w/above) _____ # submitted

Copy of Notice to Adjoining Property Owners, pg. 4 – include w/above 1 # submitted

Certified list of Property Owners (include with originals) _____ # submitted
Available from the Tax Assessor, includes total properties & Utilities

A Certification of taxes being paid (include w/total sets) _____ # submitted
This certification is available from the Tax Collector

A Copy of a Survey (less than 3 years old – 21 total sets) 21 # submitted

Architectural Plans (include w/packet – 21 total sets) 21 # submitted

Plot Plans (include w/packet – 21 total sets) Note: plot plans to include all setbacks, sidelines, both existing and proposed as well as all accessories (Sheds, Pools, Decks, Fencing, Driveways, Garages, etc.). 21 # submitted

Affidavit of Publication (Star Ledger 732-902-4318 /Asbury Park Press 732-643-3666) _____ # submitted
Must be submitted ten (10) days prior to Planning Board meeting

Certification Mail Return Receipts (PS Form 3800, June 2002) _____ # submitted
Must be submitted ten (10) days prior to Planning Board meeting

Application Fees – as per Fee Schedule Worksheet

1 Check Non-refundable Fees – Check # _____ Amt. \$ _____

1 Check Escrow (Unused fees are refundable) Check # _____ Amt. \$ _____

Is Application complete? Yes: _____ No: _____ Date: _____

Applicants Signature: _____

Planning Board Secretary or Designee: Complete

Date: Incomplete

Total packets must be submitted to Borough Hall Ten (10) days prior to meeting
(Checklist Page 1 of 6 – Cover sheet is separate)

Case # _____

Date Filed: _____

Action Taken: _____

FEE (Paid): _____

Date (of Action): _____

The section above is for Planning Board use

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

1. I (we), Harry Holt, The Applicant (s) Herein, whose Address is 392 Front St. Union Beach NJ 07735, am the Owner (s) int: _____

Prospective Purchaser(s) : _____ of property located on 9 Berry St.

And designated as Block 112 and Lot 1 on the Official Keansburg Tax Map.

2. Said property is in a R-5 Zone, and is 40 x 50 (Size) and has the following

Structures on the property: Vacant Original Sandy damaged home was demolished

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

Reconstruct a Sandy damaged home in a more conforming foot print

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.

See attached

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 112 Lot 1 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: _____

4 Berry ~~Blvd~~ ST

- TO permit a lot width of 40' where 50' is required (Pre-existing condition)
- TO permit a lot depth of 50' where 100' is required (Pre-existing condition)
- TO permit minimum square footage of 2000 sq ft where 5000 sq ft is required (Pre-existing condition)
- TO permit lot frontage of 40' where 50' is required (Pre-existing condition)
- TO permit a front setback of 15' where 25' ~~is~~ is required ~~where 25' is required~~
- TO permit a rear setback of 5' where 25' is required
- TO permit maximum lot coverage ~~at~~ house of 30% where 25% is allowed
- TO permit maximum TOTAL lot coverage of 53.51% where 50% is allowed
- TO permit parking spots of 15' where 18' is required

NOTICE TO PROPERTY OWNERS

In the matter of Appeal: Harry Hoff

To:

You are hereby notified that Harry Hoff has appealed from the action of the Zoning Officer of the Borough of Keansburg for a variance interpretation, site plan, use variance, from Sections 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 :

Reconstruction of a single-family Sandy damaged home that is more conforming footprint than prior structure on an undersized lot. The applicant is also requesting the following variances:

- To permit a lot width of 40 feet where 50 feet is required (pre existing condition)
- To permit a lot depth of 50 feet where 100 feet is required (pre existing condition)
- To permit minimum square footage of 2000 feet where 5000 square feet is required (pre existing condition)
- To permit lot frontage of 40 feet where 50 feet is required (pre existing condition)
- To permit a front setback of 15 feet where 25 feet is required
- To permit a rear setback of 5 feet where 25 feet is required
- To permit maximum lot coverage house of 30% where 25% is allowed
- To permit maximum total lot coverage of 53.51% where 50% is allowed
- To permit parking spot of 15 feet where 18 feet is required
- And any other variances or waivers that may be required

On premises located at 4 Berry Street, Keansburg, NJ Block 112 Lot 1.

The Keansburg Planning Board of Adjustment is scheduled the hearing to be held on the _____ day of _____ 2021 at 7 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.

/s/Harry Hoff
Harry Hoff



Borough of Keansburg

Construction Office

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

May 27, 2021

HARRY R HOFF
822 9TH STREET
UNION BEACH, NJ 07735

Re: Construction of NSF, 3 Bedrooms Structure - Denied
4 Berry St., Keansburg
Block/Lot: 112/1

Dear Applicant:

Regarding the above mentioned property, please be advised that your Development Permit to reconstruct a new three (3) bedroom single family structures as proposed is denied for the following:

1. Additions (any new construction) must meet the yard setbacks as noted in the Development Regulations of the Borough of Keansburg. The new construction would have to be setback from the street property line as set forth in 22-5.5e for a distance of twenty-five (25') feet.
2. The structure that you demolished contained approximately 528 square feet, your proposal is for a replacement structure of approximately 1,800 square feet.

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 see the Planning Board Secretary, who will answer 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

Borough of Keansburg

ZONING DEVELOPMENT PERMIT APPLICATION

Date: 1/5/21

Zoning Permit No. _____

The undersigned hereby applies for Zoning Approval to be issued on the basis of the representations herein.

Location of Property 4 Berry Zone R5 Blk 112 Lot 1

Name of Owner/Prospective Buyer/Agent (Please Indicate Owner Buyer Agent) Harry Hoff Phone: 732 739 7177

Address 342 Front St.

Name of Contractor Harry Hoff Phone: 732-737 7199

Address 342 Front St.

The above named applicant hereby applies for a Zoning Permit to: Replace sandy Damaged home with more conforming Repletement

Size of Property: Lot Area 2000 Sq. Ft. Frontage 40 Ft. Depth 50 Ft.

Principal bldg: Single Family Other Building Size 1200 =Sq. Ft. 2 story 600 Per floor

Lot Coverage (inc: All Bldgs.-driveway-Patio-Deck-Pool)=Sq. Ft. 53.51 Building Height 34

Accessory Bldg: Size: L / W / H / Rear yard 5 Side Yard 8R 12L

Total # of parking spaces existing 2 Proposed 2 (Each space-9'W by 18' L)

Is new construction proposed? Yes No If yes provide details: Repl/ce sandy

Destroyed home smaller foot print more conforming set back 3 parking

Are modifications to the site or existing bldgs. proposed? Yes No If yes, attach sketch

Property line setbacks: Front 15 Ft. Right side 6 Ft. Left Side 12 Ft. Rear 5 Ft

Submitted herewith is a dimensional plan (Certified Survey) of the lot showing proposed work & structures. A floor plan (existing & proposed) shall be attached for projects involving additions. Details must include existing and proposed work-setback lines-existing and proposed floor plans-dimensions of all rooms and bldgs. Fence-height and type. Signs-sq' of bldg facade. Failure to submit all the above will cause project denial.

110K

Estimated Cost of Work

Signature of Applicant [Handwritten Signature]

Signature of Zoning Officer

Zoning Permit Fee \$25.00 Approved Denied Notes:



JASON PEIST
ARCHITECT, LLC

171 BROAD ST. PATASKAN, NJ 07747
973-534-9745 | WWW.JASONPEIST.COM

NEW RESIDENCE
4 BERRY STREET
KEANSBURG, NJ 07734
MONMOUTH COUNTY
BLOCK #12 LOT 1

REVISIONS:
DESCRIPTION DATE
ISSUED FOR ZONING 9/21/2020

DRAWING TITLE:
SCHEME E
PROPOSED ELEVATIONS

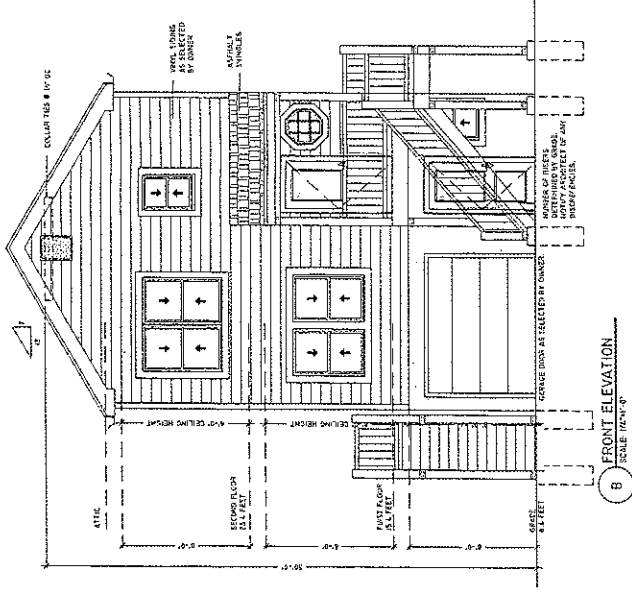
ARCHITECTURAL LICENSE #: NJ # 2A102035200
NY # 0395698

JASON PEIST, AIA - ARCHITECT
© COPYRIGHT 2020

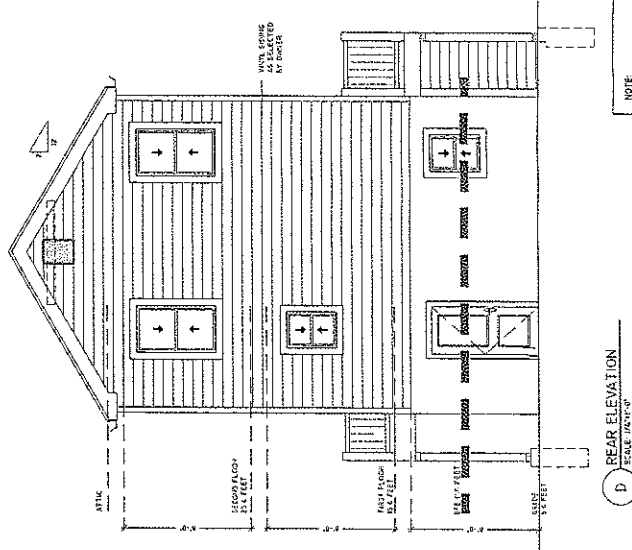
THIS DRAWING IS APPROVED ONLY FOR THE SCOPE OF WORK INDICATED ON THE DRAWINGS. ALL OTHER MATTERS SUBJECT TO THE PROFESSIONAL JUDGMENT OF THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE THE DESIGN OF STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS UNLESS SPECIFICALLY NOTED OTHERWISE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE THE DESIGN OF STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS UNLESS SPECIFICALLY NOTED OTHERWISE.

DATE: 08/18/2020
JOB NUMBER: 20-211
SCALE: AS NOTED
DRAWN BY: J.R.P.
SHEET: 6 OF 6
DRAWING NUMBER: A-105

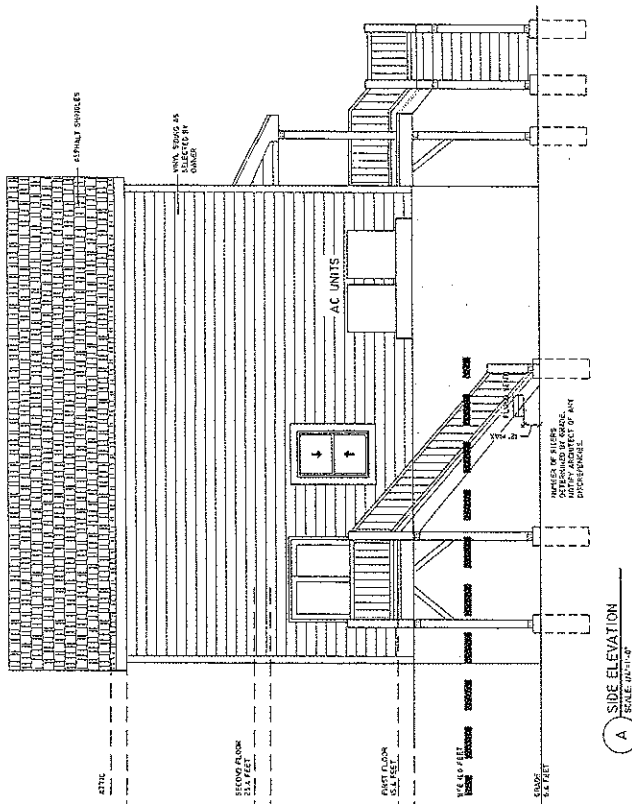
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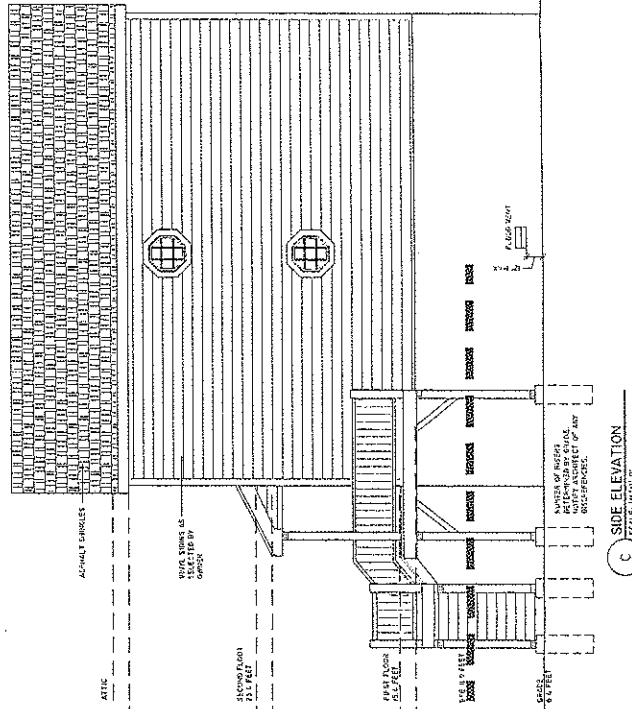
B FRONT ELEVATION
SCALE 1/4"=1'-0"



D REAR ELEVATION
SCALE 1/4"=1'-0"



A SIDE ELEVATION
SCALE 1/4"=1'-0"



C SIDE ELEVATION
SCALE 1/4"=1'-0"



JASON PEIST
ARCHITECT, LLC

171 BROAD ST. HATFIELD, NJ 07834
973-534-8765 | WWW.JASONPEIST.COM

NEW RESIDENCE
4 BERRY STREET
MONMOUTH COUNTY
BLOCK 112 LOT 1

REVISIONS:
DESCRIPTION DATE
1 ISSUED FOR ZONING 04/20/20

DRAWING TITLE:
SCHEME E
PROPOSED PLANS

ARCHITECTURAL LICENSE #:
NJ # Z1A02003200
NY # 037498

JASON PEIST, AIA - ARCHITECT

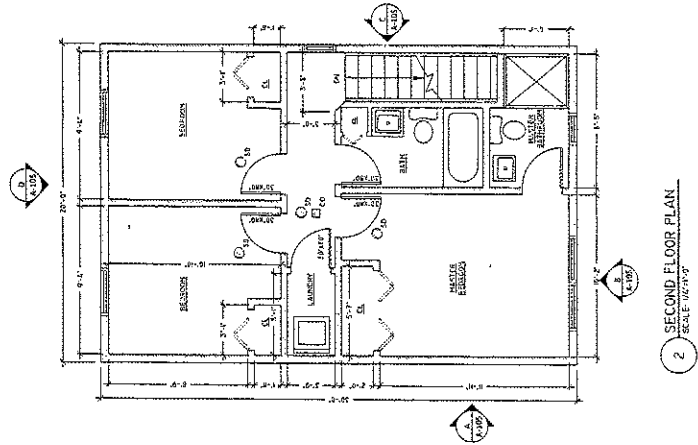
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PLANS, SPECIFICATIONS & OTHER DOCUMENTS
THIS SET OF PLANS AND ALL ELECTRICAL, MECHANICAL,
PLUMBING, AND HVAC WORK SHALL BE THE PROPERTY OF
JASON PEIST ARCHITECT, LLC. NO PART OF THIS
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OR BY ANY INFORMATION STORAGE AND RETRIEVAL
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ARCHITECT, LLC.

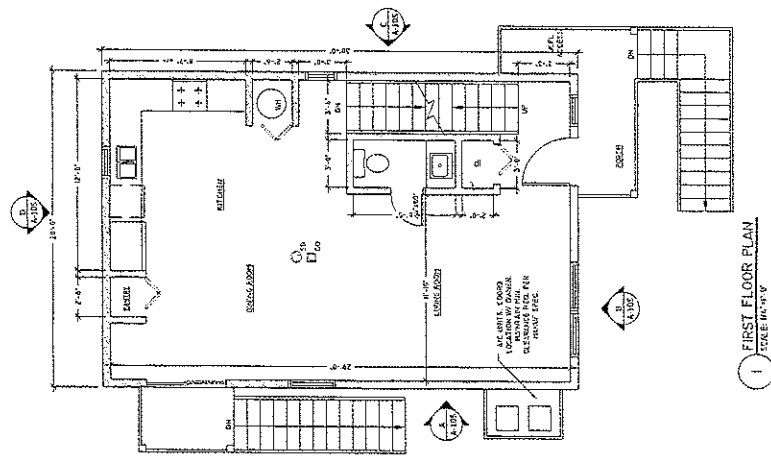
DATE: 06/16/2020
JOB NUMBER: 20-211
SCALE: AS NOTED
DRAWN BY: J.R.P.
SHEET: 5 OF 6

DRAWING NUMBER
A-104

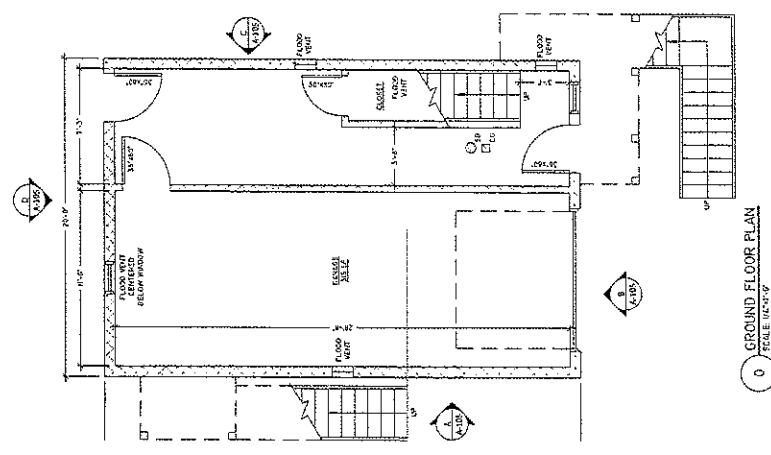
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PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
THE ARCHITECT AND HIS CONSULTANTS OR IN
ACCORDANCE WITH APPLICABLE CODES AND STANDARDS



2 SECOND FLOOR PLAN
SCALE 1/8"=1'-0"

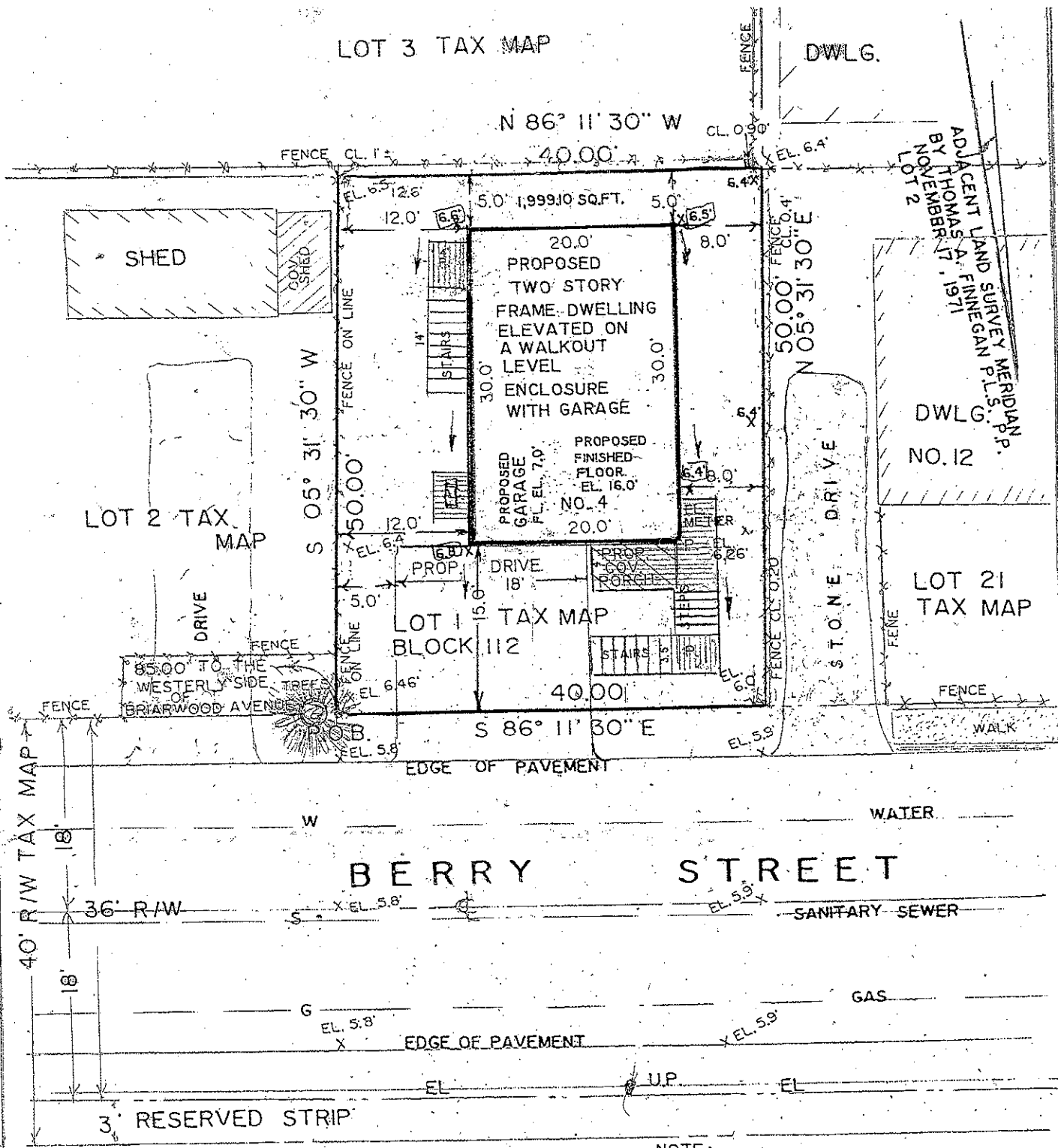


1 FIRST FLOOR PLAN
SCALE 1/8"=1'-0"



0 GROUND FLOOR PLAN
SCALE 1/8"=1'-0"

LOT 3 TAX MAP



DWLG.

ADJACENT LAND SURVEY MERIDIAN P.P. BY THOMAS A. FINNEGAN P.L.S. P.P. NOVEMBER 17, 1971 LOT 2

LOT 2 TAX MAP

LOT 1 TAX MAP BLOCK 112

LOT 21 TAX MAP

BERRY STREET

NOTE: The Former Dwelling was 700 sq. ft. = 34.95% cov.
 The Porch and Walkway 72 sq. ft. = 3.60% cov.
 Total Lot Coverage: 38.55% cov.

NOTE: SUBJECT PROPERTY IS 1,999.10 SQ.FT.

PROPOSED DWELLING IS 60000 SQ.FT. AT 30% COV.
 PROPOSED DRIVE IS 270 SQ.FT. AT 13.51% COV.

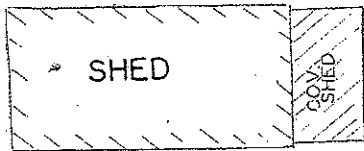
NOTE: SPOT ELEVATIONS ON NAVD 1988 DATUM
 PROPERTY IS IN FLOOD ZONE AE EL.11'
 BOROUGH BUILDING ZONE R-5

LOT 3 TAX MAP

DWLG.

N 60° 11' 30" W

50.00'



LOT 2 TAX MAP

DRIVE

S 05° 31' 30" W

50.00'

LOT 1 TAX MAP
BLOCK 112

40.00'

S 86° 11' 30" E

STONE DRIVE

LOT 21 TAX MAP

DWLG. NO. 12

ADJACENT LAND SURVEY MERIDIAN P.P.
BY THOMAS A. FINNEGAN P.L.S., P.P.
NOVEMBER 17, 1971
LOT 2

85.00' TO THE WESTERLY SIDE TREE OF BRIARWOOD AVENUE

EDGE OF PAVEMENT

BERRY STREET

WATER

SANITARY SEWER

GAS

EDGE OF PAVEMENT

UP

3' RESERVED STRIP

40' R/W TAX MAP

18'

36' R/W

18'

NOTE: SPOT ELEVATIONS ON NAVD 1988 DATUM
PROPERTY IS IN FLOOD-ZONE AE EL. 11'

LOT 3 TAX MAP

DWLG.

CL. 0.10' N 86° 11' 30" W

40.00'

FENCE CL. 1.2'

PIN TO BE SET

CL. 0.90'

ADJACENT LAND SURVEY MERIDIAN P.P. BY THOMAS A. FINNEGAN P.L.S. NOVEMBER 17, 1971 LOT 2



ONE STORY FRAME DWELLING NO. 4

COVERED PORCH

1,999.10 SQ. FT. LOT 1 TAX MAP BLOCK 112

40.00'

S 86° 11' 30" E

EDGE OF PAVEMENT

STONE DRIVE

DWLG. NO. 12

LOT 21 TAX MAP

LOT 2 TAX MAP

DRIVE

85.00' TO THE WESTERLY SIDE OF BRIARWOOD AVENUE

FENCE

TREF

P.O.B.

FENCE ON LINE

PIN TO BE SET

EL. 5.8'

W

BERRY STREET

STREET

WATER

SANITARY SEWER

GAS

EDGE OF PAVEMENT

EL

EL. 5.9'

EL

U.P.

EL

3' RESERVED STRIP

40' R/W TAX MAP

18'

18'

36' R/W

CERTIFIED TO :

HARRY R. HOFF

NOTE: SPOT ELEVATIONS ON NAVD 1988 DATUM PROPERTY IS IN FLOOD ZONE AE EL. 11' BOROUGH BUILDING ZONE R-5

NO. 4 BERRY STREET

TOPOGRAPHIC LAND SURVEY OF LOT 1, BLOCK 112 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY.

PAGE 19

THOMAS FINNEGAN LAND SURVEYING