

Site Plan Application – Planning Board of Adjustment

Name: Harry Hill Case # _____
Address: 342 FRONT ST Date: _____
UNION Beach NJ 07735
Phone # 732-739-7199 Cell Phone # _____

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) 21 # submitted

Copy of Notice to Adjoining Property Owners, pg. 4 – include w/above 21 # submitted

Certified list of Property Owners (include with originals) 1 # 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 21 # submitted
to include all setbacks, sidelines, both existing and proposed as well as all
accessories (Sheds, Pools, Decks, Fencing, Driveways, Garages, etc.).

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 342 FRONT ST Union Beach NJ 07735, am the Owner (s) ☒ Int: _____

Prospective Purchaser(s) [] : _____ of property located on 58 Center Ave

And designated as Block 49 and Lot 21 on the Official Keansburg Tax Map.

2. Said property is in a R-5 Zone, and is 1925 sq. ft 38.5' x 50' (Size) and has the following
Structures on the property: Property Vacant. A Sandy damaged house
was demolished

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

Replace a Sandy Damaged Home. Reconstruction of a single family home
that is more conforming than prior structure on an undersized lot.

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 49 Lot 21 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: _____

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.

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 yes

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: [Signature] 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 20th Day of

(Month) October 20 21

Notary Signature: [Signature]

Seal

Date: _____

Two (2) application packets Must have raised Seal

(Page 3 of 6)

PAUL N MIRABELLI
ATTORNEY AT LAW
STATE OF NEW JERSEY

Statement & Variance Sheet -- Continued:

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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 yes

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 20th Day of
(Month) October 2021

Notary Signature: Julia M. [Signature]

Date: _____
Two (2) application packets Must have raised Seal
(Page 3 of 6)

Seal
PAUL N MIRABELLI
ATTORNEY AT LAW
STATE OF NEW JERSEY

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 than prior structure on an undersized lot. The applicant is also requesting the following variances:

To permit a lot width of 38.5 feet where 75 feet is required (pre-existing condition).
To permit a lot depth of 50 feet where 100 feet is required (pre existing condition).
To permit a minimum square footage of 1925 square feet where 7500 square feet is required (pre-existing condition)
To permit frontage on a corner lot on Center Ave of 38.5 feet where 75 feet is required (pre existing condition)
To permit frontage on a corner lot on Pine View Ave of 50 feet where 75 feet is required (pre existing condition)
To permit depth from Pine View Ave of 50 feet where 100 feet is required (pre existing condition)
To permit a depth from Center Ave of 50 feet where 100 feet is required (pre existing condition)
To permit a rear yard setback of 5 feet where 25 feet is required
To permit a left side yard setback (corner frontage) of 10.5 feet where 25 feet is required
To permit a combined side yard setback (corner frontage) of 15 feet where 32.5 feet is required
To permit a front yard setback from Center Ave of 15 feet where 25 feet is required
To permit max lot coverage house of 31.17% where 25% is required
And any other variances or waivers that may be required

On premises located at 58 Center Ave, Keansburg, NJ Block 49 Lot 21.

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
58 Center Ave, Keansburg
Block/Lot: 49/21
Zone: R-5
Flood Zone: AE 11'

Dear Applicant:

Regarding the above mentioned property, please be advised that your Development Permit to construct a new, three (3) bedrooms, single family structure as proposed on your application submitted on 05/17/21 is denied for the following:

1. 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 was demolished contained approximately 1,240 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 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

Borough of Keansburg

ZONING DEVELOPMENT PERMIT APPLICATION

Date: 1/7/21

Zoning Permit No. _____

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

Location of Property 58 Center Zone R5 Blk 49 Lot 21

Name of Owner/Prospective Buyer/Agent (Please Indicate ☐ Owner ☐ Buyer ☐ Agent)

Harry Hoff Phone: 732-739-7199

Address 342 Front St. Union Beach NJ 07725

Name of Contractor Harry Hoff Phone: 732-739-7199

Address 342 Front St. Union Beach NJ 07725

The above named applicant hereby applies for a Zoning Permit to: Replace SANDY
Destroyed home with a more conforming smaller Foot Print Home

Size of Property: Lot Area 1925 Sq. Ft. Frontage 38.5 Ft. Depth 50 Ft.

Principal bldg: ☒ Single Family ☐ Other _____ Building Size 600^{x2} = Sq. Ft. 1200 Two story

Lot Coverage (inc: All Bldgs.-driveway-Patio-Deck-Pool)=Sq. Ft. 55.54 Building Height 34

Accessory Bldg: Size: L 1 W 1 H 1 Set-Back Rear yard 5 Set Back Side Yard 8R 10.56

Total # of parking spaces existing 0 Proposed 2 (Each space-9'W by 18' L)

Is new construction proposed? ☒ Yes ☐ No If yes provide details: Replacement
Destroyed home with more conforming smaller Foot Print home

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

Property line setbacks: Front 15 Ft. Right side 8 Ft. Left Side 10.5 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.

11512
Estimated Cost of Work

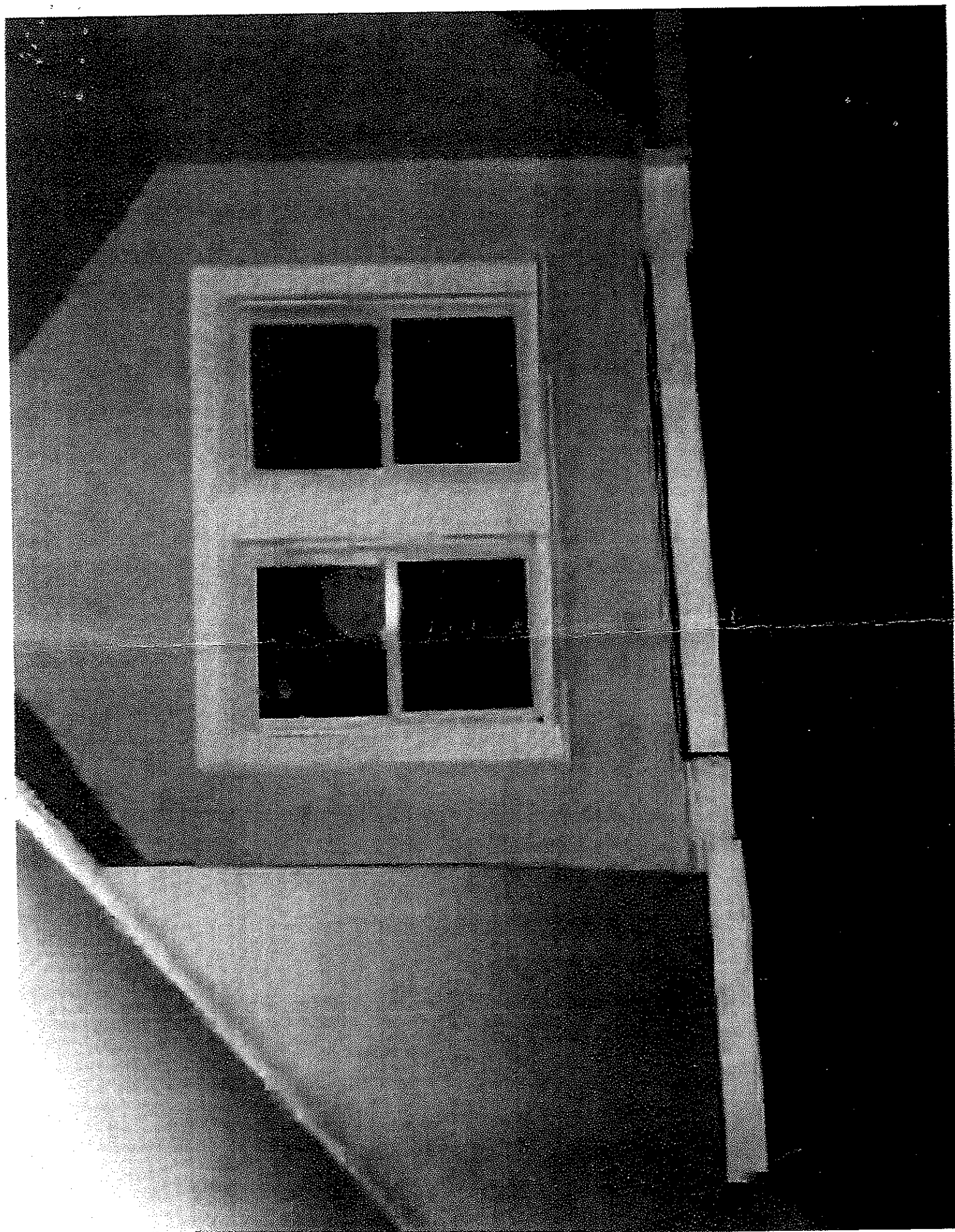
[Signature]
Signature of Applicant

Zoning Permit Fee \$25.00
Approved ☐ Denied ☐
Notes:

Signature of Zoning Officer

58 Center Ave, Keansburg, NJ 07734







 Sayreville, NJ (City)

Listing Updated 8/20/2020 3:17 AM

This Property Has

 44
Views

ASK A QUESTION

Home Stats

Status: Closed

MLS#: 21111321

Type: Rental - Single Family

Style: A-Frame

Subdivision: None

County: Monmouth

AVAILABLE 4/1/2011 3 BEDROOMS 1 BATH NEW
BOILER 1.5 MONTH SECURITY AND CREDIT REPORT
REQUIRED

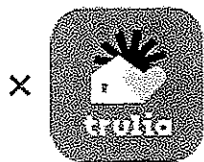
HIGHLIGHTS OF THIS HOME



Working With A Long & Foster Agent

Contact Us



**Trulia Real Estate App**

Get alerts on similar homes in Keansburg

★★★★☆ 558K

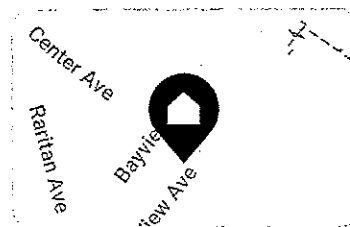
GET

< Keansburg

trulia**58 Center Ave**

Keansburg, NJ 07734

1,200 sqft

Contact For Estimate**Local Information****Map View**

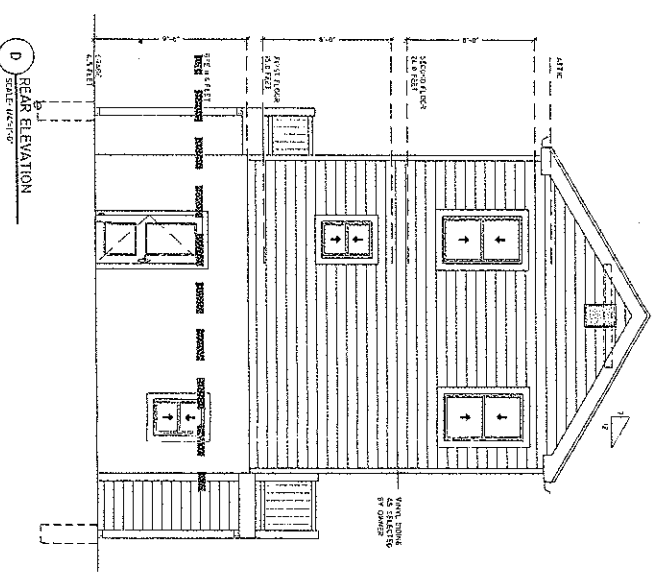
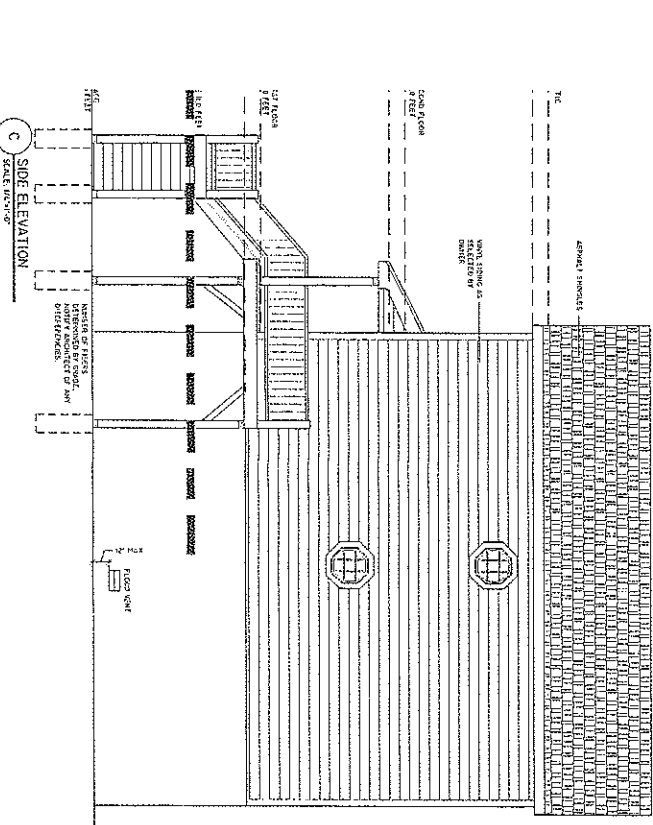
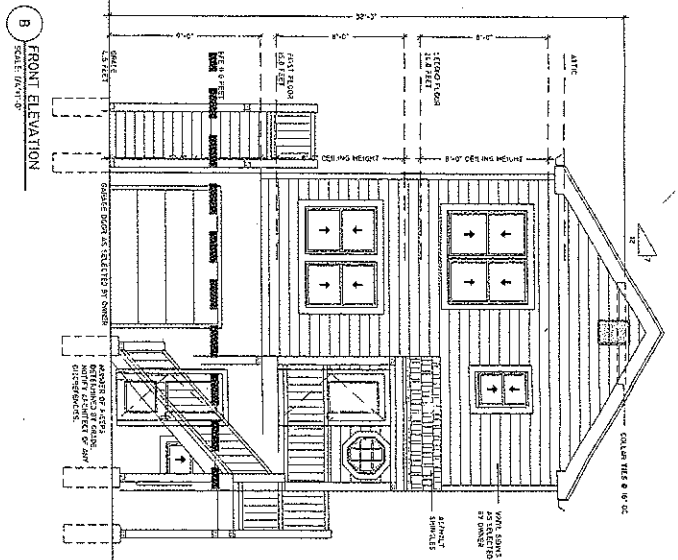
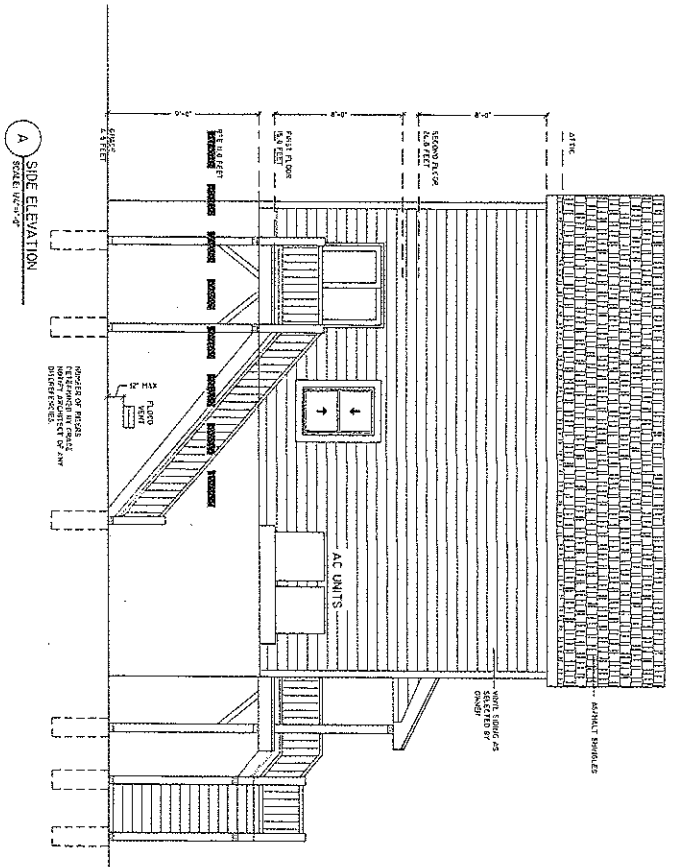
Explore the area around 58 Center Ave.

**Street View**

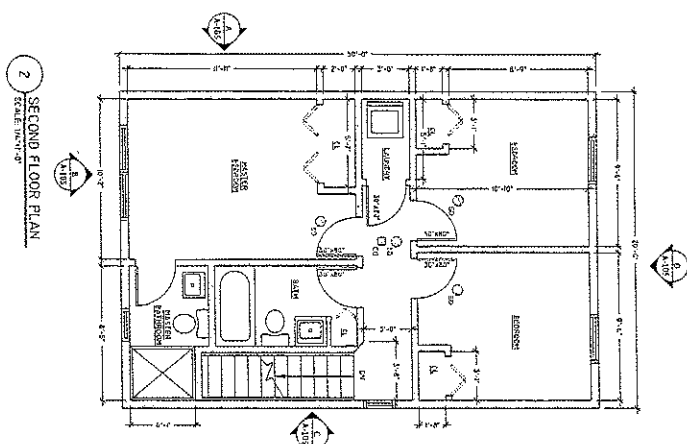
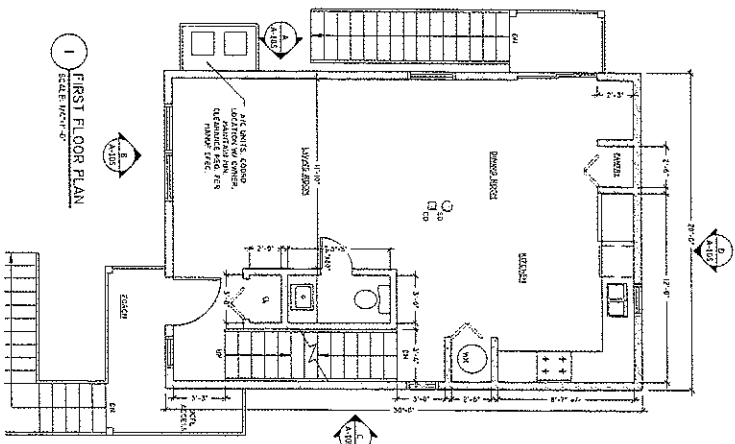
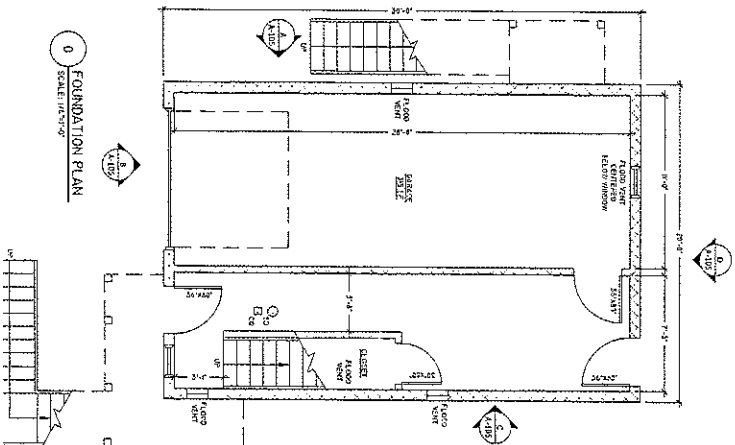
Take a virtual walk around the neighborhood.

ScLe
thi**Description**

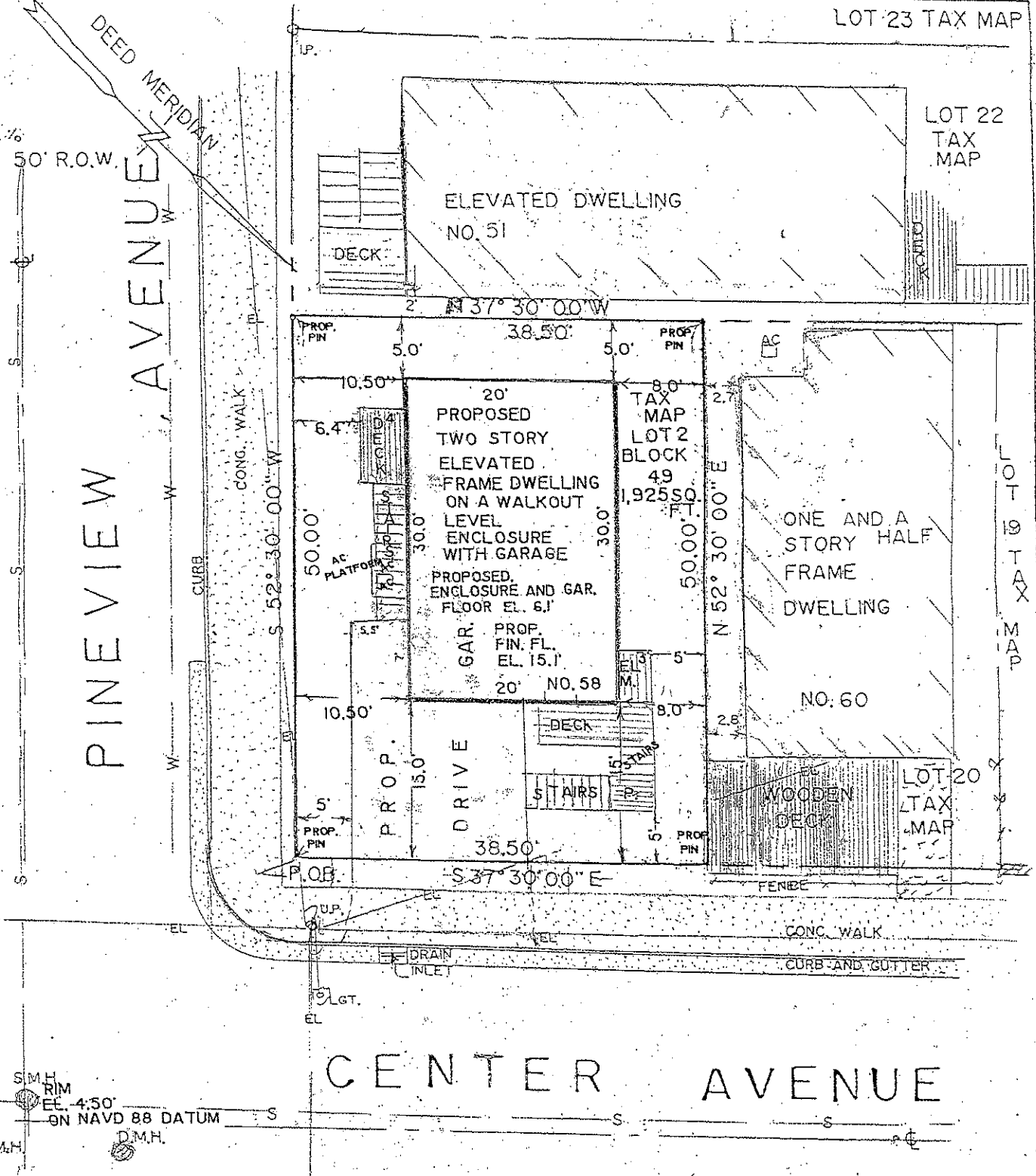
This property is no longer available to rent or to buy.



NOTES:
 1. THE DRAWING IS APPROVED ONLY FOR THE SCOPE OF WORK INDICATED ON THE DRAWING. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR CONSIDERED AS PART OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
 3. THE DRAWING IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



NOTE:
THIS DRAWING IS APPROVED ONLY FOR THE SCOPE OF WORK
AND NOT TO BE RELIED UPON OR CONSIDERED AS EITHER BEING
APPROVED BY THIS ARCHITECT AND HIS CONSULTANTS OR IN
ACCORDANCE WITH ANY CODES, RULES AND STANDARDS.



NOTE: Former Lot Coverage
 Dwelling was 36.2 x 21.8 being 789 sq. ft. = 40.99% cov.
 Porches and Walks were 98 sq. ft. = 5.09% cov.
 Former Total Lot Coverage 46.08% cov.

Borough Building Zone R-5
 FEMA Flood Zone AE El. 11'

Subject Property is 1,925 sq. ft.
 Proposed Dwelling is 600 sq. ft. = 31.17% cov.
 Proposed Drive is 271 sq. ft. = 14.08 % cov.
Total Dwelling and Drive Coverage = 45.25% cov.
 Front Deck and Stairs = 108 sq. ft. = 5.61% cov.
 Deck and Stair = 90 sq. ft. = 4.68% cov.
Total Deck and Stair Coverage = 10.29% cov.
 Total Lot Coverage = 55.54% cov.

NO. 58 CENTER AVENUE
 LAND SURVEY SHOWING PROPOSED
 DWELLING REPLACING DWELLING
 DAMAGED BY S. S. SANDY AT LOT 21 IN BLOCK
 ON THE OFFICIAL TAX MAP OF THE 49
 BOROUGH OF KEANSBURG,
 MONMOUTH COUNTY, NEW JERSEY

LOT 22
TAX
MAP

LOT 19
TAX
MAP

LOT 20
TAX
MAP

PINEVIEW
AVENUE

50' R.O.W.

DEED MERIDIAN

ELEVATED DWELLING UNDER
CONSTRUCTION

NO. 51

DECK

N 37° 30' 00" W

38.50'

S 52° 30' 00" W

50.00'

N 52° 30' 00" E

50.00'

ONE AND A
STORY HALF
FRAME
DWELLING

NO. 60

WOODEN
DECK

38.50'

S 37° 30' 00" E

P.O.B.

FENCE

CONC. WALK

CURB AND GUTTER

DRAIN
INLET

UP.
EL.

EL.

CENTER AVENUE

S.M.H.

D.M.H.

D.M.H.

Rmch

NO. 58 CENTER AVENUE

LOCATION LAND SURVEY OF

LOT 21 IN BLOCK 49

ON THE OFFICIAL TAX MAP OF THE
BOROUGH OF KEANSBURG,
MONMOUTH COUNTY, NEW JERSEY

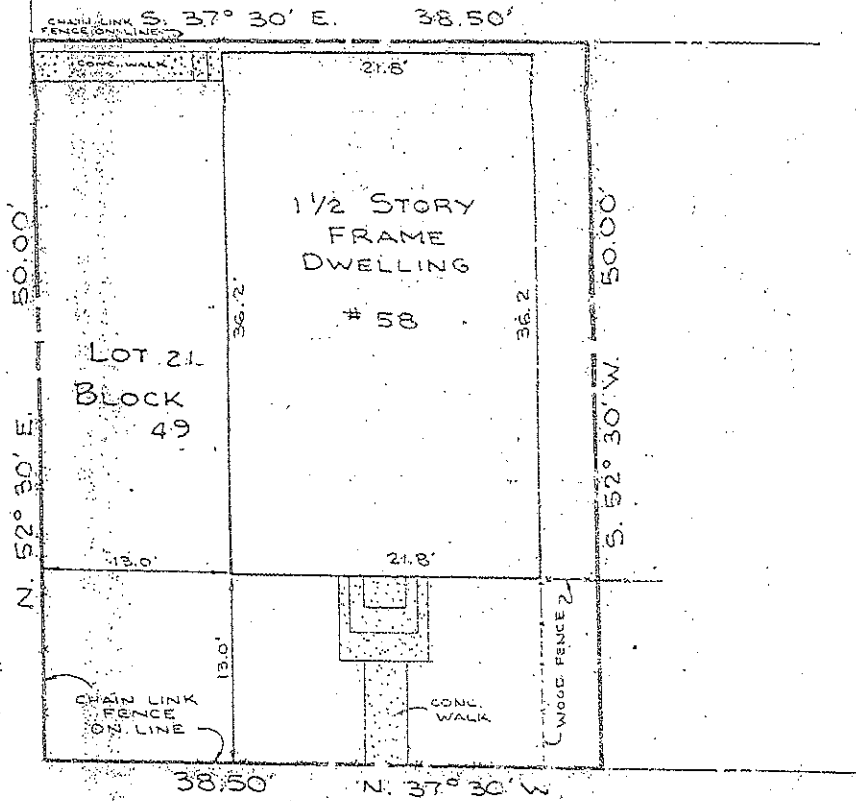
SURVEY OF PROPERTY

Prepared For

ROBERT & ANDREA LAMBE

ORIGINAL
Prior to
SANDY

PINEVIEW AVENUE



CENTER AVENUE

By Contractual Agreement
No property corners were set unless noted

SKETCH OF

LOT 21 BLOCK 49

Situated in

BOROUGH OF KEANSBURG

MONMOUTH COUNTY

NEW JERSEY

This Survey is Certified To:

ROBERT & ANDREA LAMBE

TRANSAMERICA TITLE INSURANCE CO.

DOMINICK CONTE, ESQ.

RESIDENTIAL FINANCIAL CORPORATION AS AGENTS
FOR VALLEY NATIONAL BANK and/or its assigns

JOHN J. YURO JR.

N.J.S. No. 2750-2

N.J.P.P. No. 2847

LAND SURVEYING

Professional Surveyors & Land Planners

4 Walnut Dr. Jackson N.J. 08527 928-3398

File 1.652 Date 5-28-86 Scale 1"=10'

TA-22378