



Borough of Keansburg
Construction Office

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

July 30, 2021

JAIME BAIRD
2 WILLOW ST.
KEANSBURG, NJ 07734

Re: Build 21'x14' shed in a driveway - Denied
2 Willow St, Keansburg NJ 07734
Block/Lot: 76/4

Dear Applicant:

Regarding the above mentioned property, please be advised that your Development Permit to build 21'x14' shed in a driveway 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.

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

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 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.
3. 22-7.3c – Nonconforming Uses. Building or Structure. No nonconforming use may be expanded.
4. 22-5.5e – A use variance will be required as the property is in an R-5 Single Family Zone and your proposal does not meet the lot size for a new single-family home;
5. 22-5.5e – Setback variances required:
 - a. Front yard setback of approximately 7 feet where 25 feet is required;
 - b. Rear yard setback of approximately 3 feet where 25 feet is required;
 - c. Side yard setback of approximately 3 feet where 7.5 feet is required;
 - d. Side yard setback of approximately 4 feet where 25 feet is required;
 - e. Minimum Lot Area of 7,500 SF required - 2,500 SF is being proposed;
 - f. Minimum Lot Frontage of 75 feet is required – 50 feet is being proposed;
 - g. Minimum Lot Coverage (Principle building) of 25% is exceeded;
 - h. Minimum Lot Coverage (All) of 50% is exceeded;

6. Construction and repair of sidewalks, curbs, and driveways. 2.11;
 - c. Driveways and parking areas must conform to specifications of a minimum width of nine (9) feet and minimum length of eighteen (18) feet. The apron and depressed curb are not to be considered as part of the driveway unless approved by the Planning Board of Adjustment.
 - d. Vehicles shall not be parked on any front lawn without site approval from the Planning Board of Adjustment.
7. 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, where only thirteen (13) feet is being provided.
8. Any other variances the Board may require in the course of hearing this application.

22-7.8 Accessory Buildings and Structures.

Unless otherwise specified in this Chapter on the zone district schedule, accessory buildings and structures shall conform to the following regulations as to their locations on the lot:

a. An accessory building or structure attached to a principal building shall comply in all respects with the yard requirements of this Chapter for the principal building. Detached accessory buildings shall be located in other than a front yard, and if located in a side or rear yard area, shall be set back three (3) feet from any property line.

b. No detached accessory building, in any residential zone, shall be less than five (5') feet from the principal building.



BOROUGH OF KEANSBURG

OFFICE OF THE TAX COLLECTOR

Date: June 27, 2022

RE: **Property Tax Status**

Block 76 Lot 4

Address: 2 WILLOW STREET

To Whom It May Concern:

Please be advised that the above-referenced property is **CURRENT** with property taxes due to the Borough of Keansburg.

Very truly yours,

Thomas P. Cusick
Tax Collector

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), Jaime Baird, The Applicant (s) Herein, whose Address is 2 Willow St Keansburg NJ 07034, am the Owner (s) Int: JB

Prospective Purchaser(s) : _____ of property located on 2 Willow St.

And designated as Block 76 and Lot 4 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:

Upgrade shed from vinyl 12'w x 20'L x 8'6"H to aluminum 14'w x 20'L x 9'6"H to be used for storage and parking vehicle.

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 76 Lot 4 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 \$ 2,100.⁰⁰

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: Jaime Baird Date: 1/9/22

* 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 9th Day of Jan 20 22

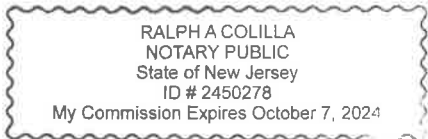
Owner's Signature: Jaime Baird Date: 1/9/22

Sworn to and subscribed before me on this 9th Day of
(Month) JANUARY 20 22

Notary Signature: Ralph A. Colilla

Seal

Date: 01/09/2022
Two (2) application packets Must have raised Seal



In the matter of Appeal: _____

To: _____

(Property owner within 200 feet)

You are hereby notified that Jaime Baird 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)

I have replaced my existing shed, which is vinyl measuring 12ft w x 20ft l x 8ft h with an aluminum shed measuring 14ft w x 21ft l x 9ft h. ^{6in H,} in my driveway, still within my property lines. The differences between two sheds are, the new shed is aluminum, 2ft wider, 1ft longer and 1ft taller. The reason for the change is the vinyl shed was damaged during the storms we had so I decided to get a more durable shed without knowing a permit was required or that it would be an issue due to me still being within my property lines. This is an upgrade from vinyl to aluminum and detached.

On premises located at 2 Willow St., Keansburg, New Jersey Block: 76 Lot: 4.

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 Jaime Baird, Being duly sworn on my Oath,

Depose and say: I am the owner, Applicant, Agent, of Applicant 2 Willow St.

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 (732-902-4318) or The Asbury Park Press (732-643-3666). 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 19th Day of

(Month) DECEMBER 2021

Notary Signature Ralph A. Colilla

Date: 12/19/2021

Two application packets. Must have raised a raised Seal

Seal

