

Site Plan Application – Planning Board of Adjustment

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

Name: BHYSC, LLC Case# _____
 Address: 31-32 Twilight Avenue Date: _____
Keansburg, New Jersey 07734
 Phone #: C/o Erica Edwards, Esq. (908) 782-2700 Cell # (908) 244-8288

Application: (2 original copies notarized, pg. 3 - 21 total sets)	<u>2</u>	# submitted	
			Total of 21
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)			To be provided # submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above			To be provided # submitted
Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties & Utilities</i>			To be provided; see attached copy of letter to Assessor.
A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector	<u>1</u>	# 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.).	<u>21</u>	# submitted	
Affidavit of Publication (Star Ledger 973-392-4104 Asbury Park Press 732-643-3661) Must be submitted ten (10) days prior to Planning Board meeting			To be provided # submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)			To be provided # submitted

Application Fees – as per Fee Schedule worksheet

CHECK NON-REFUNDABLE FEES CHECK # 129 AMOUNT \$ \$585.00

CHECK ESCROW (UNUSED FEES ARE REFUNDABLE) CHECK # 130 AMOUNT \$ \$2,000.00

IS APPLICATION COMPLETE? YES NO DATE _____

APPLICANT'S SIGNATURE:  Erica Edwards, Attorney for Owner/Applicant

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), BHYSC, LL, The Applicant(s) Herein, whose Address is,
31-32 Twilight Avenue, Keansburg, New Jersey, am the Owner(s) int:
 _____ Prospective Purchaser(s) int: _____ of property located on, See above and designated as
 Block: 27 and Lot 1 on the Official Keansburg Tax Map.

2. Said property is in a R5-A ZONE, and is 2,700 square feet(Size) and has the following
 Structures on the property: None. Property is vacant.

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof:
Construct a single family home on the property.

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. No.

5. The following is contrary to the Development Ordinance: list & detail all Variances to be sought.
 Owner/Applicant seeks relief from the following requirements of the Keansburg General Ordinances:
Schedule of Zoning District Regulations referenced at Ordinance Section 22-5.6e:
One Side Yard, Total of Two Side Yards and Rear Yard, where the Ordinance requires 7.5 feet, 15 feet and 25 feet respectively, and the Owner/
Applicant proposes to provide 3 feet, 7 feet and 21 feet respectively.

Ordinance Section 22-7.4 entitled Corner Lots:
~~Subsection (a), where the Ordinance requires that the depth of all yards abutting on streets meet the required 25 foot front yard setback, and~~
~~the Owner/Applicant proposes a setback from Woodland Avenue of 3 feet.~~
~~Subsection (f), where the Ordinance requires each frontage facing a street to meet the 75 foot minimum frontage requirement, and the Owner/~~
~~Applicant proposes frontage of 27 feet on Twilight Avenue.~~

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. 27 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, N/A 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 filing this application does the applicant (s) waive any and all rights gained previously N/A

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 [X] 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, 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 instal1ed 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 \$ 2,000.00

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: Erica Edwards Erica Edwards, Attorney for Owner/Applicant _____ 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: N/A Date: _____

Sworn to and subscribed before me on this. _____ Day of (Month) _____ .20. _____

Notary Signature: N/A

Date: _____

Two (2) application packets Must have raised Seal

Seal