

Site Plan Application – Planning Board of Adjustment

Name: Tracy Alfano 29 Campanew place LLC Case #

Address: 814 Brook Ave U.B NJ07735 Date: 8/3/2023

Phone # Cell Phone # 347-937-0240

Application: (2 original copies notarized, pg. 3 – 21 total sets) 21 # 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) 21 # submitted
Available from the Tax Assessor, includes total properties & Utilities

A Certification of taxes being paid (include w/total sets) 21 # 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: [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), Tracy Alfano, The Applicant (s) Herein, whose Address is 29 Campview place, am the Owner (s) int: TA

Prospective Purchaser(s) : _____ of property located on _____

And designated as Block 21 and Lot 13 on the Official Keansburg Tax Map.

2. Said property is in a R-5 Zone, and is 25' X 100' (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:

2 1/2 Story frame single family Dwelling

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 21 Lot 13 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 \$ _____

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.

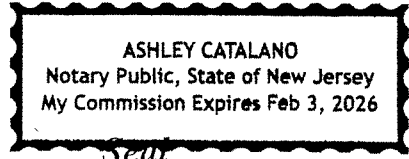
Signed: Tring Date: 8/4/2023

* 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 4 Day of August 2023

Owner's Signature: Tring Date: 8/4/2023

Sworn to and subscribed before me on this 4 Day of (Month) August 2023



Notary Signature: Ashley Catalano

Date: 8/4/2023
Two (2) application packets Must have raised Seal
(Page 3 of 6)

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 Tracy Afano, Being duly sworn on my Oath,

Depose and say: I am the owner, Applicant, Agent, of Applicant _____

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 4 Day of

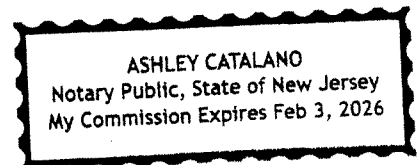
(Month) August 2023

Notary Signature Ashley Catalano

Date: 8/4/2023

Two application packets. Must have raised a raised Seal

Seal



Borough of Keansburg
Municipal Building
29 Church St. Keansburg, NJ 07734
Phone - 732-787-0215
Fax - 732-787-0787
Construction Department
Fax # 732-787-3699

CERTIFICATION OF TAXES

BLOCK 21 LOT 13

PROPERTY LOCATION: _____

The Status of Property taxes at the above location are as follows:

- Current -

Should any additional information or an update be required; please utilize the above contact numbers.

Date: AUGUST 3, 2023



Thomas P. Cusick, CTC Tax Collector

OFFICE OF THE TAX ASSESSOR

Date: 07/31/2023

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 21 Lot 13 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
One River Centre
331 Newman Springs Road, Bldg. 3
Red Bank, NJ 07701

Keansburg Water & Sewer
29 Church Street
Keansburg, NJ 07734

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

Verizon
540 Broad Street
Newark, NJ 07102

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.

Gerald Briscione, CTA
Tax Assessor

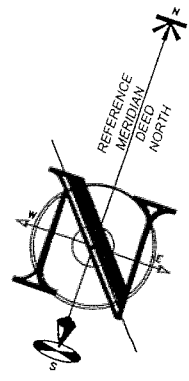
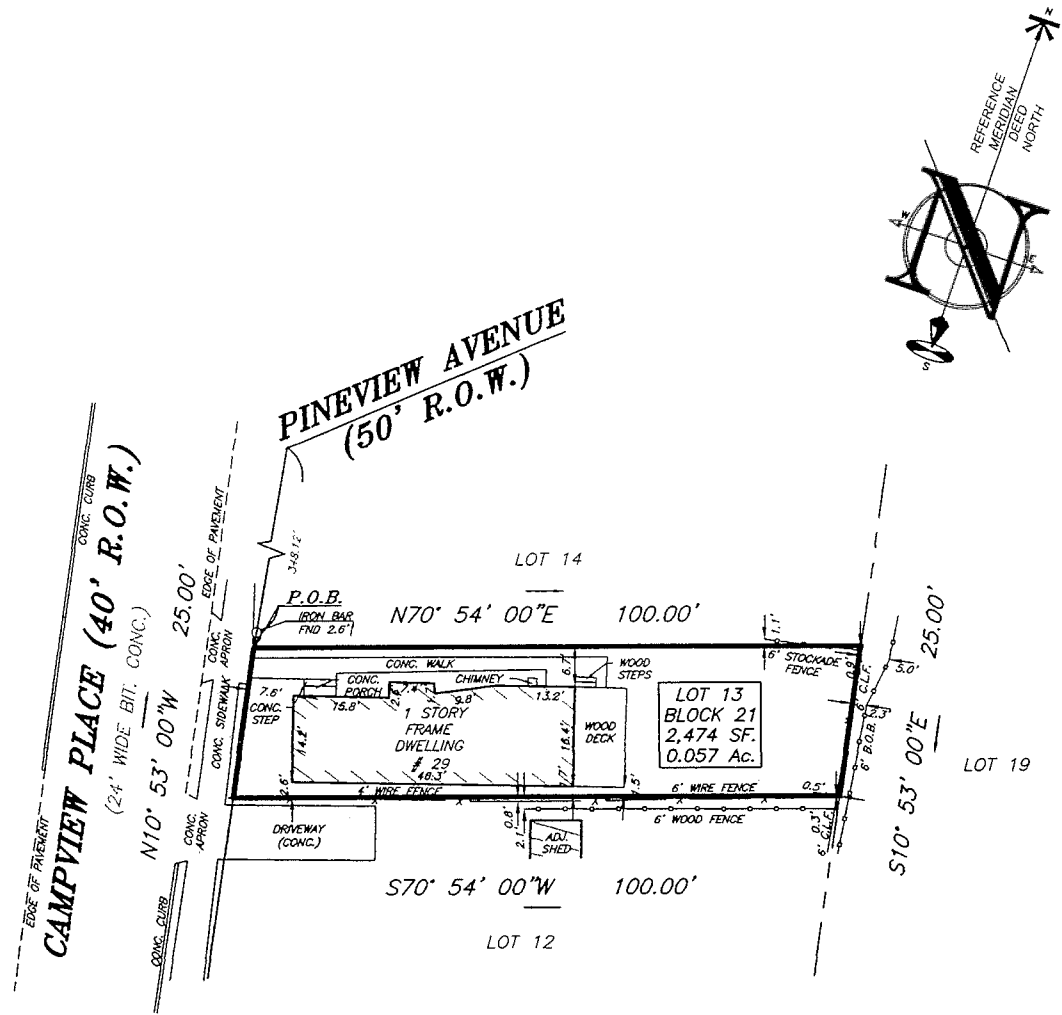
200 foot map block 21 lot 13.



Block/lot	Ownership	Mailing address	
1323-21-19	BEACHWAY TOWNHOUSES A CONDOMINIUM	BEACHWAY	KEANSBURG NJ 07734
1323-20-9	LEAP BUILDERS INC	102 HOWE LANE	FREEHOLD NJJ 07728
1323-21-14	LUXE VALERI	425 SHANNON HEIGHTS RD	OLANTA PA 16863
1323-21-10	ENHANCE & IMPROVE LLC	100 MUNROE STREET	NEWARK NJ 07105
1323-21-20	TWO BEACHWAY LLC	2 BEACHWAY	KEANSBURG NJ 07734
1323-21-11	VAN HOUTEN JOAN	23 CAMPVIEW PLACE	KEANSBURG NJ 07734
1323-21-15	ELLIS APRIL B	35 CAMPVIEW PL	KEANSBURG NJ 07734
1323-21-16.01	LEE JIMMY	220 NORTH ROLLING ROAD	SPRINGFIELD PA 19064
1323-21-16.02	TREVEAN LANCE & LAURA	45 CAMPVIEW PLACE	KEANSBURG NJ 07734
1323-21-22	AMORINO CODY & ILANA R	177 E BLACKJACK BRANCH WY	ST JOHNS FL 32259
1323-21-25	12 CAMPVIEW PLACE LLC	10 CAMPVIEW PL	KEANSBURG NJ 07734
1323-21-33.02	HERNANDEZ JOSE	13 CENTER AVE	KEANSBURG NJ 07734
1323-21-34.01	RAZZANO FREDERICK & MARY LOU	75 CENTER AVENUE	KEANSBURG NJ 07734
1323-20-11	GALLAGHER HUGH	295 OCEAN BOULEVARD	ATLANTIC HIGHLANDS NJ 07716
1323-20-13	MARCANO CARLOS L	48 CAMPVIEW PL	KEANSBURG NJ 07734
1323-20-14	CHESLOW JERRY	3 STEPHENS DR	EAST BRUNSWICK NJ 08816
1323-20-8	DRESSLER VINCENT	16 COLLINS STREET	KEANSBURG NJ 07734
1323-20-16	GINZBURG ALBERT NATANOVICH	3D HAWAII COURT	MATAWAN NJ 07747
1323-20-17	CARNIVAL DOLORES M	246 EAST 46 ST APT 3F	NEW YORK NY 10017
1323-20-18	RE JASON R & KAREN R	501 UNION AVE	LAKEHURST NJ 08733
1323-21-3	REYNOLDS PATRICIA	2282 BRIAR CREEK WAY	SARASOTA FL 34235
1323-21-4	AMORINO ILANA R & CODY	14 CAMPVIEW AVENUE	KEANSBURG NJ 07734
1323-21-5	12 CAMPVIEW AVE LLC	10 CAMPVIEW PL	KEANSBURG NJ 07734
1323-21-6	BRADY PETER & PATRICIA	39-65 52ND STREET	WOODSIDE NY 11377
1323-21-7	TSAKONAS ATHANASIOS	2 CAMPVIEW AVE	KEANSBURG NJ 07734
1323-21-8	WANG XINWEN & ZHANG BINGWEN	5 THIRD STREET	WOODBURY NY 11797
1323-21-9	FULGONI ALICE	3 LA CASTA COURT	TOMS RIVER NJ 08757
1323-21-13	29 CAMPVIEW PLACE LLC	27 GILLETTE STREET	KEANSBURG NJ 07734
1323-21-37	VINMAK RE HOLDINGS	443 1ST STREET	LIVERMORE CA 94551
1323-20-7	BOSSICK GARY R. & JOANN T.	24 PINEVIEW AVE	KEANSBURG NJ 07734
1323-20-10	TRUGLIA TRACEE A	18 PINEVIEW AVE	KEANSBURG NJ 07734
1323-20-15	5 CAMPVIEW KEANSBURG LLC	55 MOLLY PITCHER DRIVE	MANALAPAN NJ 07726
1323-21-26	GROBSTIN ART & ALLA	10 CAMPVIEW PL	KEANSBURG NJ 07734

1323-21-21-23	PAGE JUSTIN B	20 CAMPVIEW PL.	KEANSBURG NJ	07734
1323-21-21-24	DICK GERALD C & DORIS A	14 CAMPVIEW PLACE	KEANSBURG NJ	07734
1323-21-12	RICHARD TOBY C SR & TONYA	25 CAMPVIEW PL	KEANSBURG NJ	07734
1323-21-21-01	FUENTES JOSE AND PORTIA LAGMAY	11 MAIN STREET	KEANSBURG NJ	07734
1323-21-21-02	PALLOTTO VIRGINIA A	7 MAIN ST	KEANSBURG NJ	07734
1323-21-19-03-C0022	ZAFRANETS VLADIMIR	1180 BRIGHTON BEACH AVE	APT 2E BROOKLYN NY	11238
1323-21-19-04-C0021	CAMEROTA PETER P & ROBERTA J	1837 PIN OAK LANE	EASTON PA	18040
1323-21-19-05-C0020	OWEN EMILIA & WONG YUK	13 KERRY DRIVE	HAZLET NJ	07730
1323-21-19-06-C0019	MONTEFORTE CARMINE	17 RED OAK LANE APT D	OLD BRIDGE NJ	08857
1323-21-19-07-C0018	LENCOVICH VITALINA	18 BEACHWAY	KEANSBURG NJ	07734
1323-21-19-08-C0017	PARRAVICINI-BORBONE RINO	17 BEACHWAY	KEANSBURG NJ	07734
1323-21-19-09-C0016	HYNES GEORGE & ANNAMARIE	16 BEACHWAY	KEANSBURG NJ	07734
1323-21-19-10-C0015	MENSHIKOV EKATERINA	700 BOULEVARD EAST #481	GUTTENBERG NJ	07093
1323-21-19-11-C0014	REZAC JAMES J & MARYANN	14 BEACHWAY	KEANSBURG NJ	07734
1323-21-19-12-C0013	IB HOLDINGS MCR1 DE LLC	PO BOX 3143	LONG BRANCH NJ	07740
1323-21-19-13-C0012	RAY BARBARA	432 ST ANDREW PL	MANALAPAN NJ	07726
1323-21-19-14-C0011	BALOVCIKOVA ZDENKA	11 BEACHWAY	KEANSBURG NJ	07734
1323-21-19-15-C0010	DRAPKIN LISA C	10 BEACHWAY	KEANSBURG NJ	07734
1323-21-19-16-C0009	KONOVALOV OLEG & DANIEL	9 BEACHWAY AVENUE UNIT 4	KEANSBURG NJ	07734
1323-21-19-17-C0008	FARAH AYMAN & JACQUELINE	8 BEACHWAY	KEANSBURG NJ	07734
1323-21-19-18-C0007	HERNANDEZ LARISSA & PENA ROSINA	57 SUMMER AVE	YONKERS NY	10704
1323-21-19-19-C0006	LIU ZACH	17 DEARBORN DR	HOLMDEL NJ	07733
1323-21-19-20-C0005	KOVAL ERIC	5 BEACHWAY BLDG 2 UNIT 8	KEANSBURG NJ	07734
1323-21-19-21-C0004	MENDEZ JESIMIRO	4 BEACHWAY	KEANSBURG NJ	07734
1323-21-19-22-C0003	PORTNOY DILNOZA	3 BEACHWAY	KEANSBURG NJ	07734
1323-21-19-23-C0027	MANCA JR. STEPHEN M.	27 BEACHWAY	KEANSBURG NJ	07734
1323-21-19-24-C0028	AYAD MAGED SHAKER	28 BEACHWAY	KEANSBURG NJ	07734
1323-21-19-25-C0029	RODRIGUEZ AIMEE V	29 BEACHWAY	KEANSBURG NJ	07734
1323-21-19-26-C0030	WRIGHT BRIAN C	30 BEACHWAY	KEANSBURG NJ	07734
1323-21-19-27-C0031	U.I. TRADING INC	1601 GRAVESEND NECK RD	BROOKLYN NY	11229
1323-21-19-28-C0032	STOBERSKIY ROBERT & MENSHIKOV EKA	7000 BOULEVARD EAST #48-1	GUTTENBERG NJ	07093
1323-21-19-29-C0033	LUDYANSKI EVGENY	2421 OCEAN AVENUE APT 7B	BROOKLYN NY	11229
1323-21-19-30-C0034	MENSHIKOV EKATERINA & STOBERSKIY R	7000 BOULDEVARD E. #481	GUTTENBERG NJ	07093
1323-21-19-31-C0035	RUSSO DOMENICO	35 BEACHWAY	KEANSBURG NJ	07734

1323-21-19.32-C0036	PASEK ROBERT & JOANNA	36 BEACHWAY	KEANSBURG NJ	07734
1323-21-19.33-C0037	AMORINO ILANA	10 CAMPVIEW PLACE	KEANSBURG NJ	07734
1323-21-19.34-C0026	HALCOMB GAIL P & HALCOMB PATRICK	26 BEACHWAY	KEANSBURG NJ	07734
1323-21-19.35-C0025	RINK HELEN	66 HODGDON RD	NORTHFIELD NH	03276
1323-21-28	SD PROPERTIES LLC %D ACUNTO S.	64 RANCHO MIRAGE CT	HOLMDEL NJ	07733
1323-21-35	SANTORO MARK	3 WINNERS CIRCLE	MANALAPAN NJ	07726
1323-21-36	BAKER DARREN	9435 LORTON MARKET ST	LORTON VA	22079



CERTIFY TO:

JOHN LAFORTE
 EQUITY SETTLEMENT SERVICES, INC. (63-00004966-1)
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SURVEY NOTES:

THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003.C.14 (C45-B-36.3) AND N.J.A.C. 13:40 - 5.1(D).

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE REPORT NO. 63-00004966-1 AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.

ALL EXISTING UTILITIES ARE APPROXIMATE PER MARKOUT AND VISIBLE FIELD EVIDENCE. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO EXCAVATION.

THIS SURVEY HAS NOT DETERMINED THE PRESENCE OF WETLANDS AT THE SITE.

SUBJECT PROPERTY IS LOCATED IN FEMA EFFECTIVE FLOOD ZONE AE ELEVATION 11.0 FEET PER FLOOD HAZARD DATA DATED 9-25-09.
 SUBJECT PROPERTY IS LOCATED IN FEMA PRELIMINARY FLOOD ZONE AE ELEVATION 11.0 FEET PER FLOOD HAZARD DATA DATED 1-30-15.

DEED REFERENCES:
 DB 9551 PG 8072

BOUNDARY SURVEY



InSite Surveying, LLC
 CERTIFICATE OF AUTHORIZATION
 24CA28290100
 1955 ROUTE 34, SUITE 1A
 WALL, NJ 07719
 732-531-7100 (Ph) 732-531-7344 (Fax)
 InSite@InSiteSurveying.net
 www.InSiteSurveying.net

Site Location:

29 CAMPVIEW PLACE
 LOT 13, BLOCK 21
 BOROUGH OF KEANSBURG
 MONMOUTH COUNTY, NEW JERSEY

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

Justin L. Hedges

JUSTIN L. HEDGES, P.L.S., C.F.S.
 PROFESSIONAL LAND SURVEYOR NJ LIC. NO. GS43362
 CERTIFIED FLOODPLAIN SURVEYOR NJ LIC. NO. NJ-044

InSite Project No.
 22-S081-39

Date
 11/11/22
 Scale
 1"=20'

Drawn By:
 GS/SP

Checked By:
 JH

Revisions:
 12/22 - Bearings

July 14, 2023

29 Campview Place LLC
27 Gillette St.
Keansburg NJ 07734

Re: Elevate Single Family Dwelling - Denied
29 Campview Ave, Keansburg NJ 07734
Block/Lot: 21/13
Zone: R-5

Dear Applicant:

Regarding the above mentioned property, please be advised that your Development Permit to Elevate a Single Family structure 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.

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 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
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. Minimum Lot Area of 5,000 SF required - 2,500 SF is being proposed;
 - b. Minimum Lot Frontage of 50 feet is required – 25 feet is being proposed;
 - c. Minimum Side Yard setback of 3.5 feet is being proposed where 7.5 feet is required;
 - d. Minimum Side Yard setback (Total) of 7 feet is proposed where 15 feet is required;
 - e. Maximum Lot Coverage (Principle building) of 25% is exceeded;
 - f. Maximum building stories of 3 floors are proposed where 2.5 are permitted;
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,
8. Any other variances the Board may require in the course of hearing this application,