

Site Plan Application – Planning Board of Adjustment

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

Name: 282 Carr Ave, LLC Case# _____
 Address: 345 Chapel Hill Road Date: _____
Atlantic Highlands, NJ 07716
 Phone #: 7325837474 Cell # _____

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) N/A # 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 21 # submitted
 Certified list of Property Owners (Include with originals)
Available from the Tax Assessor, includes total properties & Utilities To be provided # submitted
 A Certification of taxes being paid (include w/total sets)
 This certification is available from the Tax Collector 21 # submitted
 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 # submitted to include all setbacks, sidelines,
 both existing and proposed as well as all accessories (Sheds, Pools, Decks, Fencing, Driveways, Garages, etc.). N/A # submitted
 Affidavit of Publication (Star Ledger 973-392-4104 | Asbury Park Press 732-643-3661) To be provided # submitted
Must be submitted ten (10) days prior to Planning Board meeting
 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 # _____ AMOUNT \$ 200.00
 CHECK ESCROW CHECK # _____ AMOUNT \$ 500.00
 (UNUSED FEES ARE REFUNDABLE)
 IS APPLICATION COMPLETE? YES NO DATE _____
 (APPLICANT'S SIGNATURE: [Signature]
 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), 282 Carr Ave, LLC, The Applicant(s) Herein, whose Address is,
345 CHAPEL HILL ROAD, ATLANTIC HIGHLANDS, NJ 07716 am the Owner(s) int: xxx

Prospective Purchaser(s) int: _____ of property located on, 282 Carr Ave, and designated as
Block: 92 and Lot 14 on the Official Keansburg Tax Map.

2. Said property is in a R-7 ZONE, and is 0.11 acres (Size) and has the following
Structures on the property: two story mixed use building with commercial retail on the first floor.

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof:
Applicant seeks to expand the existing residential unit on the first floor.

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg, the existing commercial use is not a permitted used in the R-7 zone.

5. The following is contrary to the Development Ordinance: list & detail all Variances to be sought.
Use variance for the pre-existing nonconforming commercial and retail use on the first floor. in addition, multi-unit residential dwellings are not a permitted use in the R-7 Zone.

Details and Variances can be obtained/rom the Zoning Denial Letter which must be included in packet

6. Is the entire tract of land, Block. 92 Lot: 14 intended to be used? YES NO

7. Has the property been separated from an adjoining parcel? YES NO, if so when _____
n/a Date: _____
If YES, has The Planning Board approved the subdivision, _____ Date: _____



KEANSBURG PLANNING BOARD OF ADJUSTMENT

George E. Kauffmann Municipal Building
29 Church Street
Keansburg, NJ 07734

Kathy Burgess, Planning Board Secretary 732-787-0215 ext220

In the matter of Appeal: 282 Carr Ave, LLC

To: TBD
(Property owner within 200 feet)

You are hereby notified that has appealed from the action of the Zoning Officer of the Borough of Keansburg for a variance, interpretation, site plan, use variance, from Section 22-5.4 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)

Applicant seeks to expand the existing residential unit on the first floor of the mixed use two-story building. The rear portion of the commercial space will be used for the residential unit located in the rear of the building. the remainder of the building will remain same.

Applicant will need use variance relief for the not permitted commercial use and multi unit dwelling.

On premises located at 282 Carr Ave, Keansburg, New Jersey Block: 92 Lot: 14

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.



Borough of Keansburg
George E. Kauffmann Municipal Building
29 Church St. Keansburg, NJ 07734
Phone - 732-787-0215 ext. 220
Fax - 732-787-0787
Construction Department
Fax # 732-787-3699

CERTIFICATION OF TAXES

BLOCK 92 LOT 14

PROPERTY LOCATION: 282 Carr Ave

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: 10/12/2023

Thomas P. Cusick
Thomas P. Cusick, CTC Tax Collector

OWNER'S AFFIDAVIT OF AUTHORIZATION AND CONSENT

In the matter of 282 Carr Ave, LLC Application No.: _____
Name of Applicant

STATE OF NEW JERSEY
COUNTY OF MONMOUTH

Kimberly Newsome of full age, being duly sworn according to law and oath
Name of property owner

deposes and says:

I reside at 345 Chapel Hill Road, Atlantic Highlands, NJ 07716

and am the owner in fee of 282 Carr Ave, LLC
Name of company if applicable

which company is the owner in fee of the property located at: 282 Carr Ave

Also known as Block 92, Lot 14

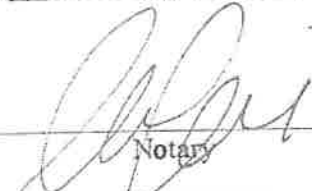
on the latest tax map of Keansburg Township/Borough.

The Applicant named above is the (my) self
Relationship to property owner

I (or said company) authorizes said Applicant to apply to the Planning/Zoning Board of the Township/Borough of Keansburg for such relief as the Applicant may seek relating to said property and consent(s) to such application and agreed that any decision of the Planning/Zoning Board of the Township/Borough of Keansburg on such application shall be binding upon me (said company) as if said application has been brought and prosecuted directly, by me as the owner.

SUBSCRIBED AND SWORN TO BEFORE ME

This 13th day of July 2023



Notary

CATHERINE KIM
ATTORNEY AT LAW OF N.J.



Owner's Signature

Application: Variance for 282 Carr Ave
Applicant: 282 Carr Ave, LLC

DISCLOSURE STATEMENT

Disclosure pursuant to N.J.S.A. 40:55D-48.1 282 Carr Ave, LLC, is a Corporation or Partnership, which has applied to the Township of Kenasburg Planning/Zoning Board for permission to subdivide a parcel of land into six or more lots, or is applying for a variance to construct a multiple dwelling of twenty five or more family units or for approval of a site to be used for commercial purposes under the Planning/Zoning Board Application _____ and, therefore, discloses the name and addresses of all stockholders or individual partners who own ten (10%) percent or more of its stock or of ten (10) percent or greater interest in the partnership as the case may be.

<u>NAME OF STOCKHOLDER</u>	<u>ADDRESS</u>	<u>PERCENT OF INTEREST</u>
Bruce Medd	345 Chapel Hill Road Atlantic Highlands, NJ 07716	50%
Kimberly Newsome	345 Chapel Hill Road Atlantic Highlands, NJ 07716	50%

OFFICE OF THE TAX ASSESSOR

Date: September 14, 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 92 Lots 14 Qualifier N/A

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



Block/Lot	Owners	Mailing Address	City	State	Zip
1323-101-9	ST. ANNS ROMAN CATHOLIC CHURCH	311 CARR AVE	KEANSBURG	N.J.	07734
1323-106-1	ST ANNS ROMAN CATHOLIC CHURCH	311 CARR AVE	KEANSBURG	N.J.	07734
1323-93-35	LUGO SANTOS	39 LINCOLN CT.	KEANSBURG	N.J.	07734
1323-93-36	CARPENTIER CIRO & JOSEPHINE	66 WILSON AVE	KEANSBURG	NJ	07734
1323-93-37	LISTE CECILIA	35 LINCOLN COURT	KEANSBURG	NJ	07734
1323-93-39.02	HYPHOS I LLC	5 YELLOW BROOK ROAD	HOLMDEL	NJ	07733
1323-93-40	TEETS LEROY III	29 LINCOLN COURT	KEANSBURG	NJ	07734
1323-92-8	GROTHEER PATRICK&FRIEDMAN KRISTINA	9 LESTER PLACE	NORTH MIDDLETOWN	NJ	07748
1323-92-9	KRYGER LEO J & HAMMIER STACY	264 CARR AVENUE	KEANSBURG	NJ	07734
1323-92-10	FRIZELL EDUARDO R & NARDELLO ROBE	270 CARR AVE	KEANSBURG	NJ	07734
1323-92-12	LEIVE DAVID	274 CARR AVENUE	KEANSBURG	NJ	07734
1323-92-15	LASKIEWICZ LEONARD JR	59 WILSON AVE	KEANSBURG	NJ	07734
1323-92-16	MARTIN BRUCE & MARIE	286 CARR AVE	KEANSBURG	NJ	07734
1323-92-17.02	GRAVES DAVID & DONNA	290 CARR AVE	KEANSBURG	NJ	07734
1323-92-19	HENN ARNE & DEBRA	300 CARR AVE	KEANSBURG	NJ	07734
1323-93-31	BYRNE JAMES J. & KATHLEEN L.	53 LINCOLN COURT	KEANSBURG	NJ	07734
1323-93-32	DOHERTY KEVIN	49 LINCOLN CT	KEANSBURG	NJ	07734
1323-93-33	FRASSETTI PATRICK MARC	45 LINCOLN CT.	KEANSBURG	NJ	07734
1323-93-34	MILOV SVETLANA	16 SANDALWOOD DRIVE	LIVINGSTON	NJ	07039
1323-93-30	BONNIER DOUGLAS L. & KATHLEEN A.	55 LINCOLN CT	KEANSBURG	NJ	07734
1323-92-17.01	IZZI NICHOLAS D III	288 CARR AVE	KEANSBURG	NJ	07734
1323-92-11	MCGRATH TERRY & DONNA	49 WILSON AVENUE	KEANSBURG	NJ	07734
1323-93-38	PATTERSON EDWARD ANDREW	33 LINCOLN COURT	KEANSBURG	NJ	07734
1323-93-39.01	CUFFEE TIERRA L	70 WILSON AVENUE	KEANSBURG	NJ	07734
1323-101-7	HUHN GARY A & DIANA M	265 CARR AVE	KEANSBURG	NJ	07734
1323-101-8	PRASAD ROBBY	267 CARR AVE	KEANSBURG	NJ	07734
1323-92-13	DISTEFANO JOSEPH	280 CARR AVE	KEANSBURG	NJ	07734
1323-92-14	282 CARR AVE LLC	222 RIDGEDALE AVE STE 201	CEDAR KNOLLS	NJ	07927
1323-92-18	LOPEZ EDIFREDO	298 CARR AVE	KEANSBURG	NJ	07734