

Site Plan Application – Planning Board of Adjustment

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

Name: KB 5 Ocean Partners, LLC Case# _____
 Address: 5 Oceanview Avenue Date: _____
Keansburg, New Jersey
 Phone #: _____ Cell # 917-699-5057

Application: (2 original copies notarized, pg. 3 - 21 total sets)	<u>21</u>	# submitted
Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial)	<u>N/A</u>	# submitted
Proof of Service (2 copies notarized, pg. 5 - include w/above)	<u>TBP</u>	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	<u>TBP</u>	# submitted
Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties & Utilities</i>	<u>1</u>	# submitted
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>See Survey</u>	# submitted
Affidavit of Publication (Star Ledger 973-392-4104 Asbury Park Press 732-643-3661) <i>Must be submitted ten (10) days prior to Planning Board meeting</i>	<u>TBP</u>	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	<u>TBP</u>	# submitted

Application Fees – as per Fee Schedule worksheet

CHECK NON-REFUNDABLE FEES	CHECK # _____	AMOUNT \$ _____
CHECK ESCROW (UNUSED FEES ARE REFUNDABLE)	CHECK # _____	AMOUNT \$ _____
IS APPLICATION COMPLETE?	YES <input type="checkbox"/> NO <input type="checkbox"/>	DATE _____
APPLICANT'S 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), KB 5 Ocean Partners, LLC, The Applicant(s) Herein, whose Address is,
5 Oceanview Ave, Keansburg, New Jersey am the Owner(s) [X] int: _____

Prospective Purchaser(s) [] int: _____ of property located on, 5 Oceanview Ave and designated as

Block: 16 and Lot 23 on the Official Keansburg Tax Map.

2. Said property is in a 5A ZONE, and is 2500 sf. (Size) and has the following

Structures on the property: Residential Dwelling

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

D(2) Variance for a 2-family residential dwelling

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. 22-5.6

5. The following is contrary to the Development Ordinance: list & detail all Variances to be sought.

D(2) Variance to allow a 2-family residential structure

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. 16 Lot: 23 intended to be used? [X] YES [] NO

7. Has the property been separated from an adjoining parcel? [] YES [X] 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? [x] YES [] NO int: _____

If so, state date of filing: _____ 2020 _____ List all the details and results of the Appeal.

Prior owner previously denied application seeking a determination that a 3-family structure was a permitted, non-conforming use. The Board determined that use had been abandoned. See Rider.

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 [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 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: Anthony J. Frayzich MANAGING AOR Date: 10/5/23

Sworn to and subscribed before me on this 5th Day of (Month) October 20 23

Notary Signature: Dennis Ng

Date: 10/5/23

Two (2) application packets Must have raised Seal

Seal

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Dennis Ng
Notary Public, State of New York
No. 01NG6087654
Qualified in Nassau County
Commission Expires December 10, 2025

**BOROUGH OF KEANSBURG
PLANNING BOARD
HEARING NOTICE**

PLEASE TAKE NOTICE:

That the Applicant, KB5 Ocean Partners, LLC, have filed an application with the Borough of Keansburg for a variance relief for property located at 5 Oceanview Avenue, Keansburg, New Jersey, designated as Block 16, Lot 23 on the Borough of Keansburg Tax Map. The Applicant seeks a variance to renovate and use the existing structure as a two-family residential dwelling in the R-5A Residential Single-Family Zone District. Two-family structures are a non-permitted use in the R-5A Residential Single-Family Zone. The applicant also seeks variance relief and design waivers for existing non-conformities that include: minimum lot area of 2500 sf whereas 500 sf is required; lot frontage of 25 ft whereas 50 ft is required; front yard setback of 11.1 ft whereas 25 ft is required; side yard setback of 0.9 ft whereas 7.5 ft is required; total side yard setback of 4.2 ft whereas 15 ft is required; rear yard setback of 23ft whereas 25 ft is required; lot coverage of 39.7% whereas a maximum of 25% is permitted; height of 35.25 ft whereas a maximum height of 35 ft is allowed; 2 off-street parking spaces whereas 5 are required; and, a waiver for the driveway length of 11 ft.

The Applicant requests all other exceptions, waivers, variances and/or other approvals as reflected on the filed plans (as same may be further amended from time to time without further notice) and as may be determined to be necessary or apparent by the Board during the course of the application process and/or public hearing.

Please Take Further Notice this application is on the Board's calendar and a public hearing before the Planning Board has been ordered for **March 11, 2024 at 7:00 pm at the Borough of Keansburg, 29 Church Street, Keansburg, New Jersey 07734**, at which time you may appear either in person, or by agent, or attorney, and present any and all comments or objections which you may have to the granting of this application. The hearing may be continued without further notice on such additional or other dates as the Board may determine. The application and supporting documents are on file in the Building Department office of Borough of Keansburg, located at 29 Church Street, Keansburg, New Jersey, and are available for inspection during normal business hours.

This notice is sent to you as the owner of property in the immediate vicinity. This notice is sent to you by the Applicants, by order of the Zoning Board and in accordance with the Municipal Land Use Law.

Andrew J. Karas, Esq.
Attorney for Applicant,
KB5 Ocean Partners, LLC

**Keansburg Planning Board of Adjustment
Borough of Keansburg, Monmouth County, New Jersey**

In the Matter of the application of:

PROOF OF SERVICE

5 Oceanview Avenue, Keansburg
County of Monmouth
State of New Jersey

I IRINA GASPARYAN, being duly sworn on my Oath, Depose and say: I am the owner, Applicant,
Agent, of Applicant KB5 Ocean Partners, LLC

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 (973-392-4104) or The Asbury Park Press (732-643-3661). An affidavit of Publication, along with an actual copy of the publication must be filed with the Planning Board Secretary.

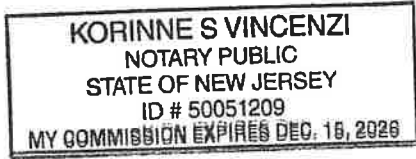

Irina Gasparyan

Sworn to and subscribed before me on this 29th Day of (Month) February 20 24

Notary Signature: Korinne Vincenzi

Date: 2/29/24

Two application packets. Must have raised a raised Seal

Seal 



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 16 LOT 23

PROPERTY LOCATION: 5 Oceanview Avenue

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

- Taxes are Current -

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

Date: 2/20/24

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

I verify that this information accurately reflects municipal tax records.

Tax Collector
 Keansburg Borough
 Monmouth County



OFFICE OF THE TAX ASSESSOR

Date: 02/26/2024

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 16

Lot 23 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

BOROUGH OF KEANSBURG

FEB 26 2024

TAX ASSESSOR

200 Foot Map for block 16 Lot 23



B/Lt	Current Owner	Mailing Address					
1323-17-12	MEDICALS ART LLC	732 DUNNE COURT 1ST FL	BROOKLYN NY	11235			
1323-17-16	FROST CARLTON & SUSAN	28 SAND SHORE ROAD	BUDD LAKE NJ	07828			
1323-184-4	JERSEY SHORE BEACH & BOARDWALK INC	275 BEACHWAY	KEANSBURG NJ	07734			
1323-184-4-X	JERSEY SHORE BEACH & BOARDWALK	275 BEACHWAY	KEANSBURG NJ	07734			
1323-16-22	KB HIGHLAND PARTNERS LLC	131 WEST 33RD STREET#1105	NEW YORK NY	10001			
1323-15-2	GRANDVIEW/ APTS AFFORDABLE HOUSING	104 CARR AVENUE	KEANSBURG NJ	07734			
1323-16-11	MORANO VINCENT S	22 BELLEVUE AVE	KEANSBURG NJ	07734			
1323-16-14	WISIAK DAVID ROBERT & SHAH LINDA	12 BELLEVUE AVE	KEANSBURG NJ	07734			
1323-17-19	RAFALOVITCH VLADISIAN	7 SEAVIEW AVENUE	KEANSBURG NJ	07734			
1323-17-20	SUNLIGHT DEVELOPMENT LLC	32 CENTER AVENUE	KEANSBURG NJ	07734			
1323-17-21.01	O DWYER HOLDINGS LLC 15 SEAVIEW AVE	79 WASHINGTON ST	KEYPORT NJ	07735			
1323-17-21.02	EASTMOND ANNE MARIE	17 SEAVIEW AVENUE	KEANSBURG NJ	07734			
1323-17-9	LUTIN NATALIA	764 BORDENTOWN AVENUE	SOUTH AMBOY NJ	08879			
1323-17-10	BAIRD GEORGE J & MARINELISS	16 OCEANVIEW AVENUE	KEANSBURG NJ	07734			
1323-16-24	SOLIMAN HANDY & ENTESAR	30 SEAVIEW AVE	KEANSBURG NJ	07734			
1323-16-25	FRISONE MARY J.	9 OCEANVIEW AVE.	KEANSBURG N.J.	07734			
1323-16-27	CORDOVA MARINA	17 OCEANVIEW AVENUE	KEANSBURG NJ	07734			
1323-16-29	WAWRZONKIEWICZ LEONORE	21 OCEANVIEW AVE	KEANSBURG NJ	07734			
1323-16-30	25 OCEANVIEW AVENUE LLC	1385 NJ-35 #228	MIDDLETOWN NJ	07748			
1323-17-11	LEARNER MARINA	177 E BLACKJACK BRANCH WY	ST JOHNS FL	32259			
1323-17-18	PINCAY JOSE & AMARILIS	5 SEAVIEW AVENUE	KEANSBURG NJ	07734			
1323-17-13	MONTALBANO RICHARD	6 OCEANVIEW AVE.	KEANSBURG NJ	07734			
1323-17-14	VELEZ HAYDEE	124 BEACHWAY	KEANSBURG NJ	07734			
1323-17-15	122 BEACHWAY LLC	28 SAND SHORE RD	BUDD LAKE NJ	07828			
1323-16-16	BENETIS ALFREDAS & LINA BENETIS-	8 BELLEVILLE AVE	KEANSBURG NJ	07734			
1323-16-12	MAHMOD EBRAHIM	20 BELLEVUE AVE	KEANSBURG NJ	07734			
1323-16-17	SCARPATI ANTHONY	31 HEMLOCK DRIVE	SLEEPY HOLLOW NY	10591			
1323-16-18	DU BING & KUNG LIAN	129 BEACHWAY	KEANSBURG NJ	07734			
1323-16-19	GARRITY RAYMOND SR	81 WILSON AVENUE	PORT MONMOUTH NJ	07758			
1323-16-20	GALLAGHER HUGH	PO BOX 331	NAVESINK NJ	07752			
1323-16-13	NOLAN MICHAEL P JR	47 TELEGRAPH HILL RD	HOLMDEL NJ	07733			
1323-16-10	SUNSHINE PROPERTIES IV LLC	6 GREEN STREET	METUCHEN NJ	08840			
1323-16-15	BARILLA PASQUALE	101 WINCHESTER DR	BRICK NJ	08724			

1323-16-26

GAROFANO JOSEPH & ESPOSITO NICHOL

11 OCEANVIEW AVE

KEANSBURG NJ

07734