

# KEANSBURG PLANNING BOARD OF ADJUSTMENT

## Site Plan Application Packet -- Cover Sheet

**Statement:** The applicant(s) will carefully build their Site Plan packet which will be held as an important Document. Please follow all the listed instructions as outlined on this Cover Sheet.

**Pg. 1 - Checklist page** – Fill out completely, and sign (case # excluded). Please leave a valid Cell Phone Number so as not to hold up the application if a problem arises. List the amount of copies (21) submitted. This will be checked by The Planning Board Secretary.

**Pgs. 2 & 3 – Statement & Variance sheets** that must be notarized. Two applications must have a raised Notary seal. The remaining applications may be copied.

**Pg. 4 – Copy of Notice to Adjoining property owners.** This is the notice that the applicant must send to all residents within 200 feet of their property.

**Pg. 5 – Proof of Service** – Notarized sheet from applicant of 200 foot service.

**Pg. 6 – Certification by Tax Collector** that taxes are Paid in Full by Block & Lot.

**Additional items that must be included, and are listed on the Checklist page # 1:**

- A. Copies of the Zoning Denial letter
- B. Copy of the Survey (Less than 3 years old).
- C. Architectural Plans, with front & side height elevations.
- D. Plot Plans, including existing & proposed setbacks. Note: On use variances or other than single family homes, plot plan to include, but not limited to; A Key Map, a map showing all buildings within 200 foot of the proposed work site. Plans Drawn to Scale
- E. All plans are to be folded; and are to be stored in legal folders.
- F. Affidavit of Publication (Star Ledger or Asbury Park Press)
  - a. Asbury Park Press
    - i. Phone: 732-643-3666
    - ii. Fax: 888-516-9440
    - iii. Email: AppLegals@Gannett.com
  - b. The Star Ledger
    - i. Phone: 732-902-4318
    - ii. Fax: 732-243-2750
    - iii. Email: LegalAds@NJAdvanceMedia.com
- G. Certified Mail return receipts enclosed. Including Utilities & Borough of Keansburg.
- H. Application Fee: 1 Check \$ \_\_\_\_\_ as per Fee Schedule/non-refundable fee.
- I. Escrow Fees: 1 Check \$ \_\_\_\_\_ as per fee schedule/refundable balance  
Escrow: additional fees may be required due to the approval process at the Planning Board level. The applicant will be notified via phone.

**Please Remember** - Applicants must build their Packets according to the instructions listed on this sheet and all instruction sheets that follow. Applicants must submit all notarized copies as listed as well as the total quantities listed.

**Total packets must be delivered to Borough Hall, 20 days prior to Meeting!**

(Cover Sheet for pages 1 to 6)

**Site Plan Application – Planning Board of Adjustment**

Name: David A Wellington Case # \_\_\_\_\_  
Address: 120 Renner Ave Bloomfield NJ Date: 7/5/2023  
07203  
Phone # \_\_\_\_\_ Cell Phone # 334-545-0550

Application: (2 original copies notarized, pg. 3 – 21 total sets) \_\_\_\_\_ # 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) \_\_\_\_\_ # submitted

Copy of Notice to Adjoining Property Owners, pg. 4 – include w/above \_\_\_\_\_ # submitted

Certified list of Property Owners (include with originals) \_\_\_\_\_ # submitted  
Available from the Tax Assessor, includes total properties & Utilities

A Certification of taxes being paid (include w/total sets) \_\_\_\_\_ # submitted  
This certification is available from the Tax Collector

A Copy of a Survey (less than 3 years old – 21 total sets) \_\_\_\_\_ # submitted

Architectural Plans (include w/packet – 21 total sets) \_\_\_\_\_ # 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.).

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: 

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), David A. Wellington, The Applicant (s) Herein, whose Address is 120 Renner Avenue Bloomfield NJ 07003, am the Owner (s)  Int: \_\_\_\_\_

Prospective Purchaser(s) : \_\_\_\_\_ of property located on 33 Myrtle Avenue And designated as Block 87 and Lot 5 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: Previously a 564 sq. feet single family Home which was demolished + removed. Currently vacant land.

3. Request is Hereby made for permission To: (Indicate type (s) of structure (s) and use thereof: Re construct a New 3 bedroom single family home

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.

- ① 22-7.3c - Restoration of a non-conforming building or structure
- ② 22-5.2c No existing building or structure shall be removed unless conformity w/ Regs.
- ③ 22-7.3c Non-Conforming uses - NO Non-Conforming use may be expanded
- ④ 22-5.5c - use variance - R5 single family ⑤ 22-5.5c Set Back Variance Req.
- ⑥ Construction + repair of sidewalks - 2.11 ⑦ 22-9.3a Off Street Parking
- ⑧ Any other variances Board may require

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 87 Lot 5 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: \_\_\_\_\_ Date: 7/5/2023

\* 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 05 Day of July 2023

Owner's Signature: \_\_\_\_\_ Date: 7/05/2023

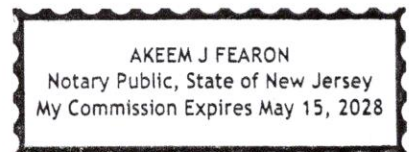
Sworn to and subscribed before me on this 05 Day of

(Month) July 2023

Notary Signature: Afearon

Date: 07/05/23  
Two (2) application packets Must have raised Seal

*Seal*



In the matter of Appeal: Construction of Non-conforming Structure 33 Myrtle Avenue Keansburg  
To: Adjacent Property Owners to 33 Myrtle Avenue

You are hereby notified that David A. Wellington has appealed from the action of the Zoning Officer of the Borough of Keansburg for a variance, interpretation, site plan, use variance, from section 2,5,7,9 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:

**PLEASE TAKE NOTICE** that David A. Wellington filed an application with the Borough of Keansburg Board of Adjustment for a variance to construct a new three (3) bedroom single family house on a property located at **33 Myrtle Avenue, Keansburg, New Jersey**. The property is in the R-5 Single-family Zone. The property is designated on the Township Tax maps as Lot 5 in block 87. The proposal requires a variance from the developmental regulations of the Borough of Keansburg for the following:

- 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 build 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 this proposal does not meet the lot size for a new single-family home
- 5) 22-5.5e-e-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 (Total) of 5 feet is proposed where 15 feet is required
  - d) Minimum Lot Coverage (Principle building) of 25% exceeded
  - e) Minimum Lot Coverage (All) of 50% is exceeded
  - f) Minimum Front yard setback of 14.4 feet is proposed where 25 feet is required
  - g) Minimum rear yard setback of 21 feet is proposed where 25 feet is required
- 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.

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:**

33 Myrtle Avenue Keansburg

**PROOF OF SERVICE**

**County of Monmouth  
State of New Jersey**

I David A. Wellington, Being duly sworn on my Oath,

Depose and say: I am the owner, Applicant, Agent, of Applicant 33 Myrtle Avenue

**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 05 Day of

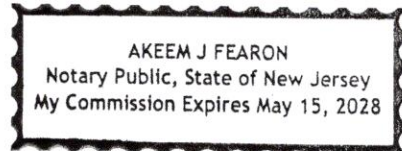
(Month) July 20 23

Notary Signature A Fearon

Date: 07/05/23

**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 87 LOT 5

PROPERTY LOCATION: 33 Myrtle Avenue

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: July 17, 2023

Thomas P. Cusick

Thomas P. Cusick, CTC Tax Collector



## Borough of Keansburg

### Construction Office

29 Church Street • Keansburg, New Jersey 07734  
Phone: 732/787-0215 Ext. 214 or 215 • Fax: 732/787-0778

Mach 14, 2023

David A. Wellington  
120 Reiner Ave,  
Bloomfield NJ 07703

Re: Construction of NSF, 3 Bedrooms Structure - Denied  
33 Myrtle Ave, Keansburg NJ 07734  
Block/Lot: 87/5  
Zone: R-5

Dear Applicant:

Regarding the above mentioned property, please be advised that your Development Permit to reconstruct a new three (3) bedroom single family structures 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.
2. The structure that was demolished contained approximately 564 square feet, your proposal is for a replacement structure of approximately 2,142 square 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 contact the Planning Board Secretary with any question you may have regarding the Planning Board application.

Respectfully,

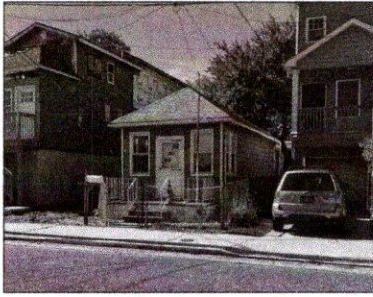
Kathy Burgess  
Assistant Zoning Officer, Borough of Keansburg

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 (Total) of 5 feet is proposed where 15 feet is required;
  - d. Minimum Lot Coverage (Principle building) of 25% is exceeded;
  - e. Minimum Lot Coverage (All) of 50% is exceeded;
  - f. Minimum front yard setback of 14.4 feet is proposed where 25 feet is required;
  - g. Minimum rear yard setback of 21 feet is proposed where 25 feet is required;
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.

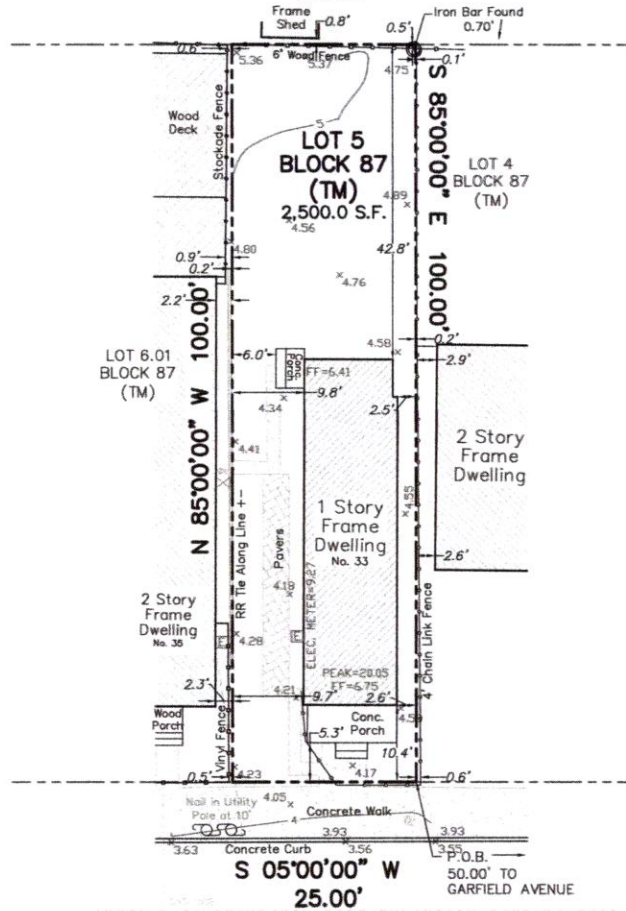




LOT 2  
BLOCK 87  
(TM)

DEED

N 05°00'00" E  
25.00'



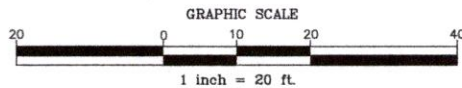
MYRTLE 50' ROW AVENUE

This survey certified to:  
Martha L. Baquero

This survey references:  
Deed Book 9602 Page 2736  
Survey of Lot 4 Block 87 by Lakeland Surveying Inc. on 12/29/15  
Survey of Lot 6.01 Block 87 by Lakeland Surveying Inc. on 07/07/20

Notes:  
Field Survey Performed on 10/16/22  
Vertical Datum NAVD88  
Subject to an accurate title search  
Subject to documents of record

Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.



I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferrable. Survey is valid only if print has original raised seal of the undersigned professional.

REVISED 10/21/2022 AG-JES: TOPOGRAPHIC SURVEY OF PROPERTY



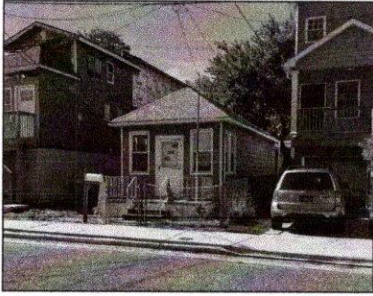
4 West Main Street | Rockaway | NJ  
Ph: (973) 625-5670 | Fx: (973) 625-4121  
www.LakelandSurveying.com  
Certificate of Authorization #24GA28090000

PROJECT NUMBER 223621		
SCALE 1"=20'	DATE 10/17/22	
FIELD: AG	DWN BY: JES	CHECKED: JSG

SURVEY OF PROPERTY  
Tax Lot 5 - Block 87  
33 Myrtle Avenue, Borough of Keansburg  
Monmouth County, New Jersey

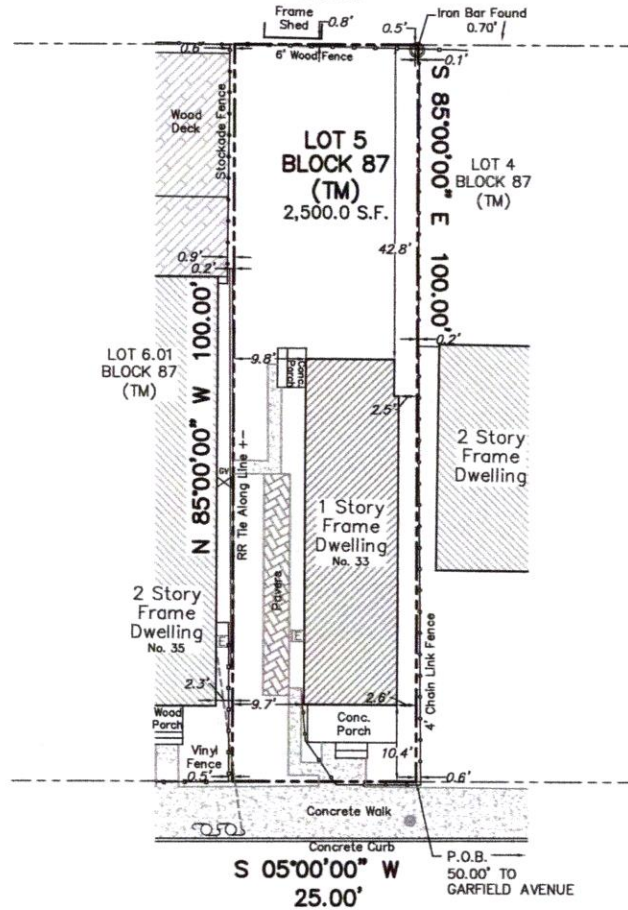
MARC J. GIFFONE, Professional Land Surveyor N.J. Lic. No 24GS04132900  
JEFFREY S. GRUNN, Professional Land Surveyor N.J. Lic. No 24GS04339900

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c. 14 (S.98-99.3) and N.J.A.C. 13:40-5.1 (d).



LOT 2  
BLOCK 87  
(TM)

N 05°00'00" E  
25.00'

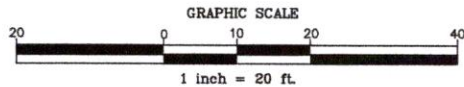


MYRTLE AVENUE  
50' ROW

This survey certified to:  
Martha L. Baquero

**Notes:**  
Field Survey Performed on 10/16/22  
Subject to an accurate title search  
Subject to documents of record  
Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.

**Survey references:**  
Deed Book 9602 Page 2736  
Survey of Lot 4 Block 87 by Lakeland Surveying Inc. on 12/29/15  
Survey of Lot 6.01 Block 87 by Lakeland Surveying Inc. on 07/07/20



I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.

**Lakeland Surveying**

4 West Main Street | Rockaway | NJ  
Ph: (973) 625-5670 | Fx: (973) 625-4121  
www.LakelandSurveying.com  
Certificate of Authorization #24GA28090000

PROJECT NUMBER  
223621

SCALE  
1"=20'

DATE  
10/xx/22

FIELD: AG  
DWN BY: xxx  
CHECKED: JSG

SURVEY OF PROPERTY

Tax Lot 5 - Block 87  
33 Myrtle Avenue, Borough of Keansburg  
Monmouth County, New Jersey

MARC J. GIFFONE, Professional Land Surveyor N.J. Lic. No 24GS04132900  
JEFFREY S. GRUNN, Professional Land Surveyor N.J. Lic. No 24GS04339900

A written Waiver and Direction has been obtained from the ultimate user pursuant to P.L. 2003, c.114 (C46:15-96.3) and N.J.A.C. 13:40-5.1 (g).



**JASON PEIST**  
ARCHITECT, LLC  
171 BROAD ST. MATAWAN, NJ 07747  
973-534-9745 | WWW.JASONPEIST.COM

NEW SINGLE FAMILY RESIDENCE  
33 MYRTLE AVENUE  
KEANSBURG, NJ

REVISONS  
# DESCRIPTION DATE  
1 HATCH FOR STAIRS 10/16/2023

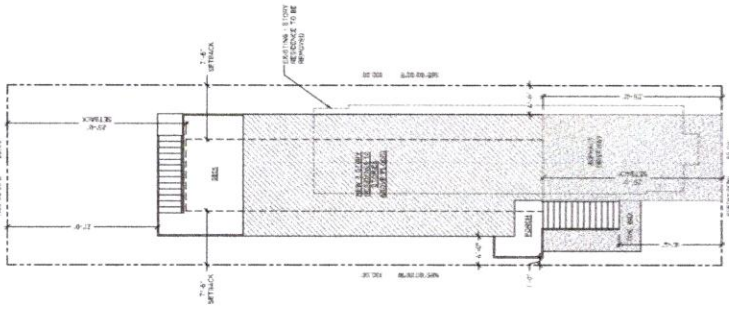
DRAWING TITLE:  
ZONING ANALYSIS  
FLOOR PLANS  
ARCHITECTURAL LICENSE #:  
NJ # 2A102032300  
NY # 039998

JASON PEIST, AIA - ARCHITECT

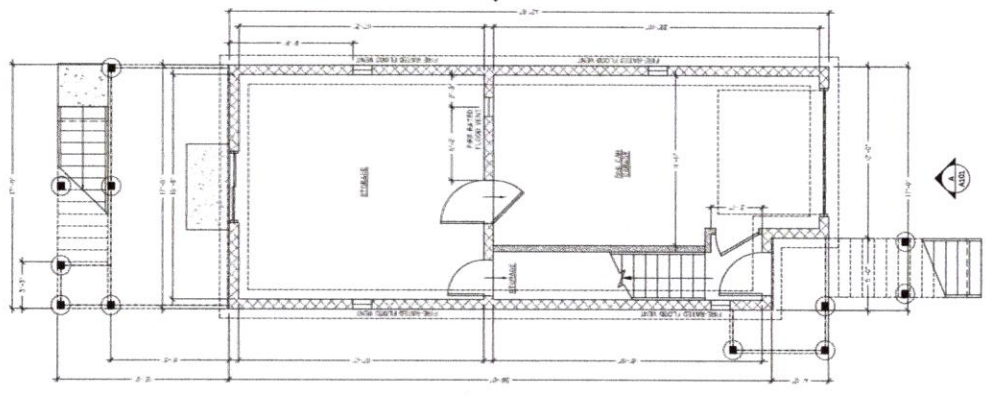
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DATE: 2/16/2023  
JOB NUMBER: 23-044  
SCALE: AS NOTED  
DRAWN BY: SHEET:  
D.P.H. 1 OF 2  
DRAWING NUMBER: A100

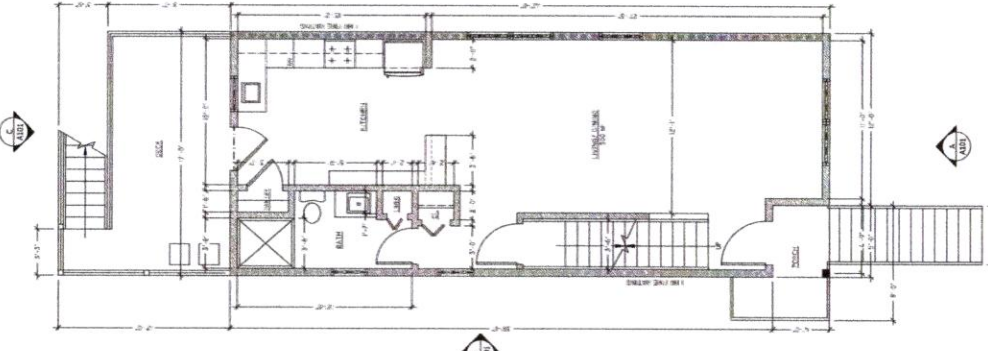
NOTE:  
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0 GROUND FLOOR PLAN  
SCALE: 1/8"=1'-0"



1 FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

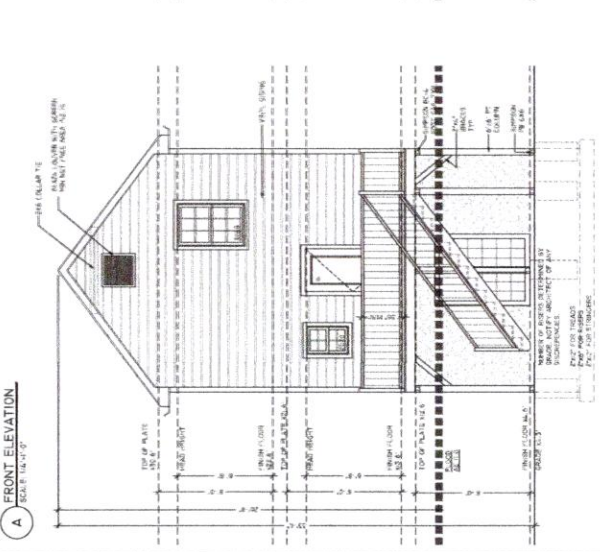
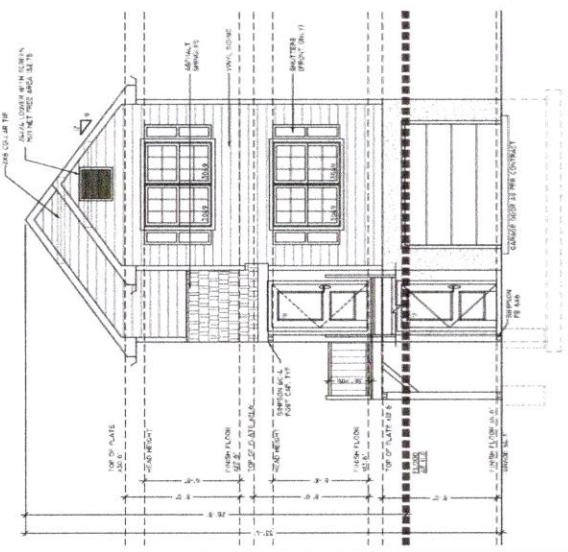
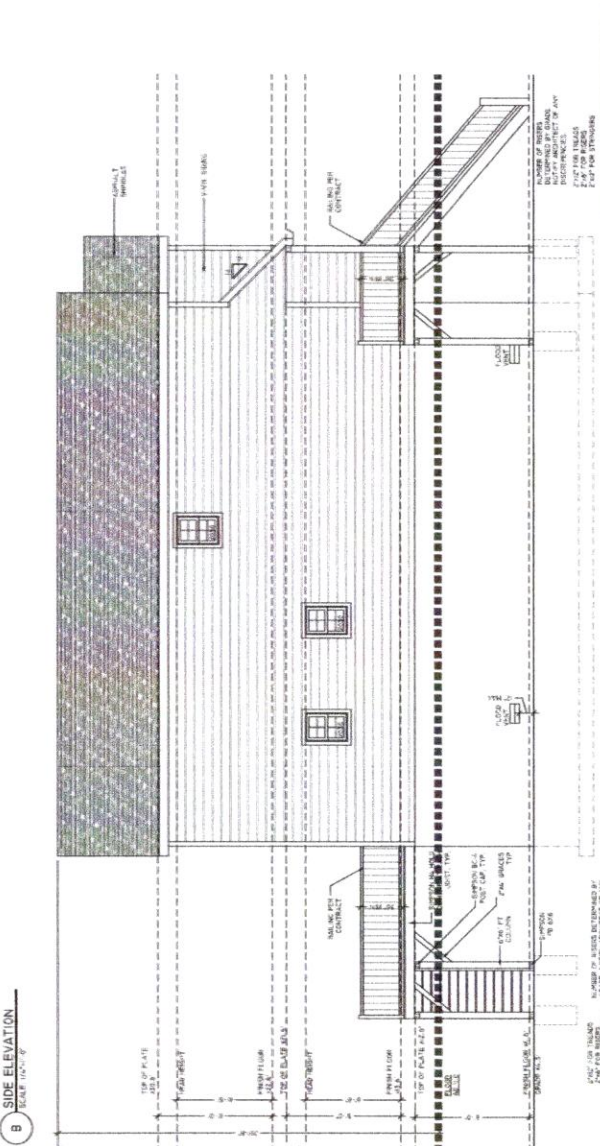
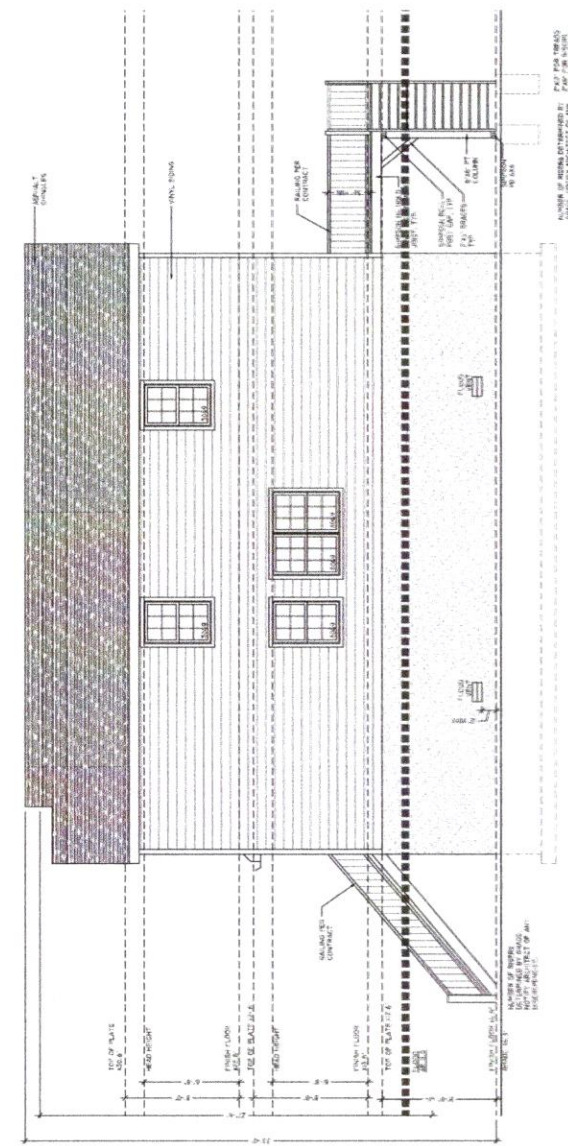


2 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	FOUNDATION	1	SQ. FT.	100.00	100.00
2	FLOORING	1	SQ. FT.	100.00	100.00
3	CEILING	1	SQ. FT.	100.00	100.00
4	WALLS	1	SQ. FT.	100.00	100.00
5	ROOFING	1	SQ. FT.	100.00	100.00
6	MECHANICAL	1	SQ. FT.	100.00	100.00
7	ELECTRICAL	1	SQ. FT.	100.00	100.00
8	PLUMBING	1	SQ. FT.	100.00	100.00
9	PAINT	1	SQ. FT.	100.00	100.00
10	LANDSCAPE	1	SQ. FT.	100.00	100.00
11	STAIRS	1	SQ. FT.	100.00	100.00
12	BATHROOM	1	SQ. FT.	100.00	100.00
13	KITCHEN	1	SQ. FT.	100.00	100.00
14	LIVING ROOM	1	SQ. FT.	100.00	100.00
15	BEDROOM	1	SQ. FT.	100.00	100.00
16	HALL	1	SQ. FT.	100.00	100.00
17	CLOSET	1	SQ. FT.	100.00	100.00
18	STAIRS	1	SQ. FT.	100.00	100.00
19	BATHROOM	1	SQ. FT.	100.00	100.00
20	KITCHEN	1	SQ. FT.	100.00	100.00
21	LIVING ROOM	1	SQ. FT.	100.00	100.00
22	BEDROOM	1	SQ. FT.	100.00	100.00
23	HALL	1	SQ. FT.	100.00	100.00
24	CLOSET	1	SQ. FT.	100.00	100.00
25	STAIRS	1	SQ. FT.	100.00	100.00
26	BATHROOM	1	SQ. FT.	100.00	100.00
27	KITCHEN	1	SQ. FT.	100.00	100.00
28	LIVING ROOM	1	SQ. FT.	100.00	100.00
29	BEDROOM	1	SQ. FT.	100.00	100.00
30	HALL	1	SQ. FT.	100.00	100.00
31	CLOSET	1	SQ. FT.	100.00	100.00
32	STAIRS	1	SQ. FT.	100.00	100.00
33	BATHROOM	1	SQ. FT.	100.00	100.00
34	KITCHEN	1	SQ. FT.	100.00	100.00
35	LIVING ROOM	1	SQ. FT.	100.00	100.00
36	BEDROOM	1	SQ. FT.	100.00	100.00
37	HALL	1	SQ. FT.	100.00	100.00
38	CLOSET	1	SQ. FT.	100.00	100.00
39	STAIRS	1	SQ. FT.	100.00	100.00
40	BATHROOM	1	SQ. FT.	100.00	100.00
41	KITCHEN	1	SQ. FT.	100.00	100.00
42	LIVING ROOM	1	SQ. FT.	100.00	100.00
43	BEDROOM	1	SQ. FT.	100.00	100.00
44	HALL	1	SQ. FT.	100.00	100.00
45	CLOSET	1	SQ. FT.	100.00	100.00
46	STAIRS	1	SQ. FT.	100.00	100.00
47	BATHROOM	1	SQ. FT.	100.00	100.00
48	KITCHEN	1	SQ. FT.	100.00	100.00
49	LIVING ROOM	1	SQ. FT.	100.00	100.00
50	BEDROOM	1	SQ. FT.	100.00	100.00
51	HALL	1	SQ. FT.	100.00	100.00
52	CLOSET	1	SQ. FT.	100.00	100.00
53	STAIRS	1	SQ. FT.	100.00	100.00
54	BATHROOM	1	SQ. FT.	100.00	100.00
55	KITCHEN	1	SQ. FT.	100.00	100.00
56	LIVING ROOM	1	SQ. FT.	100.00	100.00
57	BEDROOM	1	SQ. FT.	100.00	100.00
58	HALL	1	SQ. FT.	100.00	100.00
59	CLOSET	1	SQ. FT.	100.00	100.00
60	STAIRS	1	SQ. FT.	100.00	100.00
61	BATHROOM	1	SQ. FT.	100.00	100.00
62	KITCHEN	1	SQ. FT.	100.00	100.00
63	LIVING ROOM	1	SQ. FT.	100.00	100.00
64	BEDROOM	1	SQ. FT.	100.00	100.00
65	HALL	1	SQ. FT.	100.00	100.00
66	CLOSET	1	SQ. FT.	100.00	100.00
67	STAIRS	1	SQ. FT.	100.00	100.00
68	BATHROOM	1	SQ. FT.	100.00	100.00
69	KITCHEN	1	SQ. FT.	100.00	100.00
70	LIVING ROOM	1	SQ. FT.	100.00	100.00
71	BEDROOM	1	SQ. FT.	100.00	100.00
72	HALL	1	SQ. FT.	100.00	100.00
73	CLOSET	1	SQ. FT.	100.00	100.00
74	STAIRS	1	SQ. FT.	100.00	100.00
75	BATHROOM	1	SQ. FT.	100.00	100.00
76	KITCHEN	1	SQ. FT.	100.00	100.00
77	LIVING ROOM	1	SQ. FT.	100.00	100.00
78	BEDROOM	1	SQ. FT.	100.00	100.00
79	HALL	1	SQ. FT.	100.00	100.00
80	CLOSET	1	SQ. FT.	100.00	100.00
81	STAIRS	1	SQ. FT.	100.00	100.00
82	BATHROOM	1	SQ. FT.	100.00	100.00
83	KITCHEN	1	SQ. FT.	100.00	100.00
84	LIVING ROOM	1	SQ. FT.	100.00	100.00
85	BEDROOM	1	SQ. FT.	100.00	100.00
86	HALL	1	SQ. FT.	100.00	100.00
87	CLOSET	1	SQ. FT.	100.00	100.00
88	STAIRS	1	SQ. FT.	100.00	100.00
89	BATHROOM	1	SQ. FT.	100.00	100.00
90	KITCHEN	1	SQ. FT.	100.00	100.00
91	LIVING ROOM	1	SQ. FT.	100.00	100.00
92	BEDROOM	1	SQ. FT.	100.00	100.00
93	HALL	1	SQ. FT.	100.00	100.00
94	CLOSET	1	SQ. FT.	100.00	100.00
95	STAIRS	1	SQ. FT.	100.00	100.00
96	BATHROOM	1	SQ. FT.	100.00	100.00
97	KITCHEN	1	SQ. FT.	100.00	100.00
98	LIVING ROOM	1	SQ. FT.	100.00	100.00
99	BEDROOM	1	SQ. FT.	100.00	100.00
100	HALL	1	SQ. FT.	100.00	100.00
101	CLOSET	1	SQ. FT.	100.00	100.00
102	STAIRS	1	SQ. FT.	100.00	100.00
103	BATHROOM	1	SQ. FT.	100.00	100.00
104	KITCHEN	1	SQ. FT.	100.00	100.00
105	LIVING ROOM	1	SQ. FT.	100.00	100.00
106	BEDROOM	1	SQ. FT.	100.00	100.00
107	HALL	1	SQ. FT.	100.00	100.00
108	CLOSET	1	SQ. FT.	100.00	100.00
109	STAIRS	1	SQ. FT.	100.00	100.00
110	BATHROOM	1	SQ. FT.	100.00	100.00
111	KITCHEN	1	SQ. FT.	100.00	100.00
112	LIVING ROOM	1	SQ. FT.	100.00	100.00
113	BEDROOM	1	SQ. FT.	100.00	100.00
114	HALL	1	SQ. FT.	100.00	100.00
115	CLOSET	1	SQ. FT.	100.00	100.00
116	STAIRS	1	SQ. FT.	100.00	100.00
117	BATHROOM	1	SQ. FT.	100.00	100.00
118	KITCHEN	1	SQ. FT.	100.00	100.00
119	LIVING ROOM	1	SQ. FT.	100.00	100.00
120	BEDROOM	1	SQ. FT.	100.00	100.00
121	HALL	1	SQ. FT.	100.00	100.00
122	CLOSET	1	SQ. FT.	100.00	100.00
123	STAIRS	1	SQ. FT.	100.00	100.00
124	BATHROOM	1	SQ. FT.	100.00	100.00
125	KITCHEN	1	SQ. FT.	100.00	100.00
126	LIVING ROOM	1	SQ. FT.	100.00	100.00
127	BEDROOM	1	SQ. FT.	100.00	100.00
128	HALL	1	SQ. FT.	100.00	100.00
129	CLOSET	1	SQ. FT.	100.00	100.00
130	STAIRS	1	SQ. FT.	100.00	100.00
131	BATHROOM	1	SQ. FT.	100.00	100.00
132	KITCHEN	1	SQ. FT.	100.00	100.00
133	LIVING ROOM	1	SQ. FT.	100.00	100.00
134	BEDROOM	1	SQ. FT.	100.00	100.00
135	HALL	1	SQ. FT.	100.00	100.00
136	CLOSET	1	SQ. FT.	100.00	100.00
137	STAIRS	1	SQ. FT.	100.00	100.00
138	BATHROOM	1	SQ. FT.	100.00	100.00
139	KITCHEN	1	SQ. FT.	100.00	100.00
140	LIVING ROOM	1	SQ. FT.	100.00	100.00
141	BEDROOM	1	SQ. FT.	100.00	100.00
142	HALL	1	SQ. FT.	100.00	100.00
143	CLOSET	1	SQ. FT.	100.00	100.00
144	STAIRS	1	SQ. FT.	100.00	100.00
145	BATHROOM	1	SQ. FT.	100.00	100.00
146	KITCHEN	1	SQ. FT.	100.00	100.00
147	LIVING ROOM	1	SQ. FT.	100.00	100.00
148	BEDROOM	1	SQ. FT.	100.00	100.00
149	HALL	1	SQ. FT.	100.00	100.00
150	CLOSET	1	SQ. FT.	100.00	100.00
151	STAIRS	1	SQ. FT.	100.00	100.00
152	BATHROOM	1	SQ. FT.	100.00	100.00
153	KITCHEN	1	SQ. FT.	100.00	100.00
154	LIVING ROOM	1	SQ. FT.	100.00	100.00
155	BEDROOM	1	SQ. FT.	100.00	100.00
156	HALL	1	SQ. FT.	100.00	100.00
157	CLOSET	1	SQ. FT.	100.00	100.00
158	STAIRS	1	SQ. FT.	100.00	100.00
159	BATHROOM	1	SQ. FT.	100.00	100.00
160	KITCHEN	1	SQ. FT.	100.00	100.00
161	LIVING ROOM	1	SQ. FT.	100.00	100.00
162	BEDROOM	1	SQ. FT.	100.00	100.00
163	HALL	1	SQ. FT.	100.00	100.00
164	CLOSET	1	SQ. FT.	100.00	100.00
165	STAIRS	1	SQ. FT.	100.00	100.00
166	BATHROOM	1	SQ. FT.	100.00	100.00
167	KITCHEN	1	SQ. FT.	100.00	100.00
168	LIVING ROOM	1	SQ. FT.	100.00	100.00
169	BEDROOM	1	SQ. FT.	100.00	100.00
170	HALL	1	SQ. FT.	100.00	100.00
171	CLOSET	1	SQ. FT.	100.00	100.00
172	STAIRS	1	SQ. FT.	100.00	100.00
173	BATHROOM	1	SQ. FT.	100.00	100.00
174	KITCHEN	1	SQ. FT.	100.00	100.00
175	LIVING ROOM	1	SQ. FT.	100.00	100.00



**NOTE:**  
DIMENSIONS & SPECIFICATIONS ONLY FOR THE SCOPE OF WORK INDICATED ON THE DRAWINGS. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR CONSIDERED AS EITHER BEING PART OF THE CONTRACT OR AS A BASIS FOR ANY CLAIMS IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.





**BOROUGH OF KEANSBURG**  
**MUNICIPAL OFFICES**

OFFICE OF THE TAX ASSESSOR

Date: July 17, 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 87                      Lot 5                      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

<u>Block/Lot</u>	<u>Property Owner</u>	<u>Mailing Address</u>		
1323-82-3	BORO OF KEANSBURG-VACANT	29 CHURCH STREET	KEANSBURG N J	07734
1323-86-5	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734
1323-86-6	CAPPADONA JOSEPH A & NANCY	7 LAUREL AVENUE	KEANSBURG NJ	07734
1323-81-7	MASSEY MICHELLE L	29 GARFIELD AVE.	KEANSBURG NJ	07734
1323-81-8	SALAM ABDUS	31 GARFIELD AVE	KEANSBURG NJ	07735
1323-81-9	66 BEACONLIGHT LLC	16 SANDLEWOOD DRIVE	LIVINGSTON NJ	07039
1323-86-9	O SULLIVAN JOHN	15 WASHINGTON AVENUE	KEANSBURG NJ	07734
1323-86-11	MCLELLAN GREG	38 MYRTLE AVE	KEANSBURG NJ	07734
1323-87-3	29 MYRTLE AVE LLC	158 CONCORD AVE	LEONARDO NJ	07737
1323-87-5	WELLINGTON DAVID A & BAQUERO MARTHA	120 RENNER AVENUE	BLOOMFIELD NJ	07003
1323-87-6.01	BAQUERO MARTHA L & WELLINGTON DAV	120 RENNER AVENUE	BLOOMFIELD NJ	07003
1323-87-7	FALBER JOHN	45 MYRTLE AVENUE	KEANSBURG NJ	07734
1323-82-4	ABRAHAM KENNETH	26 WARREN STREET	RUMSON NJ	07760
1323-82-5	MILLER MICHAEL	15 GARFIELD AVE	KEANSBURG NJ	07734
1323-82-6	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734
1323-82-7	MEDINA CHRISTOPHER A	11 GARFIELD AVE	KEANSBURG NJ	07734
1323-86-1	KILBY CHARLES J & FAATJARAU	14 GARFIELD AVE	KEANSBURG N J	07734
1323-86-2	BUONOCORE PETER	33 NOTTINGHAM WAY	MIDDLETOWN NJ	07748
1323-86-3	PLG VENTURES LLC	30 KNIGHTSBRIDGE ROAD	PISCATAWAY NJ	08854
1323-86-4	MULLANE JOHN	12 GARFIELD AVENUE	KEANSBURG NJ	07734
1323-78-17	MINUPAP LLC	518 LANZARO DR	MORGANVILLE NJ	07751
1323-78-18	GORDON NANCY A	45 RAMSEY AVENUE	KEANSBURG N J	07734
1323-88-1	SALVATORE DANIELA & JOHN & NICOLAS	34 WASHINGTON AVE	KEANSBURG NJ	07734
1323-88-3	MARKS HAROLD & LILLIAN	32 WASHINGTON AVE.	KEANSBURG N.J.	07734
1323-88-4	MARKS HAROLD SR & LILLIAN	32 WASHINGTON AVE	KEANSBURG N J	07734
1323-88-5	LAPLUME DYLAN & TIFFANY	28 WASHINGTON AVE	KEANSBURG NJ	07734
1323-89-1	BREHENY PATRICK J.	16 WASHINGTON AVE.	KEANSBURG N.J.	07734
1323-87-9	DIETSCHER WILLIAM M & ROSENBLATT C	52 RAMSEY AVE	KEANSBURG NJ	07734
1323-87-10	COCUZZA JAMES SR & JAMES JR.	98 KETCHAM ROAD	FARMINGDALE NJ	07727
1323-87-11	JOSE REYES LLC	100 BEAUMONT PLACE	NEWARK NJ	07104
1323-81-6.01	BETANCES ANA M	23 GARFIELD AV	KEANSBURG NJ	07734
1323-81-6.02	ANDUJAR EDWIN	993 HART ST FL 2	BROOKLYN NY	11237
1323-78-15	PLASTERAS KATHLEEN	39 RAMSEY AVE	KEANSBURG NJ	07734
1323-78-16	VARVAR TARIN & SENKALP ANI	41 RAMSEY AVE	KEANSBURG NJ	07734
1323-87-8	JMG1 REALTY LLC	4067 EAST PROSPECTOR DR	COTTONWOOD HEIGHTS UT	84121
1323-87-4	LUMBA DENNIS C.	31 MYRTLE AVENUE	KEANSBURG NJ	07734
1323-87-1	FORD CHARLENE & MANSONET JOSEPH	34 GARFIELD AVENUE	KEANSBURG NJ	07734
1323-87-2	REYES WALTER	30 GARFIELD AVE	KEANSBURG NJ	07734
1323-87-6.02	ALITE JOHNNY P	15525 100TH STREET	HOWARD BEACH NY	11414
1323-86-10	46 MYRTLE AVENUE PROPERTIES LLC	7 BRECKENRIDGE COURT	FREEHOLD NJ	07728



200 Foot Map Bl 87 Lt 5

