

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)



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), Richard MONTALBANO, The Applicant (s) Herein, whose

Address is 6 Oceanview ave, Keansburg, ns 07734, am the Owner (s) int: RH

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

And designated as Block 17 and Lot 13 on the Official Keansburg Tax Map.

2. Said property is in a R-5A Zone, and is 0.115 acres (Size) and has the following

Structures on the property: 2 story b-level, concrete block Foundation home with alum/vinyl siding & brick

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

remove and replace existing concrete surround house.

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.

New construction must meet the requirements for maximum lot coverage of 50% as set forth in the Development regulations of the borough of Keansburg.

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 17 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: Richard Montalto Date: 1/19/2024

* 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 _____

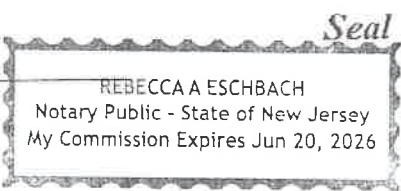
Owner's Signature: _____ Date: Richard Montalto

Sworn to and subscribed before me on this 19 Day of January 20 24

(Month) January _____

Notary Signature: [Signature]

Date: _____



Two (2) application packets Must have raised Seal
(Page 3 of 6)

THOMAS P. CUSICK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires September 8, 2026



BOROUGH OF KEANSBURG

OFFICE OF THE TAX COLLECTOR

Date: JANUARY 12, 2024

RE: **Property Tax Status**

Block 17 Lot 13

Address: 6 OCEANVIEW AVENUE

To Whom It May Concern:

Please be advised that the above-referenced property is **CURRENT** with property taxes due to the Borough of Keansburg.

Very truly yours,

Thomas P. Cusick
Tax Collector

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 Richard Montalbano, Being duly sworn on my Oath,

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

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 24 Day of

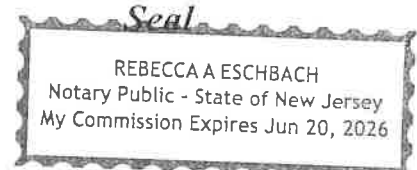
(Month) January 20 24.

Notary Signature [Signature]

Date: 1/24/2024

Two application packets. Must have raised a raised Seal

Richard Montalbano
1/24/2024



Th P. Cusick

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 Richard Montalbano, Being duly sworn on my Oath,

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

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- 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)
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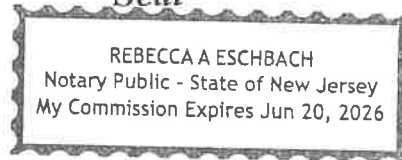
Sworn to and subscribed before me on this 24 Day of
(Month) January 20 24

Notary Signature [Signature]

Date: 1/24/2024

Two application packets. Must have raised a raised Seal

Richard Montalbano
Seal



1/24/24
J.P. Cusick



Borough of Keansburg

Construction Office

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

August 7, 2023

Richard Montalbano
6 Oceanview Ave
Keansburg NJ 07734

Re: Remove and replace existing concrete - Denied
6 Oceanview Ave, Keansburg NJ 07734
Block/Lot: 17/13
Zone: R-5A

Dear Applicant:

Regarding the above mentioned property, please be advised that your Development Permit to remove and replace existing concrete as noted on your application has been denied for the following:

1. New construction must meet the requirements for maximum lot coverage of 50% as set forth 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 see the Planning Board Secretary with any question you may have regarding the Planning Board application.

Respectfully,

Kathy Burgess
Assistant Zoning Officer, Borough of Keansburg

Site Plan Application – Planning Board of Adjustment

Name: Richard Montalbano Case # _____

Address: 6 Oceanview Ave, Kearnsburg NJ 07734 Date: _____

Phone # 646-852-1589 Cell Phone # _____

Application: (2 original copies notarized, pg. 3 – ~~21~~¹⁸ 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~~¹⁸ total sets) _____ # submitted

Architectural Plans (include w/packet – ~~21~~¹⁸ total sets) _____ # submitted

Plot Plans (include w/packet – 21 total sets) Note: plot plans to include all setbacks, sidelines, both existing and proposed as well as all accessories (Sheds, Pools, Decks, Fencing, Driveways, Garages, etc.). _____ # submitted

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: Richard Montalbano

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)

200 Foot Map for Block 17 Lot 13, Keansburg



Block/Lot	Current Owner	Mailing Address				
1323-17-12	MEDICALS ART LLC	732 DUNNE COURT 1ST FL	BROOKLYN NY	11235		
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		
1323-17-16	FROST CARLTON & SUSAN	28 SAND SHORE ROAD	BUDD LAKE NJ	07828		
1323-16-22	KB HIGHLAND PARTNERS LLC	131 WEST 33RD STREET#1105	NEW YORK NY	10001		
1323-17-17	KB COTTAGE LLC	131 W.33RD ST,SUITE 1105	NEW YORK NY	10001		
1323-18-12	IKRAM MUHAMMAD	18 SEAVIEW AVENUE	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		
1323-17-22	REGINOS RENATO & HAY JAMIE L	23 SEAVIEW AVE	KEANSBURG NJ	07734		
1323-16-27	CORDOVA MARINA	17 OCEANVIEW AVENUE	KEANSBURG NJ	07734		
1323-16-29	WAWRZONKIEWICZ LEONORE	21 OCEANVIEW AVE	KEANSBURG NJ	07734		
1323-16-24	SOLIMAN HAMDY & ENTESAR	30 SEAVIEW AVE	KEANSBURG NJ	07734		
1323-16-25	FRISONE MARY J.	9 OCEANVIEW AVE.	KEANSBURG N.J.	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		
1323-16-14	WISIAK DAVID ROBERT & SHAH LINDA	12 BELLEVIEW AVE	KEANSBURG NJ	07734		
1323-17-11	LEARNER MARINA	177 E BLACKJACK BRANCH WY	ST JOHNS FL	32259		
1323-17-14	VELEZ HAYDEE	124 BEACHWAY	KEANSBURG NJ	07734		
1323-17-15	122 BEACHWAY LLC	28 SAND SHORE RD	BUDD LAKE NJ	07828		
1323-18-13	JUDOWSKI PETER J & MELISSA A.	14 SEAVIEW AVENUE	KEANSBURG NJ	07734		
1323-18-15.01	PUCCI LOUIS A	91 PORTSMOUTH DR	TOMS RIVER NJ	08757		
1323-18-15.02	DIVINCENT ANTHONY D JR & SANDRA L	4 SEAVIEW AVE	KEANSBURG NJ	07734		
1323-18-15.03	FERNANDEZ BARBARA & MICHAEL	2 SEAVIEW AVE	KEANSBURG NJ	07734		
1323-17-18	PINCAY JOSE & AMARILIS	5 SEAVIEW AVENUE	KEANSBURG NJ	07734		
1323-16-12	MAHMOD EBRAHIM	20 BELLEVIEW AVE	KEANSBURG NJ	07734		
1323-16-16	BENETIS ALFREDAS & LINA BENETIS-	8 BELLEVILLE AVE	KEANSBURG NJ	07734		
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		

1323-16-15	BARILLA PASQUALE	101 WINCHESTER DR	BRICK NJ	08724
1323-18-14	NEW HORIZON HOME BUYERS LLC	51 OHIO AVENUE	MIDDLETOWN NJ	07748
1323-16-26	GAROFANO JOSEPH & ESPOSITO NICHOL	11 OCEANVIEW AVE	KEANSBURG NJ	07734
1323-17-8	DOHERTY PATRICK J & MARY	26 OCEANVIEW AVE	KEANSBURG NJ	07734
1323-16-23	KB FIVE OCEAN PARTNERS LLC	131 WEST 33RD ST STE 1105	NEW YORK NY	10001