



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

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. (200 foot search) This is the notice that the applicant must send to all residents within 200 feet of their property. *The list of property owner(s) is available from the Tax Assessor's Office.* **The date of the hearing MUST be obtained from the Planning Board Secretary to include in the notice after the packet is deemed complete.**

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 973-392-4104 or Asbury Park Press 732-643-3661)
- 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!

Site Plan Application – Planning Board of Adjustment

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

Name: NJ Leaf Keansburg Dispensary, LLC Case# _____
 Address: 77 Route 36, Keansburg, NJ 07734 Date: _____
 Phone #: (732) 583-7474 Cell # _____


| | | |
|--|-----------------------|-------------|
| 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>N/A</u> | # submitted |
| Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above | <u>N/A</u> | # submitted |
| Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties & Utilities</i> | <u>To be provided</u> | # submitted |
| A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector | <u>To be provided</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>N/A</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>N/A</u> | # submitted |
| Certification Mail Return Receipts (PS Form 3800, June 2002) | <u>N/A</u> | # submitted |

Application Fees – as per Fee Schedule worksheet

CHECK NON-REFUNDABLE FEES CHECK # _____ AMOUNT \$ _____

CHECK ESCROW CHECK # _____ AMOUNT \$ _____
 (UNUSED FEES ARE REFUNDABLE)

IS APPLICATION COMPLETE? YES NO DATE _____

APPLICANT'S SIGNATURE: 

PLANNING BOARD SECRETARY OR DESIGNEE: COMPLETE

DATE 3/25/2024 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), NJ Leaf Keansburg Dispensary, LLC, The Applicant(s) Herein, whose Address is, _____, am the Owner(s) int: _____

Prospective Purchaser(s) int: _____ of property located on, 71 Route 36 and designated as

Block: 163 and Lot 16.02 on the Official Keansburg Tax Map.

B-3 Highway Commercial District
2. Said property is in a _____ ZONE, and is 1.735 acres (Size) and has the following

Structures on the property: existing one story frame building.

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

Applicant seeks to utilize approximately 3,500 s.f. of the existing building for a cannabis dispensary.

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. The proposed use is permitted in accordance with Ordinance #1718, adopted 1/24/24.

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

The proposed use is permitted in this zone. There are no variances required, as adequate parking is being provided. Approximately seventy-nine spaces are being provided and sixty-five spaces are required.

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. 163 Lot: 16.02 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 [X] 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 _____ TBD

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: 3/25/2024

* 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 25th Day of March 2024

Owner's Signature:  Date: 3/24/24

Sworn to and subscribed before me on this. 25th Day of (Month) March .20. 24

Notary Signature: 

Date: 3-25-24

Two (2) application packets Must have raised Seal

Seal

JAYNA TRINIDAD
Notary Public
State of New Jersey
My commission expires July 13, 2025



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: _____

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 _____ 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 is proposing to utilize 3,500 s.f. of the existing building for a cannabis dispensary.

On premises located at 71 Route 36, Keansburg, New Jersey Block: 163 Lot: 16.02

The Keansburg Planning Board of Adjustment has scheduled the hearing to be held on the TBD Day of TBD, 20 TBD 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:

NJ Leaf Keansburg Dispensary, LLC

PROOF OF SERVICE

County of Monmouth
State of New Jersey

I _____, being duly sworn on my Oath, Depose and say: I am the owner, Applicant,

Agent, of Applicant NJ Leaf Keansburg Dispensary, 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.

Sworn to and subscribed before me on this _____ Day of (Month) _____ 20 _____

Notary Signature: _____

Date: _____

Two application packets. Must have raised a raised Seal

Seal

OWNER'S AFFIDAVIT OF AUTHORIZATION AND CONSENT

In the matter of NJ Leaf Keansburg Dispensary, LLC Application No.: _____
Name of Applicant

STATE OF NEW JERSEY
COUNTY OF MONMOUTH

Kathleen Tartivita of full age, being duly sworn according to law and oath
Name of property owner

deposes and says:

I reside at P.O. Box 142, Atlantic Highlands, NJ 07716

and am the owner in fee of _____
Name of company if applicable

which company is the owner in fee of the property located at: 717 Route 36 (seventy seven Rt 36)

Also known as Block 163, Lot 16.02

on the latest tax map of _____ Township/Borough.

The Applicant named above is the (my) Tenant
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 22nd day of March 2024

[Signature]
Notary

[Signature]
Owner's Signature



