

Site Plan Application – Planning Board of Adjustment

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

Name: Beachway Avenue Realty, LLC. Case# _____
 Address: 7 Heyward Hills Drive Date: _____
Holmdel, NJ 07733 tcritelli@danitom.com
 Phone #: 732-888-3736 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>2</u>	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	<u>1</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>21</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>	To Be Provided	# submitted
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 \$ _____

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

IS APPLICATION COMPLETE? YES NO 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), Beachway Avenue Realty, LLC., The Applicant(s) Herein, whose Address is, 7 Heyward Hills Drive, Holmdel, NJ 07733, am the Owner(s) int: _____

Prospective Purchaser(s) int: _____ of property located on, Beachway Ave. and designated as

Block: 184 and Lot 1 on the Official Keansburg Tax Map.

Beachway Avenue Waterfront

Redevelopment Subarea J

2. Said property is in a _____ ZONE, and is 2.71 acres (Size) and has the following

Structures on the property: The site is mostly undeveloped with a former parking lot area remaining.

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

The applicant is proposing to construct a 96 residential condominium units within 3 buildings.

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. N/A

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

Minimum Open Space required 30%, whereas 14.5% open space is provided.

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. 184 Lot: 1 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 _____ 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 instal1ed 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: 3/14/24

* 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: _____

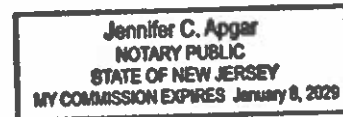
Sworn to and subscribed before me on this. 14th Day of (Month) March 2024

Notary Signature: _____

Date: 3/14/24

Two (2) application packets Must have raised Seal

Seal



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 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 instal1ed 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: [Handwritten Signature] Date: 3/18/24

Sworn to and subscribed before me on this 18th Day of (Month) March 2024

Notary Signature: Melissa Toledo
Date: 3/18/2024

Two (2) application packets Must have raised Seal
MELISSA R TOLEDO
Notary Public, State of New Jersey
My Commission Expires Dec 14, 2027



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: Beachway Avenue Reality, 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 _____ 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 Preliminary/ Final Site Plan approval to develop the existing vacant lot with 96-unit residential condominiums. The proposed condominiums will be contained within three buildings, each building is five (5) stories tall containing: 32-units, ground level parking, and customary residential amenities. Additional site improvements include bituminous parking lot, underground stormwater management system, site lighting, landscaping and utility connections. The site is located entirely within the Beachway Avenue Waterfront Redevelopment subarea 1. The Applicant is also seeking bulk variance relief from the Minimum Open Space requirement of 30%, whereas the Application proposes 14.5% Open Space.

On premises located at 315 Beachway Avenue, Keansburg, New Jersey Block: 184 Lot: 1

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:

Beachway Avenue Realty, LLC.

County of Monmouth
State of New Jersey

PROOF OF SERVICE

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

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



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 184 LOT 1

PROPERTY LOCATION: 315 Beachway Avenue

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

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

Date: _____

Thomas P. Cusick, CTC Tax Collector



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 184 LOT 1

PROPERTY LOCATION: Beachway 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: 9/5/2023

Thomas P. Cusick

Thomas P. Cusick, CTC Tax Collector