

Site Plan Application – Planning Board of Adjustment

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

Name: HARRY HOFF Case# _____
 Address: 342 Front St Date: 1/5/24
Union Beach NJ 07735
 Phone #: 732-739-7199 Cell # 732 739 7199

Application: (2 original copies notarized, pg. 3 - 21 total sets)	<u>2</u>	# submitted
Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial)	✓ <u>21</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) Must be submitted ten (10) days prior to Planning Board meeting	_____	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	_____	# 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: Harry Hoff

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), HARRY HOFF, The Applicant(s) Herein, whose Address is, 342 Front ST., am the Owner(s) int: [Signature]

Prospective Purchaser(s) int: OWNER of property located on, 4 Berry and designated as Block: 112 and Lot 1 on the Official Keansburg Tax Map.

2. Said property is in a RS ZONE, and is 40 x 50 (Size) and has the following Structures on the property: Prior single family Home demolished
Sandy Damaged

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof:
Construct New more conforming 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.
SEE ATTACHED Front Setback 10 where 25 is Required
Rear yard Set Back, 10 FT where 25 FT is Required
Side yard - 4.5 (to stairs) where 7.5 IS Required Side (combo) 12 where 15 is Required
Lot area 2000 sqft where 5000 is Required, Frontage 40 where 50 is Required
Depth 50 where 100 is needed, Lot coverage 31.25 TOTAL lot coverage 48.50
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. 112 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, N/A Date: N/A

Statement & Variance Sheet - Continued:

8. Has there been any previous appeal involving this parcel/premises? YES [] NO int: _____

If so, state date of filing: 1/1/22 List all the details and results of the Appeal.

Whispering willows settlement

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 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: [Signature] Date: 1/5/24

* 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 5th Day of January 20

24
Owner's Signature: [Signature] Date: 1/5/24

Sworn to and subscribed before me on this. 5th Day of (Month) January .20. 24

Notary Signature: [Signature]

Date: 1/5/24

Two (2) application packets Must have raised Seal
Seal Paul N Mirabelli
Attorney At Law
State of New Jersey



Borough of Keansburg

Construction Office

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

October 17, 2022

HARRY R HOFF
342 FRONT STREET
UNION BEACH, NJ 07735

Re: Construction of NSF, 2 Bedrooms Structure - Denied
4 Berry St., Keansburg
Block/Lot: 112/1

Dear Applicant:

Regarding the above mentioned property, please be advised that your Development Permit to reconstruct a new two (2) bedrooms, 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. The new construction would have to be setback from the street property line as set forth in 22-5.5e for a distance of twenty-five (25') feet.
2. The structure that you demolished contained approximately 528 square feet, your proposal is for a replacement structure of approximately 1,500 (including the garage) 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 see the Planning Board Secretary, who will answer 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. Front yard setback of approximately 10 feet where 25 feet is required;
 - b. Rear yard setback of approximately 10 feet where 25 feet is required;
 - c. Side yard setback of approximately 4.5 (to the stairs) feet where 7.5 feet is required;
 - d. Minimum Lot Area of 5,000 SF required - 2,000 SF is being proposed;
 - e. Minimum Lot Frontage of 50 feet is required – 40 feet is being proposed;
 - f. Minimum Lot Coverage (Principle building) of 25% is exceeded;
 - g. Minimum Lot Coverage (All) of 50% is exceeded;
 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, where only thirteen (13) feet is being provided.
 8. Any other variances the Board may require in the course of hearing this application.
-

**LEGAL NOTICE
BOROUGH OF KEANSBURG
PLANNING BOARD OF ADJUSTMENT**

Neighbor

You are hereby notified that an appeal from the action of the zoning officer of the Borough of Keansburg for a variance, interpretation, and site plan, from sections 22-5, 22-7, and 22-9 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; the reconstruction of a single family Sandy damaged home that is in a more conforming footprint than the prior structure on an undersized lot. The applicant will be applying for the following variances:

- To permit a front yard setback of 10 feet where 25 feet is required;
 - To permit a rear yard setback of 10 feet where 25 feet is required;
 - To permit a side yard setback of 4.5 feet (to the stairs) where 7.5 feet is required;
 - To permit a minimum lot area of 2000 square feet where 5000 square feet is required;
 - To permit a lot frontage of 40 feet where 50 feet is required;
 - To permit a lot coverage of 31.25 % (principle building) where the maximum allowed lot coverage is 25%;
 - To permit a combined side yard of 12 feet where 15 feet is required;
 - To permit a lot depth of 50 feet where 100 feet is required
 - To permit a driveway length of 20 feet to the curb line where a driveway length of 35 feet is required;
 - Any other variance or waivers that may be required:
- On the premises known as 4 Berry Street, Keansburg, NJ Block 112 Lot 1.

The properties on either side are developed with residences and there is no available land to acquire to bring the lot into conformity. The lot meets criteria (a) of 40:55D-70(c)(1) which states that hardship exists "by reason of exceptional narrowness, shallowness or shape of a specific piece of property." This hearing is being conducted in accordance with the requirements of the case known as Whispering Woods v. Middletown Township 220 N.J. Super, 161 (Law Div. 1987) to consider the terms of settlement of the action filed by the Applicant in the Superior Court of New Jersey, Monmouth County, Law Division, Docket No. MON-L-3365-22 with respect to the Board's October 17, 2022 denial of the Applicant's application.

The Applicant requests that the application be deemed amended to include any additional approvals, design waivers, deviations, interpretations, bulk variances, or exceptions and/or relief from any prior conditions which are determined to be necessary in the review and processing of this application whether requested by the Board or otherwise.

The Keansburg Planning Board of Adjustment is scheduled to hear the application on _____ at 7 PM in the Council Chambers of the Municipal Building 29 Church St. Keansburg, NJ.

You or your agent or your 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 supporting documents are on file in the office of the Municipal Clerk and are available for review and inspection.



BOROUGH OF KEANSBURG
MUNICIPAL OFFICES

OFFICE OF THE TAX ASSESSOR

Date: November 20, 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 112 Lot 1 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

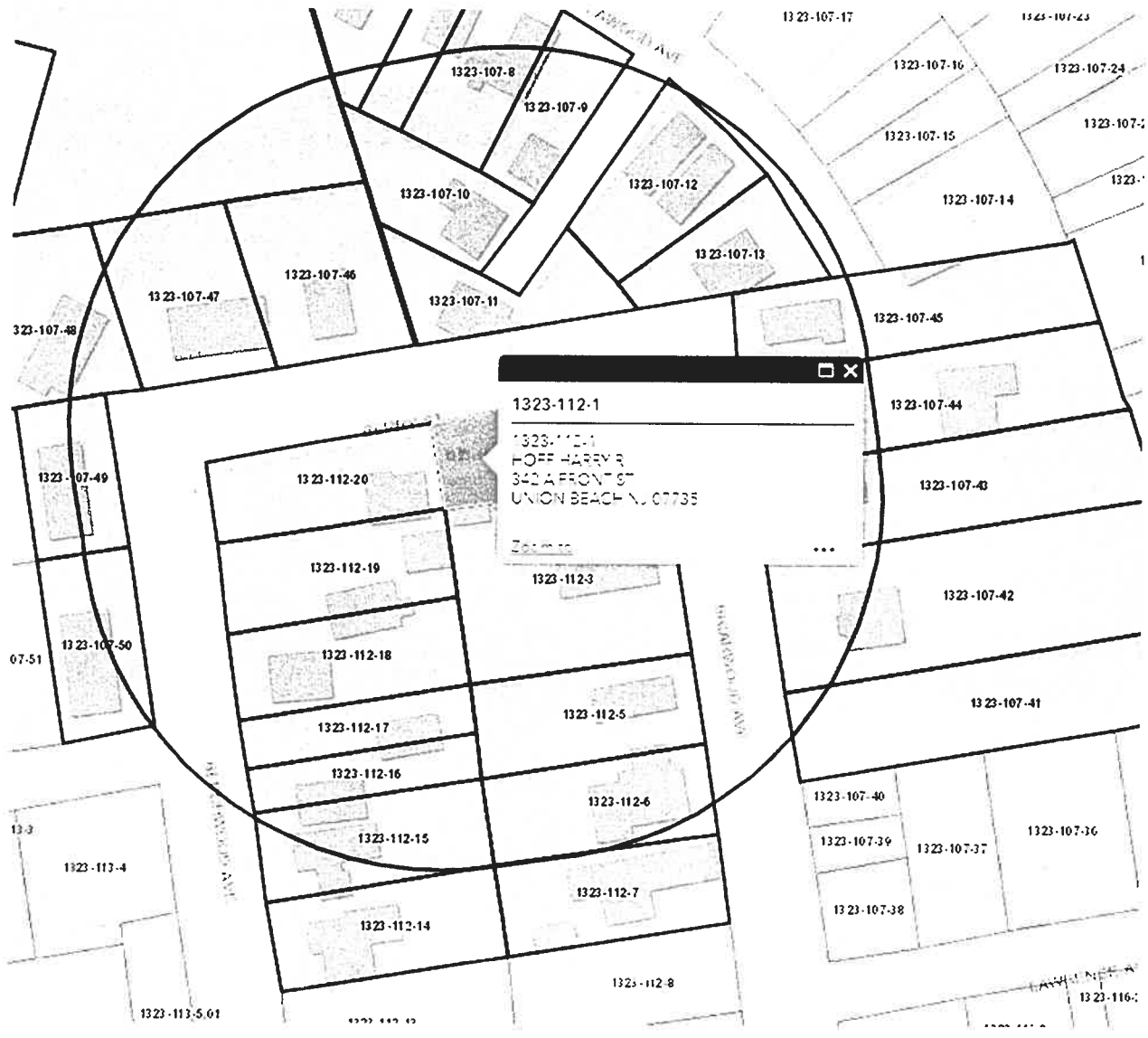
If property is located on a County Road:

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

29 Church Street • Keansburg, New Jersey 07734
Phone: 732-787-0215 • Fax: 732-787-0787



1323-112-1
HOFF HARRY R
342 A FRONT ST
UNION BEACH NJ 07735

Zone: ...

1323-112-3

1323-112-5

1323-112-6

1323-112-7

1323-112-8

W. 1ST ST

FRONT ST

1323-116-1
1323-116-2
1323-116-3
1323-116-4
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1323-116-100

200-FOOT SEARCH, 4 BERRY ST

Block/Lot	Owners	Mailing Address	
1323-107-11	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ 07734
1323-107-61	BORO OF KEANSBURG - SEWER PLANT	29 CHURCH STREET	KEANSBURG NJ 07734
1323-107-62	BORO OF KEANSBURG-VACANT	29 CHURCH STREET	KEANSBURG N.J. 07734
1323-112-1	HOFF HARRY R	342 A FRONT ST	UNION BEACH NJ 07735
1323-112-3	O BRIEN NANCY E	7 BRIARWOOD AVE	KEANSBURG NJ 07734
1323-107-42	HARMATA THEODORE J III	16 BRIARWOOD AVE	KEANSBURG NJ 07734
1323-112-6	PARSLEY DOUGLAS	17 BRIARWOOD AVE	KEANSBURG NJ 07734
1323-112-7	ABDELMESSIH HANA	854 POOLE AVE	HAZLET NJ 07730
1323-112-14	SCHOENFELDER PATRICIA	22 BEECHWOOD AVE	KEANSBURG NJ 07734
1323-112-15	SORELLA PROPERTY MANAGEMENT LLC	32 8TH STREET	BELFORD NJ 07718
1323-112-17	KEANSBURG 14 BEACHWOOD AVE LLC	PO BOX 708	HOLMDEL NJ 07733
1323-112-18	CUELLAR MANUEL & VIRGINIA	10 BEECHWOOD AVENUE	KEANSBURG NJ 07734
1323-112-19	SORELLA PROPERTY MANAGEMENT LLC	32 8TH STREET	BELFORD NJ 07718
1323-107-7	7 SEAWOOD AVE LLC	158 CONCARD AVE	LEONARDO NJ 07737
1323-107-8	KEANSBURG 11 SEAWOOD AVE LLC	PO BOX 708	HOLMDEL NJ 07733
1323-107-5.01	KEANSBURG 3 SEAWOOD AVE LLC	PO BOX 708	HOLMDEL NJ 07733
1323-107-9	VASKO MARIAN	3 GREENWOOD PLACE	KEANSBURG NJ 07734
1323-107-10	MATTHEWS PHILLIP R & ELIZABETH A	1 GREENWOOD PLACE	KEANSBURG N.J. 07734
1323-107-44	GOSHA DEBRA	8 BRIARWOOD AVE	KEANSBURG NJ 07734
1323-107-45	VONDEESTEN KARL E	P O BOX 133NE	WEST KILL NY 12492
1323-107-46	BRITTAIN JOHN F & MARILYN M	11 BERRY STREET	KEANSBURG NJ 07734
1323-107-47	COUCH ALAINA	9 BERRY STREET	KEANSBURG NJ 07734
1323-107-48	GONZALEZ-SITJA NICOLE	3 BERRY STREET	KEANSBURG NJ 07734
1323-107-49	PATEL PANKAJ	967 EAST LINCOLN AVE	PISCATAWAY NJ 08854
1323-107-50	JACKSON JOHN C	P O BOX 452	KEANSBURG NJ 07734
1323-112-20	BOYCE RONALD & GAIL	15 TUSCAN DR	FREEHOLD NJ 07728
1323-107-13	SINITSKY LEONID & YEVGENIYA	108 OTIS AVENUE	STATEN ISLAND NY 10306
1323-112-16	INNIES ALYSSA M	16 BEECHWOOD AVE	KEANSBURG NJ 07734
1323-107-43	VETERE MICHAEL & BELINDA	10 BRIARWOOD AVENUE	KEANSBURG NJ 07734
1323-107-41	CANZANELLA THOMAS	18 BRIARWOOD AVE	KEANSBURG NJ 07734
1323-112-5	PORCELLO JOSEPH P JR	13 BRIARWOOD AVE	KEANSBURG NJ 07734
1323-112-2	PETRONACI DANIEL & STEFANIE	3 BRIARWOOD AVE	KEANSBURG NJ 07734

12-R - Berry

3 Bn - L

7 Bn - Ross

1323-107-12

TALLAM SHIVA & RADHIKA

91 MORNING WATCH RD

WAYNE NJ

07470



BOROUGH OF KEANSBURG

OFFICE OF THE TAX COLLECTOR

Date: January 16, 2024

RE: **Property Tax Status**

Block 112 Lot 1

Address: 4 BERRY STREET

To Whom It May Concern:

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

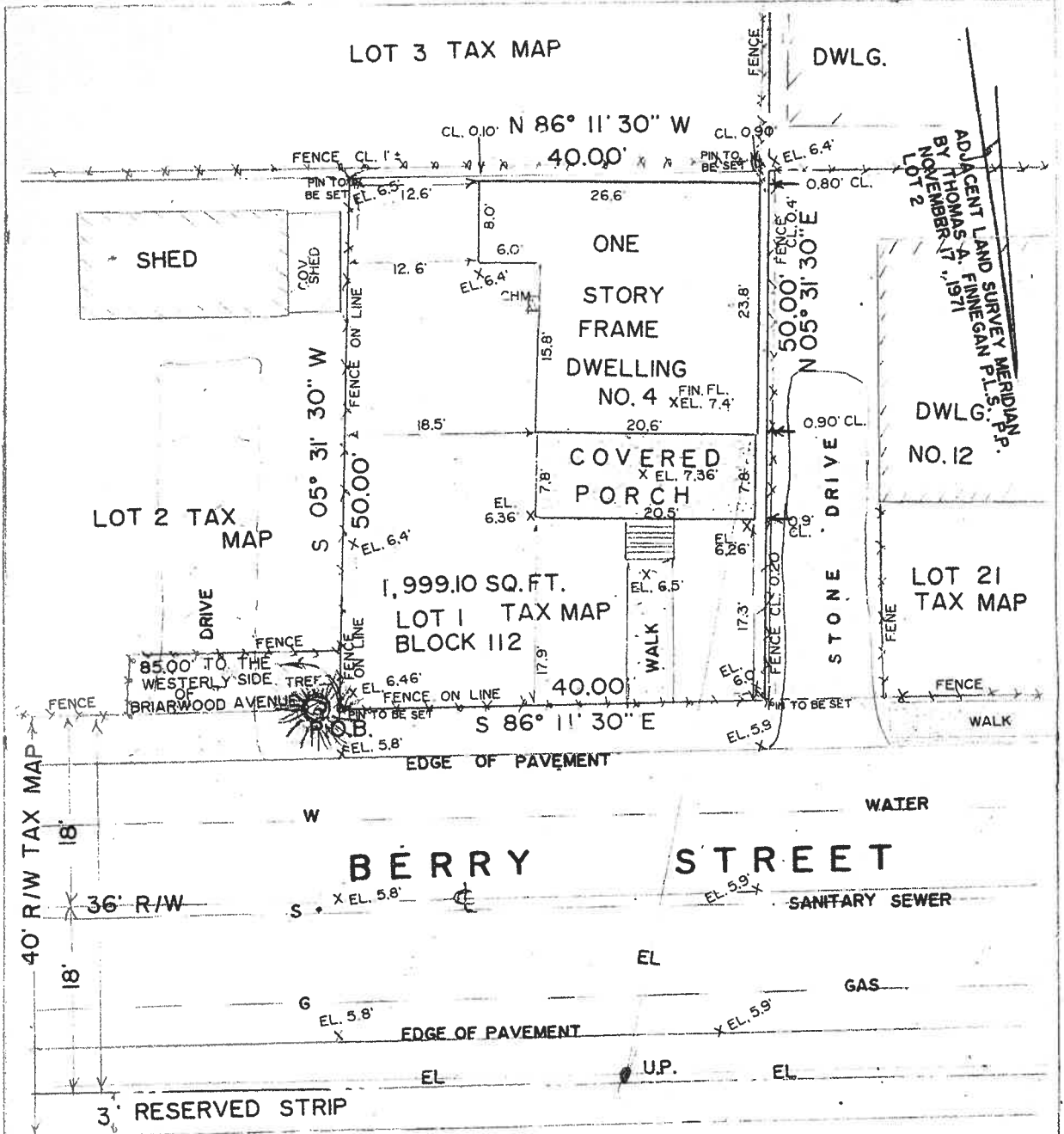
Very truly yours,

Thomas P. Cusick
Tax Collector

29 Church Street • Keansburg, New Jersey 07734
Phone: 732-787-0215 • Fax: 732-787-0787

LOT 3 TAX MAP

DWLG.



CERTIFIED TO:
HARRY R. HOFF

Note: a written waiver and direction not to set
Corner markers has been obtained from the
Ultimate user pursuant to P.L. 2003, c.14
(C45:8-36.2) and N.J.A.C. 13:40-5.1(d) & 5.2

Note: Property is subject to any Easements of Record.
Note: Building offsets are not to be used in re-establishing
Property lines.
Note: Utilities not shown.

NOTE: SPOT ELEVATIONS ON NAVD 1988 DATUM
PROPERTY IS IN FLOOD ZONE AE EL.11'
BOROUGH BUILDING ZONE R-5

NO. 4 BERRY STREET

TOPOGRAPHIC LAND SURVEY OF LOT 1,
BLOCK 112 ON THE OFFICIAL TAX MAP OF
THE BOROUGH OF KEANSBURG,
MONMOUTH COUNTY, NEW JERSEY.

PAGE 19

THOMAS FINNEGAN LAND SURVEYING

Thomas Craig Finnegan
THOMAS CRAIG FINNEGAN P.L.S. N.J.
PROFESSIONAL LAND SURVEYOR LIC. 38601
245 EAST END AVE., BELFORD, NJ 07718
732-787-0318 FAX 732-495-6217
SCALE 1"=10' FEBRUARY 5, 2015

LOT 3 TAX MAP

DWLG.

N 86° 11' 30" W

40.00'



LOT 2 TAX MAP

S 05° 31' 30" W

FENCE ON LINE

50.00'

DRIVE

1,999.10 SQ. FT.
LOT 1 TAX MAP
BLOCK 112

40.00'

S 86° 11' 30" E

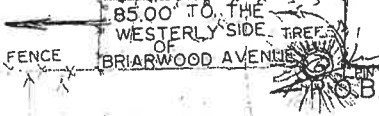
50.00' FENCE CL. 0.4'

N 05° 31' 30" E

STONE DRIVE

DWLG.
NO. 12

LOT 21
TAX MAP



FENCE

85.00' TO THE WESTERLY SIDE TREE OF BRIARWOOD AVENUE

0.6'

EDGE OF PAVEMENT

W

WATER

BERRY STREET

36' R/W

SANITARY SEWER

S

18'

GAS

G

EDGE OF PAVEMENT

EL

U.P.

EL

3' RESERVED STRIP

CERTIFIED TO:

John J. Caddle, Jr. ISAOA ATIMA
Harry R. Hoff
Kelly Title Group, LLC and Fidelity National Title Insurance Company.
Paul N. Mirabelli, Esq.

NO. 4 BERRY AVENUE

LOCATION LAND SURVEY OF LOT 1 IN BLOCK 112
ON THE OFFICIAL TAX MAP OF THE
BOROUGH OF KEANSBURG,
MONMOUTH COUNTY, NEW JERSEY

TAX MAP PAGE 19

THOMAS CRAIG FINNEGAN LAND SURVEYING, LLC

Thomas Craig Finnegan
THOMAS CRAIG FINNEGAN P.L.S. LIC. # 38601
PROFESSIONAL LAND SURVEYOR,

245 EAST END AVENUE

BELFORD, NEW JERSEY 07718

Office # 732-787-0318, fax # 732-495-6217

Cell # 732-856-2821, email: thomascfinnegan@gmail.com

SCALE 1" = 10'

OCTOBER 11, 2023

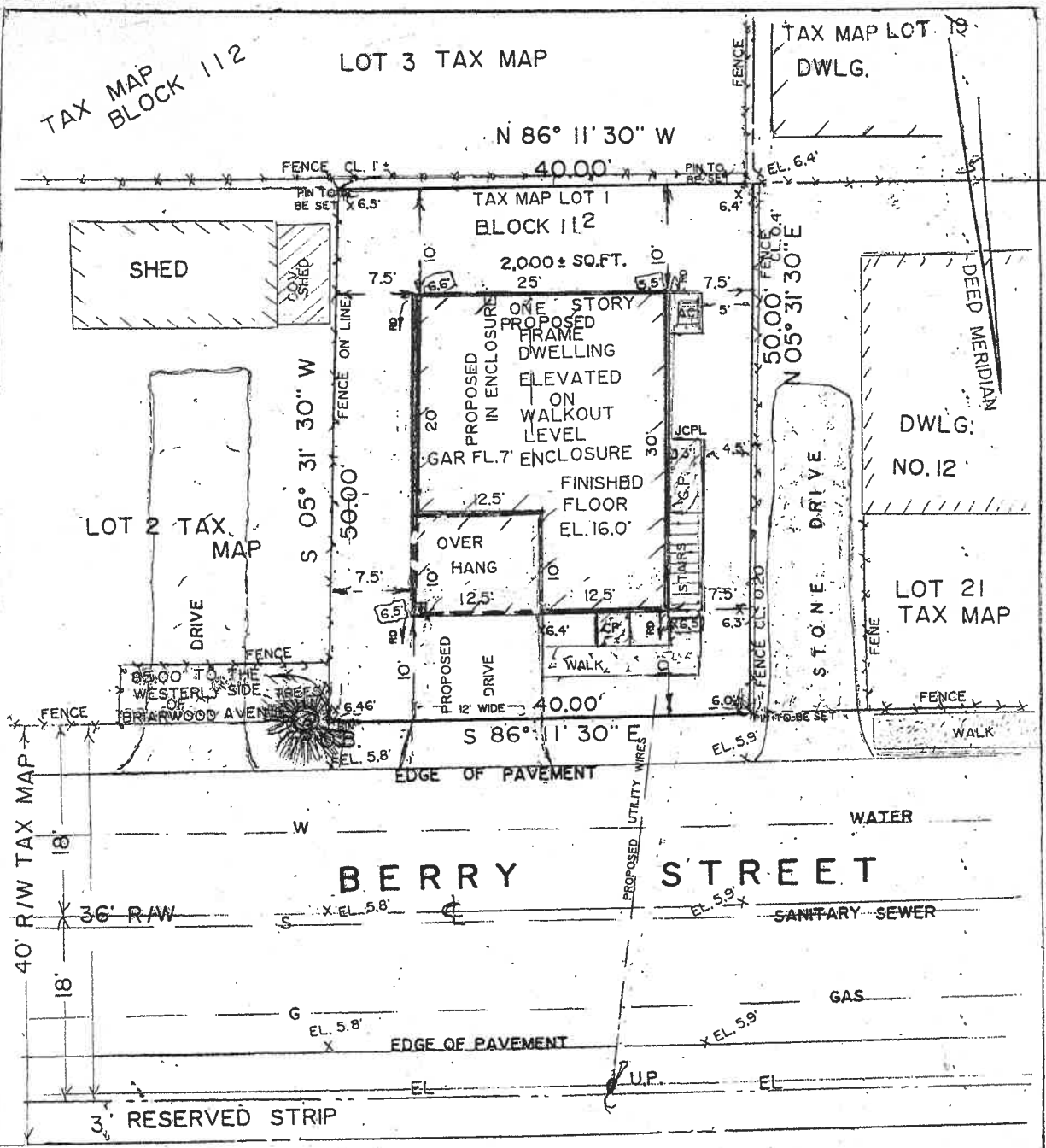
Note; a written waiver and direction not to set
Corner markers has been obtained from the
Ultimate user pursuant to P.L. 2003, c.14
(C45:8-36.2) and N.J.A.C. 13:40-5.1(d) & 5.2

Note; Property is subject to any Easements of Record.
Note; Building offsets are not to be used in re-establishing
Property lines.

TAX MAP BLOCK 112

LOT 3 TAX MAP

TAX MAP LOT 19 DWLG.



NOTE: SUBJECT PROPERTY IS 2000 ± SQ.FT.

NOTE: The Former Dwelling was 700 sq. ft. = 34.95% cov.
The Porch and Walkway 72 sq. ft. = 3.60% cov.
Total Lot Coverage: 38.55% cov.

NOTE: SPOT ELEVATIONS ON NAVD 1988 DATUM
PROPERTY IS IN FLOOD ZONE AE EL. 11'
BOROUGH BUILDING ZONE R-5
FEMA ZONE AE EL. 11 FT.

PROPOSED

DWELLING IS 625 SQ.FT. AT 31.25% cov.
THE OVER HANG IS 125 SQ.FT. AT 6.25% cov.
THE DRIVE IS AT 120 SQ.FT. AT 6.00% cov.
THE C.P. AND STAIRS ARE 48 SQ.FT. = 2.40% cov.
THE FRONT C.P. AND WALK IS 60 SQ.FT. = 3.0% cov.
PROPOSED TOTAL COVERAGE IS 48.90 % COV.

OWNER/APPLICANT:

HARRY R. HOFF

NO. 4 BERRY STREET

PROPOSED DWELLING SHOWN ON

TOPOGRAPHIC LOCATION LAND SURVEY OF LOT 1
IN BLOCK 112 ON THE OFFICIAL TAX MAP OF THE
BOROUGH OF KEANSBURG,
MONMOUTH COUNTY, NEW JERSEY

TAX MAP PAGE 19
THOMAS CRAIG FINNEGAN LAND SURVEYING, LLC
Thomas Craig Finnegan
THOMAS CRAIG FINNEGAN LIC. # 38601
PROFESSIONAL LAND SURVEYOR
245 EAST END AVENUE, BELFORD, N.J. 07718
Office 732-787-0318, Cell Ph. 732-856-282
FAX # 732 495-6217, Thomascfinnegan@gmail.com
SCALE 1" = 10' OCTOBER 3, 2022

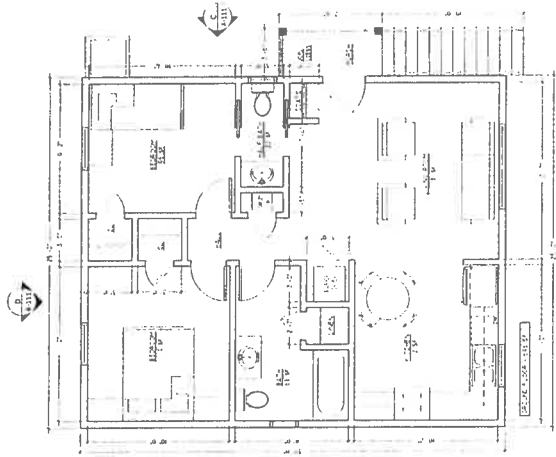
NOTE: THIS DRAWING IS APPROVED ONLY FOR THE SCOPE OF WORK INDICATED ON THE DRAWING. ALL OTHER MATTERS SHOWN OR NOT SHOWN ARE THE RESPONSIBILITY OF THE CLIENT AND APPROVED BY THIS ARCHITECT AND HIS CONSULTANTS OR IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.



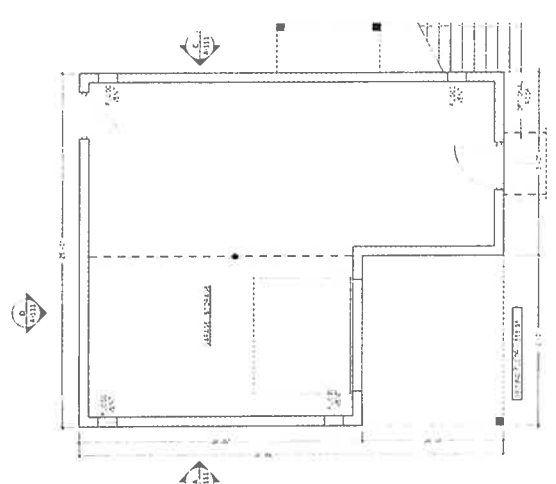
JASON PEIST
ARCHITECT, LLC
171 BRAD ST. PLAZA, NJ 07147
973-531-4745 | WWW.JASONPEIST.COM

NEW RESIDENCE
4 BERRY STREET
MONMOUTH COUNTY
BLOCK 112 LOT 1

REV. NO. DATE
1 08/18/2020
2 08/20/2020
3 08/20/2020
4 08/20/2020



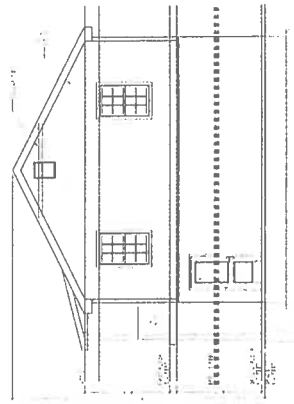
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



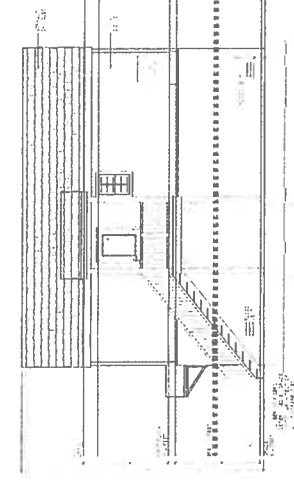
0 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

DRAWING TITLE
PROPOSED PLANS AND ELEVATIONS
ARCHITECTURAL LICENSE #
J.P. # 000000000
NY # 635896

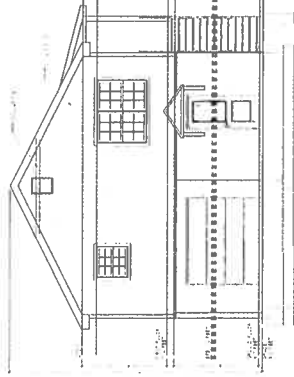
JASD. PEIST, AIA - ARCHITECT
© COPYRIGHT 2020
ISSUES, REVISIONS & TYPED DIMENSIONS
REVISIONS: 1. 08/18/2020: PERMITS
2. 08/20/2020: PERMITS
3. 08/20/2020: PERMITS
4. 08/20/2020: PERMITS
DATE: 08/18/2020
JOB NUMBER: 20-211
SCALE: AS NOTED
DRAWN BY: J.R.P.
SHEET 1 OF 1
DRAWING NUMBER A-111



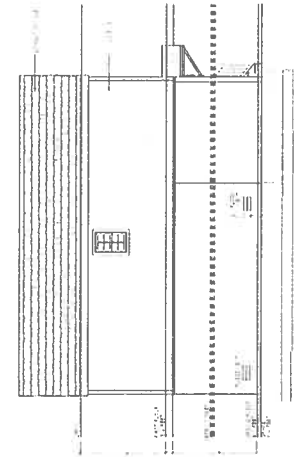
D REAR ELEVATION
SCALE: 3/8" = 1'-0"



C SIDE ELEVATION
SCALE: 3/8" = 1'-0"



B FRONT ELEVATION
SCALE: 3/8" = 1'-0"



A SIDE ELEVATION
SCALE: 3/8" = 1'-0"

LEGAL NOTICE
BOROUGH OF KEANSBURG
PLANNING BOARD OF ADJUSTMENT

You are hereby notified that an appeal from the action of the zoning officer of the Borough of Keansburg for a variance, interpretation, and site plan, from sections 22-5, 22-7, and 22-9 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; the reconstruction of a single family Sandy damaged home that is in a more conforming footprint than the prior structure on an undersized lot. The applicant will be applying for the following variances:

- To permit a front yard setback of 10 feet where 25 feet is required;
 - To permit a rear yard setback of 10 feet where 25 feet is required;
 - To permit a side yard setback of 4.5 feet (to the stairs) where 7.5 feet is required;
 - To permit a minimum lot area of 2000 square feet where 5000 square feet is required;
 - To permit a lot frontage of 40 feet where 50 feet is required;
 - To permit a lot coverage of 31.25 % (principle building) where the maximum allowed lot coverage is 25%;
 - To permit a combined side yard of 12 feet where 15 feet is required;
 - To permit a lot depth of 50 feet where 100 feet is required
 - To permit a driveway length of 20 feet to the curb line where a driveway length of 35 feet is required;
 - Any other variance or waivers that may be required:
- On the premises known as 4 Berry Street, Keansburg, NJ Block 112 Lot 1.

The properties on either side are developed with residences and there is no available land to acquire to bring the lot into conformity. The lot meets criteria (a) of 40:55D-70(c)(1) which states that hardship exists "by reason of exceptional narrowness, shallowness or shape of a specific piece of property." This hearing is being conducted in accordance with the requirements of the case known as Whispering Woods v. Middletown Township 220 N.J. Super, 161 (Law Div. 1987) to consider the terms of settlement of the action filed by the Applicant in the Superior Court of New Jersey, Monmouth County, Law Division, Docket No. MON-L-3365-22 with respect to the Board's October 17, 2022 denial of the Applicant's application.

The Applicant requests that the application be deemed amended to include any additional approvals, design waivers, deviations, interpretations, bulk variances, or exceptions and/or relief from any prior conditions which are determined to be necessary in the review and processing of this application whether requested by the Board or otherwise.

The Keansburg Planning Board of Adjustment is scheduled to hear the application on _____ at 7 PM in the Council Chambers of the Municipal Building 29 Church St. Keansburg, NJ.

You or your agent or your 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 supporting documents are on file in the office of the Municipal Clerk and are available for review and inspection.

/s/Harry Hoff
Applicant
