

# 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  
 Phone #: 732 739 7199 Cell # 732 739 7199

Application: (2 original copies notarized, pg. 3 - 21 total sets) 21 # submitted  
 Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial) ✓ 21 # submitted  
Proof of Service (2 copies notarized, pg. 5 - include w/above) \_\_\_\_\_ # submitted  
 ✓ Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above 21 # 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) ✓ 21 # submitted  
 Architectural Plans (include w/packet - 21 total sets) ✓ 21 # 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.). ✓ 21 # submitted  
 Affidavit of Publication (Star Ledger 973-392-4104 | Asbury Park Press 732-643-3661) \_\_\_\_\_ # submitted  
**Must be submitted ten (10) days prior to Planning Board meeting**  
 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: [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), Harry Hoff, The Applicant(s) Herein, whose Address is,  
342 Front St Union Beach NJ, am the Owner(s) int: 

Prospective Purchaser(s) [ ] int: own of property located on, 70 Washington and designated as  
Block: 79 and Lot 13 on the Official Keansburg Tax Map.

2. Said property is in a RS ZONE, and is 26x63 (Size) and has the following  
Structures on the property: Recently Demolished Single Family Home

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof:  
New construction of a 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 Denial  
Front Set Back 14 where 25 is needed / Rear 15 where 25 is needed  
Side Yard 5 to stairs where 7.5 is needed, 5' left where 7.5 is needed  
Combo side 10 where 15 is needed, lot area needs 500 sqft 1700 actual  
Frontage 25.52 where 50 is needed, depth 63 where 100 is needed  
Lot coverage 23.56 where 25 is allowed, total lot 43.9 where 50 is allowed  
*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. 79 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, N/A Date: N/A

**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: N/A 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: N/A

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 \_\_\_\_\_ Day of \_\_\_\_\_ 20

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

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

Notary Signature: [Signature]

Date: 1/5/24

**Two (2) application packets Must have raised Seal**

Seal

Page 3

Paul W. Mitchell  
Attorney at Law  
State of New Jersey



**Borough of Keansburg**  
Code Enforcement Department

29 Church Street • Keansburg, New Jersey 07734  
Phone: 732/787-0215 • Fax: 732/787-3699

October 3, 2023

HARRY R HOFF  
342 FRONT STREET  
UNION BEACH, NJ 07735

Re: Construction of NSF, 2 Bedrooms Structure - Denied  
70 Washington Ave, Keansburg NJ 07734  
Block/Lot: 79/13

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 635 square feet, your proposal is for a replacement structure of approximately 1,344 (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

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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;

Construction of a single-family home on an undersized lot. The applicant is also requesting the following variances:

- To permit a front yard setback of 14 feet where 25 feet is required;
  - To permit a rear yard setback of 15 feet where 25 feet is required;
  - To permit a side yard setback of 5 feet (to the stairs) where 7.5 feet is required;
  - To permit a minimum lot area of 1901 square feet where 5000 square feet is required;
  - To permit a lot frontage of 25.92 feet where 50 feet is required;
  - To permit a combined side yard of 10 feet where 15 feet is required;
  - To permit a lot depth of 61.12 feet when 100 feet is required
  - To permit a driveway length of 24 feet from the garage door where a driveway length of 35 feet is required;
- Any other variance or waivers that may be required.  
On the premises known as 70 Washington St., Keansburg, NJ Block 79 Lot 13.

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 as the time and place for said appeal.

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

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## 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 79                      Lot 13                      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**

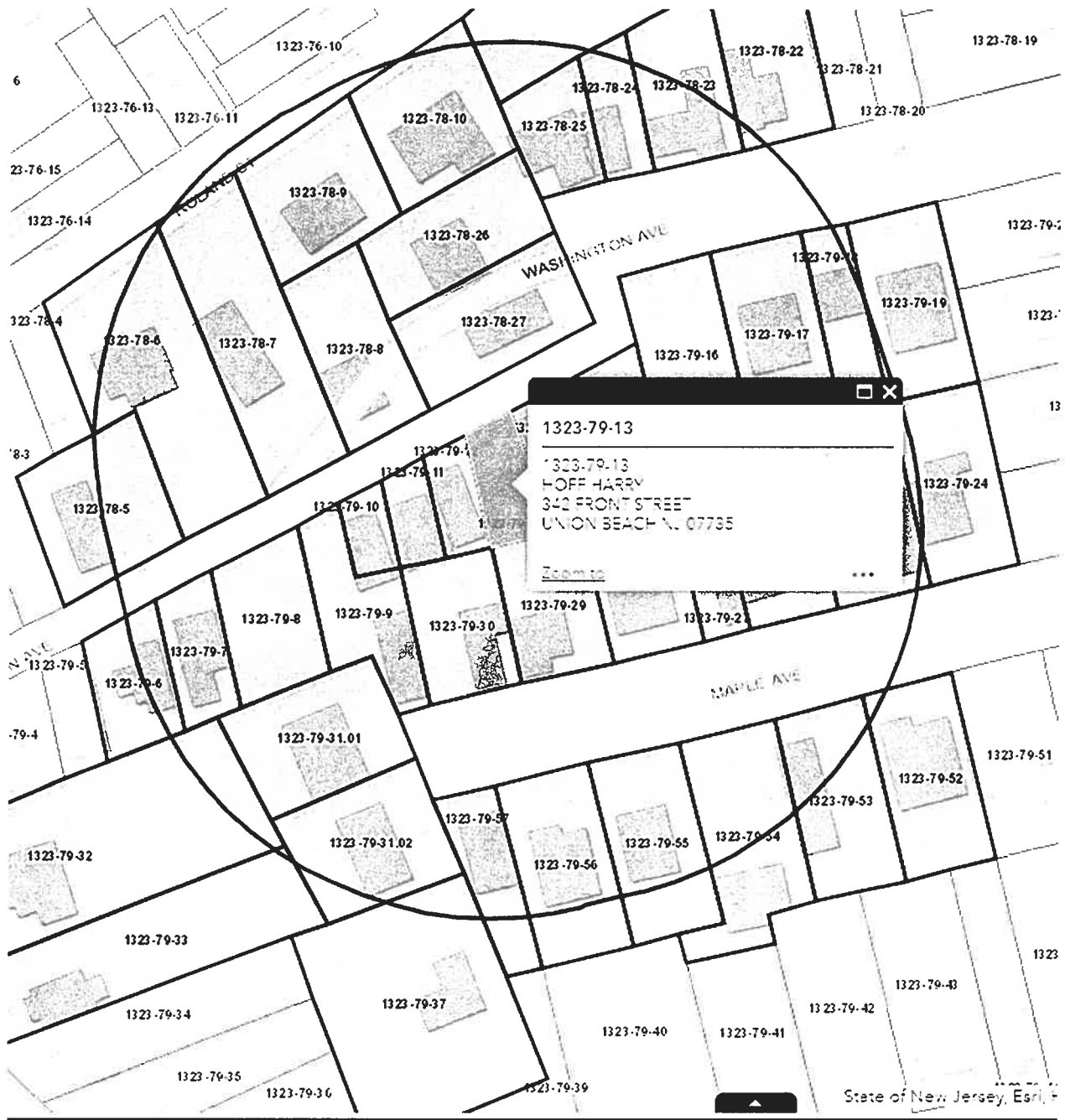
*If property is located on a County Road:*

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**



1323-79-13  
HOFF HARRY  
342 FRONT STREET  
UNION BEACH NJ 07735

**200 -FOOT SEARCH, 70 WASHINGTON AVE**

| Block/Lot     | Owners                                       | Mailing Address          |                        |
|---------------|--|--------------------------|------------------------|
| 1323-78-11    | BORO OF KEANBURG-HILL ST PARK                | 29 CHURCH STREET         | KEANSBURG NJ 07734     |
| 1323-79-8     | LUCHSINGER WILLIAM J                         | 159 MAPLE AVENUE         | KEANSBURG NJ 07734     |
| 1323-79-13    | HOFF HARRY                                   | 342 FRONT STREET         | UNION BEACH NJ 07735   |
| 1323-79-55    | FLYNN MICHAEL & AMELIA & MARTIN              | 65 KENNEDY WAY           | KEANSBURG NJ 07734     |
| 1323-79-57    | DAGOSTINO VINCENT & ANNE M                   | 158 MAPLE AVE.           | KEANSBURG NJ 07734     |
| 1323-79-29    | PHAREL ROGER J JR <i>Rev - April</i>         | 153 MAPLE AVENUE         | KEANSBURG NJ 07734     |
| 1323-79-30    | LUCHSINGER WILLIAM J                         | 159 MAPLE AVE.           | KEANSBURG NJ 07734     |
| 1323-79-31.01 | KAMMER KIMBERLY                              | 161 MAPLE AVENUE         | KEANSBURG NJ 07734     |
| 1323-79-31.02 | MCLANE TIMOTHY R & JESSICA M                 | 163 MAPLE AVE            | KEANSBURG NJ 07734     |
| 1323-79-53    | DICKEY JOSEPH                                | 142 MAPLE AVE            | KEANSBURG NJ 07734     |
| 1323-79-11    | PALUMBO BIANCA & NICHOLAS                    | 74 WASHINGTON PL.        | KEANSBURG NJ 07734     |
| 1323-79-12    | GOODMAN JOHN JR & KATHLEEN <i>72 W's Rfd</i> | 16 GLADIOLA DRIVE        | HOWELL NJ 07731        |
| 1323-79-9     | LUCHSINGER WILLIAM J                         | 159 MAPLE AVE            | KEANSBURG NJ 07734     |
| 1323-78-9     | WRONKO THOMAS & HELEN                        | 62 ROLAND ST             | KEANSBURG NJ 07734     |
| 1323-78-10    | SEITZ WALTER H III                           | 64 ROLAND ST             | KEANSBURG NJ 07734     |
| 1323-79-16    | SCHWARTZ EUGENE JR                           | 1594 CRIMSON RD          | TOMS RIVER NJ 08755    |
| 1323-79-17    | DEANNA MICHAEL & DEBRA                       | 56 WASHINGTON AVE        | KEANSBURG NJ 07734     |
| 1323-79-18    | 22 WOODLAND INVESTMENTS LLC                  | 1204 AVENUE U SUITE 1183 | BROOKLYN NY 11229      |
| 1323-79-19    | DURNIN THOMAS J & WOODS KELLY                | 50 WASHINGTON AVENUE     | KEANSBURG NJ 07734     |
| 1323-79-24    | BERRIOS JESSICA                              | 135 MAPLE AVE            | KEANSBURG NJ 07734     |
| 1323-79-25    | SANTIAGO MARC C                              | 137 MAPLE AVE.           | KEANSBURG NJ 07734     |
| 1323-79-27    | BORJA MARIA                                  | 29 MOUNTAIN SPRING RD    | WEST MILFORD NJ 07480  |
| 1323-78-22    | TORRES JULIO C                               | 44 CREEK ROAD            | KEANSBURG NJ 07734     |
| 1323-78-23    | BRYANT HAKIM                                 | 57 WASHINGTON AVENUE     | KEANSBURG NJ 07734     |
| 1323-78-24    | KEANSBURG 61 WASHINGTON AVE LLC              | PO BOX 708               | HOLMDEL NJ 07733       |
| 1323-78-27    | SCHWARTZ EUGENE & BARBARA                    | 1594 CRIMSON RD          | TOMS RIVER NJ 08755    |
| 1323-79-6     | GREICO KENNETH                               | 86 WASHINGTON AVENUE     | KEANSBURG NJ 07734     |
| 1323-78-5     | VALENTIN PEDRO & MILAGROS                    | 122 OAK VIEW CIRCLE      | LAKE MARY FL 32746     |
| 1323-78-6     | FERNANDEZ YSABEL                             | 58 ROLAND ST             | KEANSBURG NJ 07734     |
| 1323-78-7     | MONAHAN ROBERT K                             | 75 WASHINGTON AVE        | KEANSBURG NJ 07734     |
| 1323-78-8     | REYNOLDS SEAN A.                             | P.O. BOX 314             | PORT MONMOUTH NJ 07750 |
| 1323-79-7     | LEAP BUILDERS INC                            | 102 HOWE LANE            | FREEHOLD NJ 07728      |

*153 Maple*

*Rev*

*50 Property Mns.*

*68 W'shank*

*72 W'shank Rfd*



|            |   |                        |                  |       |
|------------|---|------------------------|------------------|-------|
| 1323-78-25 | PELLOT LUIS                                 | 63 WASHINGTON AVE.     | KEANSBURG NJ     | 07734 |
| 1323-78-26 | DICKEY MARY C                               | 63 A WASHINGTON AVENUE | KEANSBURG NJ     | 07734 |
| 1323-79-28 | ROGERS MARY&DURAN ELEODORO A ETAL           | 147 MAPLE AVENUE       | KEANSBURG NJ     | 07734 |
| 1323-79-26 | FLANNIGAN MARTIN                            | 143 MAPLE AVE.         | KEANSBURG NJ     | 07734 |
| 1323-79-10 | FAYED ABRAHAM & MAKDIS-ANTOUN J.            | 206 WARREN ST          | HARRISON NJ      | 07029 |
| 1323-79-14 | JD PROPERTY BROTHERS LLC <i>68 Wushy to</i> | 1009 HARRIS AVENUE     | UNION BEACH NJ   | 07735 |
| 1323-79-15 | GREENE KEVIN & ZHANNA KOBESOVA              | 701B BRINLEY AVE       | BRADLEY BEACH NJ | 07720 |
| 1323-79-54 | LAGUNA JOSEPH A & ANTONETTI CARLY           | 146 MAPLE AVE          | KEANSBURG NJ     | 07734 |
| 1323-79-52 | NELSON DEBORAH A & PARISO JOANNE C          | 138 MAPLE AVE.         | KEANSBURG NJ     | 07734 |
| 1323-79-32 | COMMARATO YOLANDA & KETCHAM WAYNE           | 120 CREEK RD           | KEANSBURG NJ     | 07734 |
| 1323-79-33 | MURPHY SUSAN C                              | 126 CREEK RD.          | KEANSBURG N.J.   | 07734 |
| 1323-79-37 | PRELLE CHARLES & JOSPHINE                   | 132 1/2 CREEK RD.      | KEANSBURG N.J.   | 07734 |
| 1323-79-56 | FLYNN MICHAEL P & JENNIFER                  | 156 MAPLE AVENUE       | KEANSBURG NJ     | 07734 |



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## BOROUGH OF KEANSBURG

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OFFICE OF THE TAX COLLECTOR

Date: JANUARY 14, 2024

RE: **Property Tax Status**

Block 79 Lot 13

Address: 70 Washington Avenue

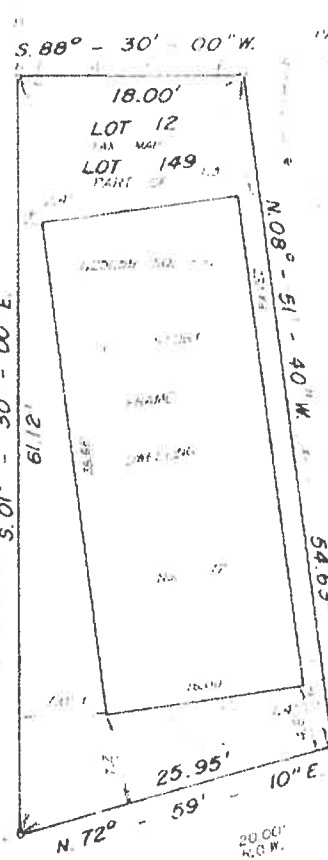
To Whom It May Concern:

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

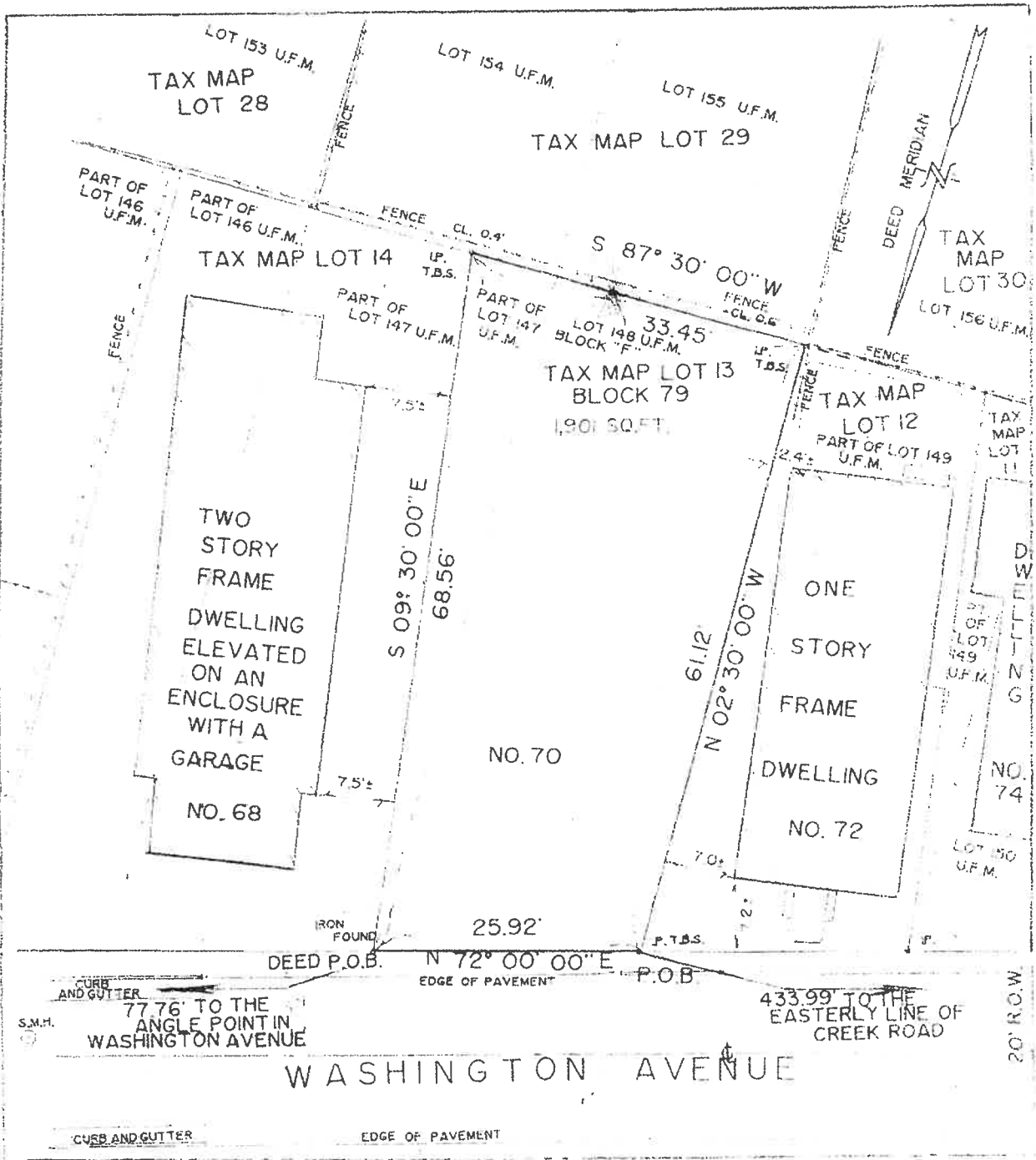
BLOCK "F" MAP OF NEW POINT COMFORT BEACH  
 BLOCK 79



**WASHINGTON AVENUE**



Surveyor's notes and signature area. Includes a signature that appears to be "John Long" and various handwritten notes.



Un-Filed Map Reference: The Property is also known as Part of Lot 147 and all of Lot 148 in Block "F" on Map Entitled: Map of NEW POINT COMFORT BEACH, ROBINSON TRACT, Keansburg, Monmouth County, New Jersey

CERTIFIED TO:  
HARRY R. HOFF JR.

**NO. 70 WASHINGTON AVENUE**

LOCATION LAND SURVEY OF LOT 13  
IN BLOCK 79 ON THE OFFICIAL TAX MAP  
OF THE BOROUGH OF KEANSBURG,  
MONMOUTH COUNTY, NEW JERSEY

TAX MAP PAGE 13

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, N.J. 07718

Office 732-787-0318, Cell Ph. 732-856-282

FAX # 732-495-6217

SCALE 1" = 10'

MARCH 10, 2023

This is a preliminary map and should not be used for any purpose other than to show the location of the property. It is not a final map and should not be used for any other purpose.

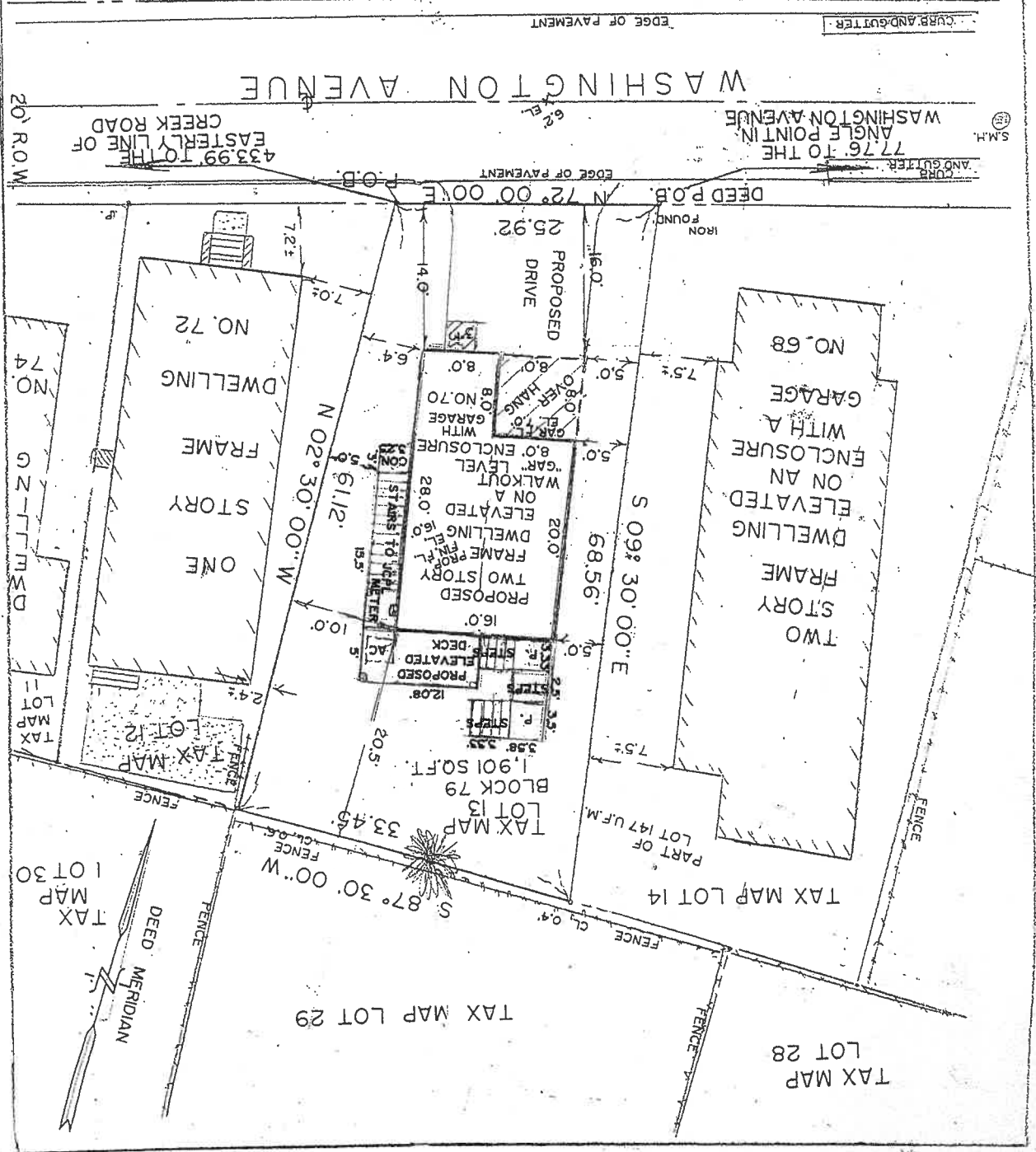
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PROPOSED DWELLING SHOWN ON  
 NO. 70 WASHINGTON AVENUE  
 LOCATION LAND SURVEY OF LOT 13  
 IN BLOCK 79 ON THE OFFICIAL TAX MAP  
 OF THE BOROUGH OF KEANSBURG,  
 MONMOUTH COUNTY, NEW JERSEY  
 TAX MAP PAGE 13  
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 THOMAS CRAIG FINNEGAN P.L.S. 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  
 MARCH 10, 2023  
 REVISED  
 AUG. 24, 2023  
 SCALE 1" = 10'  
 SCALE 1" = 10' MARCH 10, 2023  
 REVISED  
 AUG. 24, 2023

Subject Property is 1,901 sq. ft.  
 Proposed Dwelling is 448 sq. ft. = 23.56% cov.  
 Proposed Deck with Stairs = 177 sq. ft. = 9.31% cov.  
 \* CONC.  
 PROPOSED TOTAL  
 LOT COVERAGE 43.9% COV.  
 Proposed is in FEMA ZONE  
 Elevations on NAVD 88 DATUM are EL. 11 ft.  
 Proposed Elevated Floor is EL. 16.0 ft.  
 Proposed Garage/Enclosed Floor is EL. 7.0 ft.

CERTIFIED TO:  
 HARRY R. HOFF JR.



WASHINGTON AVENUE  
 WASHINGTON AVENUE  
 77.76 TO THE ANGLE POINT  
 CURB AND GUTTER  
 EDGE OF PAVEMENT  
 DEED P.O.B. N 12° 00' 00" E P.O.B.  
 433.99 TO THE EASTERLY LINE OF CREEK ROAD  
 20' R.O.W.  
 PROPOSED DWELLING SHOWN ON  
 NO. 70 WASHINGTON AVENUE  
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BOROUGH OF KEANSBURG  
PLANNING BOARD OF ADJUSTMENT**

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/s/Harry Hoff  
Applicant

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