

Site Plan Application - Planning Board of Adjustment

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

Name: BLUE SKIES HOLDING LLC Case# _____
 Address: 204 Shore Blvd. Date: _____
Keansburg, NJ 07734
 Phone#: 848-207-7082 Cell# _____

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) <i>Available from the Tax Assessor, includes total properties & Utilities</i>	21	submitted
A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector	21	submitted
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) <i>Must be submitted ten (10) days prior to Planning Board meeting</i>		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: Michael Konecny
 PLANNING BOARD SECRETARY OR DESIGNEE: COMPLETE _____
 DATE INCOMPLETE _____

Attorney: Jim Kinneally	Michael Konecny	Property:
Marriott Callahan & Blair	BLUE SKIES HOLDING	BLUE SKIES HOLDING
520 Washington Boulevard	264 Hwy 36	204 Shore Blvd.
Sea Girt, New Jersey 08750	Middletown, NJ 07748	Keansburg, NJ 07734
Telephone: 732.449.7474	848.207.7082	848.207.7082

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), BLUE SKIES Holdings LLC The Applicant(s) Herein, whose Address is, _____, am the Owner(s) int: MR

Prospective Purchaser(s) int: _____ of property located on 204 Shore Blvd and designated as

Block: 41 and Lot 5 on the Official Keansburg Tax Map.

2. Said property is in a R7 ZONE, and is 5,992 Sqft (Size) and has the following
Structures on the property: NONE

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

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

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. 41 Lot: 5 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: _____

5.

1. 22-5.5e – Setback variances required:

Description	Required	Proposed
Minimum Lot Area	7,500 SF	5,992 SF
Minimum Lot Frontage	75'	54.66'
Minimum Front Yard Setback	25'	22'
Minimum Side Yard Setback	10'	11'
Min. Side Yard Setback on Morningside Ave	25'	13'
Minimum Side Yard Setback (Total)	35'	24'
Minimum Rear Yard Setback	25'	16'
Maximum Lot Coverage- Principle Building	25%	27%
Minimum Lot Coverage All	50%	?
Maximum Building Height	35'/2.5 Stories	3
Minimum Improved Off-Street Parking	3	2

2. 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.
3. 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.
4. Any other variances the Board may require in the course of hearing this application.

Statement & Variance Sheet - Continued:

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

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, 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: 3/21/24

* If the applicant is NOT the owner of the property herein, the owner must sign the following consent

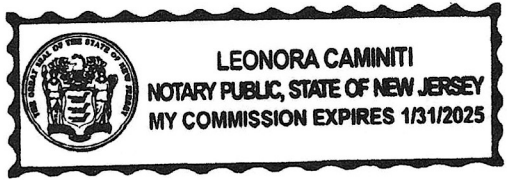
* The foregoing application is hereby consented this 21 Day of MARCH 20 24

Owner's Signature: [Signature] Date: 3/21/2024

Sworn to and subscribed before me on this. 21 Day of (Month) MARCH 20 24

Notary Signature: [Signature]
Date: 3/21/24

Two (2) application packets Must have raised Seal



Keansburg Planning Board of Adjustment Notice of Hearing

You are hereby notified that Blue Skies Holdings LLC has appealed from the action of the Zoning Officer of the Borough of Keansburg with respect to the property located 204 Shore Blvd, Keansburg, NJ more formally identified as Block:41 Lot:5 for a variance, interpretation, site plan, use variance, of the Development Regulations of Borough of Keansburg, Chapter 22 for a permit to construct a single family structure in connection with subject application, the applicant will be seeking approval for the following variances:

1. 22-5.5e – Setback variances required:

Description	Required	Proposed
Minimum Lot Area	7,500 SF	5,992 SF
Minimum Lot Frontage	75'	54.66'
Minimum Front Yard Setback	25'	22'
Minimum Side Yard Setback	10'	11'
Min. Side Yard Setback on Morningside Ave	25'	13'
Minimum Side Yard Setback (Total)	35'	24'
Minimum Rear Yard Setback	25'	16'
Maximum Lot Coverage- Principle Building	25%	27%
Minimum Lot Coverage All	50%	?
Maximum Building Height	35'/2.5 Stories	3
Minimum Improved Off-Street Parking	3	2

2. 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.
3. 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.
4. Any other variances the Board may require in the course of hearing this application.

The Keansburg Planning Board of Adjustment has scheduled the hearing to be held on the 10th day of June 2024 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 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 by the public between the hours of 9:00 a.m. and 4:00 p.m. when the days it is open for business.



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 41 LOT 5

PROPERTY LOCATION: 204 Shore Blvd.

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: 3/15/2024

Thomas P. Cusick
Thomas P. Cusick / CTC Tax Collector

<u>Block/Lot</u>	<u>Owner</u>	<u>Mailing Address</u>	
1323-39-5.02	LAKSHMANAN KISHORE KUMAR	16 DEERFIELD TRAIL	MONMOUTH JUNCTION NJ 08852
1323-39-3	GALLAGHER HUGH J	295 OCEAN BOULEVARD	ATLANTIC HIGHLANDS NJ 07716
1323-39-18	BLAZE SYLVIA	44 BAYSIDE AVE	KEANSBURG NJ 07734
1323-39-23	GALLAGHER HUGH	PO BOX 331	NAVESINK NJ 07752
1323-41-5	BLUE SKIES HOLDINGS LLC	15 CONSTITUTION DRIVE	LEONARDO NJ 07737
1323-39-26	DAVIS SAMANTHA J	177 PARK AVENUE	KEANSBURG NJ 07734
1323-41-1	KEELEN DAVID & MARGARET	181 PARK AVE	KEANSBURG NJ 07734
1323-41-2.01	DIVITO IRENE	38 BEACON BLVD	KEANSBURG NJ 07734
1323-39-24	JOSHI REALTY LLC	6 MIDWOOD AVENUE	EDISON NJ 08820
1323-39-25	ZIGICH EDWARD & DEBORAH	8 BEACON BLVD	KEANSBURG NJ 07734
1323-41-3	RODRIGUEZ JENNIFER	20 BEACON BLVD	KEANSBURG NJ 07734
1323-41-4	MORRIS WAYNE	119 BEACON BLVD	KEANSBURG NJ 07734
1323-39-19	SHANAHAN KELLY & MICHAEL	213 SHORE BLVD	KEANSBURG NJ 07734
1323-39-20	211 SHORE BLVD LLC	145 FINUCANE PL	WOODMERE NY 11598
1323-39-21	REAMER ASHLEY	209 SHORE BLVD	KEANSBURG NJ 07734
1323-39-17	JELENIOWSKI JENNIFER J	221 SHORE BLVD	KEANSBURG NJ 07734
1323-42-8	DUPONT FREDERIQUE	191 PARK AVENUE	KEANSBURG NJ 07734
1323-41-6	CENTER AVE HOLDINGS LLC	200 SHORE BLVD	KEANSBURG NJ 07734
1323-41-7	MIELE MICHAEL	3 MORNINGSIDE AVENUE	KEANSBURG NJ 07734
1323-41-9	MALTESE RONALD R & DENISE	183 PARK AVENUE	KEANSBURG NJ 07734
1323-42-2	DUPONT FREDERIQUE	191 PARK AVENUE	KEANSBURG NJ 07734
1323-42-3	SANDI ANTHONY F TRUSTEE	195 PARK AVE	KEANSBURG NJ 07734
1323-41-8	RUBAN LYNDESE G SCHORK & MATTHEW	9 MORNINGSIDE AVE.	KEANSBURG NJ 07734
1323-42-9	MASCOLINO ANTHONY&BARTUCCI COURTNEY	201 PARK AVE	KEANSBURG NJ 07734
1323-42-10	JAMES SHANTA P	10 MORNINGSIDE AVENUE	KEANSBURG NJ 07734
1323-41-10	SULLIVAN THOMAS J & JAMES F	2 MORNINGSIDE AVE	KEANSBURG NJ 07734
1323-39-6	SUCHOCKI STANISLAW & GRAZYNA	38 BAYSIDE PKWY	KEANSBURG NJ 07734
1323-39-7	KATAFIGIOTIS JENNIFER & KIMON	44 BAYSIDE PKWY	KEANSBURG NJ 07734
1323-39-8	LOREE JAMES & PARK KYOUNG YOUN	48 BAYSIDE PKWY	KEANSBURG NJ 07734
1323-39-16	225 SHORE BLVD LLC & HOMES MANAGEM	230 DOGWOOD CT	HOLMDEL NJ 07733
1323-39-5.01	LAKSHMANAN KISHORE KUMAR	16 DEERFIELD TRAIL	MONMOUTH JUNCTION NJ 08852
1323-41-2.02	FORGIONE-KAZANIS ANGELA	30 BEACON BOULEVARD	KEANSBURG NJ 07734
1323-39-4	GALLAGHER HUGH	PO BOX 331	NAVESINK NJ 07752

1323-42-1

SULLIVAN JAMES F & ALLISON E

2 MORNINGSIDE AVE

KEANSBURG NJ

07734





Borough of Keansburg

Construction Office

29 Church Street • Keansburg, New Jersey 07734
Phone: (732) 787-0215 Ext. 221 or 220 • Fax: (732) 787-3699

February 2, 2024

Blue Skies Holdings LLC
60 Bayside Parkway
Keansburg NJ 07734

Re: Construction of a Single-Family Dwelling - Denied
204 Shore Blvd, Keansburg NJ 07734
Block/Lot: 41/5
Zone: R-7

Dear Applicant:

Regarding the above-mentioned property, please be advised that your Development Permit to construct 1,878 SF Single-Family dwelling is denied for the following:

The new construction would have conformed to all the setbacks set forth in 22-5.4 regulations controlling the R-7 Single Family Residential Zone District.

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

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Minimum Side Yard Setback	10'	11'
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