



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: 282 Carr Ave, LLC Case# _____

Address: 345 Chapel Hill Road Date: _____
Atlantic Highlands, NJ 07716

Phone #: 7325837474 Cell # _____

Application: (2 original copies notarized, pg. 3 - 21 total sets)	_____	# submitted
Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial)	_____	# 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	_____	# submitted
Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties & Utilities</i>	_____	# submitted
A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector	_____	# submitted
A Copy of a Survey (less than 3 years old - 21 total sets)	_____	# submitted
Architectural Plans (include w/packet - 21 total sets)	_____	# 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.).	_____	# 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 # N/A AMOUNT \$ _____

CHECK ESCROW CHECK # _____ AMOUNT \$ 1,000.00
 (UNUSED FEES ARE REFUNDABLE)

IS APPLICATION COMPLETE? YES NO DATE _____

APPLICANT'S SIGNATURE: _____

PLANNING BOARD SECRETARY OR DESIGNEE: **COMPLETE** _____
INCOMPLETE _____

DATE _____

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), 282 Carr Ave, LLC, The Applicant(s) Herein, whose Address is, 345 CHAPEL HILL ROAD, ATLANTIC HIGHLANDS, NJ 07716, am the Owner(s) [] int: xxx

Prospective Purchaser(s) [] int: _____ of property located on, 282 Carr Ave and designated as

Block: 92 and Lot 14 on the Official Keansburg Tax Map.

2. Said property is in a R-7 ZONE, and is 0.11 acres (Size) and has the following

Structures on the property: two story mixed use building with commercial retail on the first floor.

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

Applicant seeks to convert the mixed use into two (2) residential units . There are currently three (3) units that are mixed use in the building.

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. the existing commercial use is not a permitted used in the R-7 zone.

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

Use variance for the multi-unit residential dwellings
are not a permitted use in the R-7 Zone.

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. 92 Lot: 14 intended to be used? [~~x~~] YES [] NO

7. Has the property been separated from an adjoining parcel? [] YES [~~x~~] NO, if so when _____

If YES, has The Planning Board approved the subdivision, _____ n/a 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 N/A

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 \$ 1,000.00

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: 5/20/24

* 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 20th Day of May 20

24
Owner's Signature: [Signature] Date: 5/20/24

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

Notary Signature: [Signature]
Date: 5/20/24

Two (2) application packets Must have raised Seal

Seal
Page 3 **CATHERINE KIM**
ATTORNEY AT LAW OF N.J.



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: 282 Carr Ave, 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 22-5.4 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 to convert the mixed use two story building into two (2) unit residence.

Applicant will need use variance relief for the multi unit dwelling

The third unit will be eliminated and the building will be used as a multi-residential two (2) unit dwelling. Applicant will also construct a driveway to be used for the tenants.

On premises located at 282 Carr Ave, Keansburg, New Jersey Block: 92 Lot: 14

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:
Type text here **282 Carr Ave, LLC**

PROOF OF SERVICE

County of Monmouth
State of New Jersey

I Kimberly Newsome being duly sworn on my Oath, Depose and say: I am the owner, Applicant,
Agent, of Applicant site plan for 282 Carr Ave

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 14 Day of (Month) May 2024

Notary Signature: 

Date: 5/14/24

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 92 LOT 14

PROPERTY LOCATION: 282 Carr Ave

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: May 14, 2024

Thomas P. Cusick

Thomas P. Cusick, CTC Tax Collector

OWNER'S AFFIDAVIT OF AUTHORIZATION AND CONSENT

In the matter of 282 Carr Ave, LLC Application No.: _____
Name of Applicant

STATE OF NEW JERSEY
COUNTY OF MONMOUTH

Kimberly Newsome of full age, being duly sworn according to law and oath
Name of property owner

deposes and says:

I reside at 345 Chapel Hill Road, Atlantic Highlands, NJ 07716

and am the owner in fee of 282 Carr Ave, LLC
Name of company if applicable

which company is the owner in fee of the property located at: 282 Carr Ave

Also known as Block 92, Lot 14


on the latest tax map of Keansburg Township/Borough.

The Applicant named above is the (my) self
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 13th day of July 2023


Notary

CATHERINE KIM
ATTORNEY AT LAW OF N.J.


Owner's Signature

Application: Variance for 282 Carr Ave
Applicant: 282 Carr Ave, LLC

DISCLOSURE STATEMENT

Disclosure pursuant to N.J.S.A. 40:55D-48.1 282 Carr Ave, LLC, is a Corporation or Partnership, which has applied to the Township of Keansburg Planning/Zoning Board for permission to subdivide a parcel of land into six or more lots, or is applying for a variance to construct a multiple dwelling of twenty five or more family units or for approval of a site to be used for commercial purposes under the Planning/Zoning Board Application _____ and, therefore, discloses the name and addresses of all stockholders or individual partners who own ten (10%) percent or more of its stock or of ten (10) percent or greater interest in the partnership as the case may be.

<u>NAME OF STOCKHOLDER</u>	<u>ADDRESS</u>	<u>PERCENT OF INTEREST</u>
Bruce Medd	345 Chapel Hill Road Atlantic Highlands, NJ 07716	50%
Kimberly Newsome	345 Chapel Hill Road Atlantic Highlands, NJ 07716	50%

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. 282 Carr Ave, LLC	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
5 Address (number, street, and apt. or suite no.) 345 CHAPEL HILL ROAD	Requester's name and address (optional)
6 City, state, and ZIP code ATLANTIC HIGHLANDS, NJ 07716	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number	
[] [] [] - [] [] - [] [] [] []	
or	
Employer identification number	
8 8 - 2 1 0 6 9 3 3	

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person	Date 7/13/23
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.