

Site Plan Application Planning Board of Adjustment

Name: SANDY BEACHES LLC

Case #

Address: 29 WOODLAND AVE

Date: 1/3/24

Phone # 848-207-7082

Cell Phone # 848-207-7082

Application: (2 original copies notarized, pg. 3- 21 total sets) 2 # submitted
Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial)

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) _____ # submitted
Available from the Tax Assessor, includes total properties & Utilities

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 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 732-902-4318 [Asbury Park Press 732-643-3666] _____ # submitted Must be submitted ten (10) days prior to Planning Board meeting

Certification Mail Return Receipts (PS Form 3800, June 2002) _____ # submitted
Must be submitted ten (10.) days prior to Planning Board meeting

Application Fees — as per Fee Schedule Worksheet

I Check Non-refundable Fees Check # _____ Amt. \$ _____

1 Check Escrow (Unused fees are refundable) Check # _____ Amt. \$ _____

Is Application complete? Yes: _____ No: _____ Date: _____

Applicants Signature: Michael Konecny

Planning Board Secretary or Designee: Complete _____

Date: _____ Incomplete _____

Total packets must be submitted to Borough Hall Ten (10) days prior to meeting
(Checklist Page 1 of 6 — Cover sheet is separate)

Attorney: Jim Kinneally Marriott Callahan & Blair 520 Washington Boulevard Sea Girt, New Jersey 08750 Telephone: 732.449.7474	Michael Konecny Sandy Beaches LLC 264 Hwy 36 Middletown, NJ 07748 848.207.7082	Property: Sandy Beaches LLC 29 Woodland Ave Keansburg, NJ 07734 848.207.7082
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KEANSBURG PLANNING BOARD OF ADJUSTMENT

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. This is the notice that the applicant must send to all residents within 200 feet of their property.

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 or Asbury Park Press)
 - a. Asbury Park Press
 - i. Phone: 732-643-3666
 - ii. Fax: 888-516-9440
 - iii. Email: AppLegals@Gannett.com
 - b. The Star Ledger
 - i. Phone: 732-902-4318
 - ii. Fax: 732-243-2750
 - iii. Email: LegalAds@NJAdvanceMedia.com
- 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!

(Cover Sheet for pages 1 to 6)

Attorney: Jim Kinneally
Marriott Callahan & Blair
520 Washington Boulevard
Sea Girt, New Jersey 08750
Telephone: 732.449.7474

Michael Konecny
Sandy Beaches LLC
264 Hwy 36
Middletown, NJ 07748
848.207.7082

Property:
Sandy Beaches LLC
29 Woodland Ave
Keansburg, NJ 07734
848.207.7082

Case # _____

Date Filed: 1/3/24

Action Taken: _____

FEE (Paid): _____

Date (of Action): _____

The section above is for Planning Board use

Keansburg Planning Board of Adjustment – Statement & Variance Sheets – pgs. 2 & 3

1. I (we), SANDY BEACHES LLC, The Applicant (s) Herein, whose Address is 15 CONSTITUTION DR, am the Owner (s) [Joint: _____

Prospective Purchaser(s) []: _____ of property located on 29 WOODLAND AVE

And designated as Block 27 and Lot 5E6 on the Official Keansburg Tax Map.

2. Said property is in a R5 Zone, and is 7500 SQ FT (Size) and has the following Structures on the property: ONE SINGLE FAMILY DWELLING

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

Demol SINGLE FAMILY HOUSE & REBUILD 2-SINGLE FAMILY

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 27 Lot 5E6 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. 22-5.2c – 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.
2. 22-5.5e – Setback variances required:

Description	Required	Existing	Proposed Lot 1	Proposed Lot 2
Minimum Lot Area	5,000 SF	7,500 SF	3,750 SF	3,750 SF
Minimum Lot Frontage	50'	75'	37.50'	37.50'
Minimum Front Yard Setback	25'	N/A	25'	25'
Minimum Side Yard Setback	7.5'	N/A	7.5'	7.5'
Minimum Side Yard Setback (Total)	15'	N/A	15'	15'
Minimum Rear Yard Setback	25'	N/A	20'	20'
Min. Gross Residential Ground Floor Area	600 SF	N/A	1,102 SF	1,102 SF
Maximum Lot Coverage- Principle Building	25%	N/A	29%	29%
Minimum Lot Coverage All	50%		48%	48%
Maximum Building Height	35'/2.5 Stories	N/A	32.2/3 stories	32.2/3 stories
Minimum Improved Off-Street Parking	6	N/A	3 (if 4 bedrooms in each unit)	3 (if 4 bedrooms in each unit)

3. 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.
4. 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.
5. 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: NK

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 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, DRAWN 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: Mildred Kenny Date: 1/3/24

* 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 3 Day of January 20 24

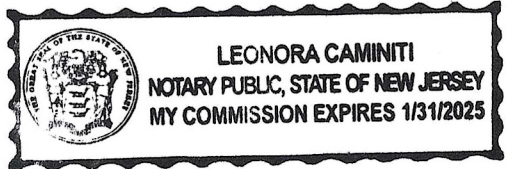
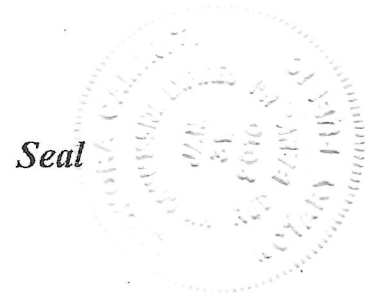
Owner's Signature: Catherine Barranca Date: _____

Sworn to and subscribed before me on this 3rd Day of (Month) January 20 24

Notary Signature: Leonora Caminiti

Date: 1/3/2024

Two (2) application packets Must have raised Seal (Page 3 of 6)



Keansburg Planning Board of Adjustment Notice of Hearing

You are hereby notified that Sandy Beaches, LLC has appealed from the action of the Zoning Officer of the Borough of Keansburg with respect to the property located 29 Woodland Ave, Keansburg, NJ more formally identified as Block:27 Lots:5 & 6 for a minor subdivision, variances, interpretations, site plan, use variances, 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. 22-5.2c – 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.
2. 22-5.5e – Setback variances required:

Description	Required	Existing	Proposed Lot 1	Proposed Lot 2
Minimum Lot Area	5,000 SF	7,500 SF	3,750 SF	3,750 SF
Minimum Lot Frontage	50'	75'	37.50'	37.50'
Minimum Front Yard Setback	25'	N/A	25'	25'
Minimum Side Yard Setback	7.5'	N/A	7.5'	7.5'
Minimum Side Yard Setback (Total)	15'	N/A	15'	15'
Minimum Rear Yard Setback	25'	N/A	20'	20'
Min.Gross Residential Ground Floor Area	600 SF	N/A	1,102 SF	1,102 SF
Maximum Lot Coverage-Principle Building	25%	N/A	29%	29%
Minimum Lot Coverage All	50%		48%	48%
Maximum Building Height	35'2.5 Stories	N/A	32.2/3 stories	32.2/3 stories
Minimum Improved Off-Street Parking	6	N/A	3 (if 4 bedrooms in each unit)	3 (if 4 bedrooms in each unit)

3. 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.
4. 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.
5. 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 11th day of March 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
Municipal Building
29 Church St. Keansburg, NJ 07734
Phone - 732-787-0215
Fax - 732-787-0787
Construction Department
Fax # 732-787-3699

CERTIFICATION OF TAXES

BLOCK 27 LOT 5.6

PROPERTY LOCATION: 29 WOODLAND 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: 10/24/23
T. Cusick

Thomas P. Cusick, CTC Tax Collector

I verify that this information accurately reflects municipal tax records.

Tax Collector
Keansburg Borough
Monmouth County





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 30, 2023

Sandy Beaches LLC
15 Constitution Dr.
Leonardo NJ 07737

Re: Minor Subdivision/Bulk Variance Requirements - Denied
29 Woodland Ave, Keansburg NJ 07734
Block/Lot: 27/6
Zone: R-5A

Dear Applicant:

Regarding the above mentioned property, please be advised that your Development Permit to subdivide and build two new duplexes has been denied for the following:

1. 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 as set forth in 22-5.5.
2. Any applicant requesting approval of a proposed minor subdivision or minor site plan as defined in this Chapter shall submit to the Board of Adjustment Secretary 18 copies of the items required in Section 22-12 of this Chapter, together with an executed application form, the prescribed fee, and evidence that no taxes or assessments are outstanding against the property.

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 (Total)	15'	N/A	15'	15'
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Maximum Lot Coverage-Principle Building	25%	N/A	29%	29%
Minimum Lot Coverage All	50%		48%	48%
Maximum Building Height	35' ¹ / ₂ .5 Stories	N/A	32.2 ² / ₃ stories	32.2 ² / ₃ stories
Minimum Improved Off-Street Parking	6	N/A	3 (if 4 bedrooms in each unit)	3 (if 4 bedrooms in each unit)

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BOROUGH OF KEANSBURG
MUNICIPAL OFFICES

OFFICE OF THE TAX ASSESSOR

Date: 11/06/23

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 27 Lot 6 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
P.O. Box 188
Allenhurst, NJ 07711

Keansburg Water & Sewer
29 Church Street
Keansburg, NJ 07734

Keansburg Board of Fire Commissioners
29 Church Street
Keansburg, NJ 07734

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

<u>Block/Lot</u>	<u>Property Owner</u>	<u>Mailing Address</u>			
1323-26-1	KATZ ANDREA M.	32 N AVON DR	JACKSON NJ	08527	
1323-26-5.01	BORO OF KEANSBURG	29 CHURCH ST	KEANSBURG NJ	07734	
1323-26-9	UGALLSHOUSE CORP	15 TWILIGHT AVE	KEANSBURG NJ	07734	
1323-27-1	ZANDERZEE INC	15 CONSTITUTION DR	LEONARDO NJ	07737	
1323-27-10	WICHOWSKI ROBERT A & MARIANNE	15 PHILLIPS MILL DRIVE	MIDDLETOWN NJ	07734	
1323-27-11	ZIELENSKI RICHARD & MAUREEN	17 WOODLAND AVE	KEANSBURG NJ	07734	
1323-27-12	SD OF NJ LLC	611 WILDWOOD RD	ALLENHURST NJ	07711	
1323-27-13	REILLY JOHN & ARLETTA WILLIAMS K	270 SEAMAN AVE #A2	NEW YORK NY	10034	
1323-27-14	DATO LORI	18 BAYSHORE MOBILE MANOR	HAZLET NJ	07730	
1323-27-2	29 TWILIGHT AVE PROPERTIES LLC	340 RUIT FARM ROAD	WYCKOFF NJ	07481	
1323-27-20	MLF MANAGEMENT LLC	177 E BLACKJACK BRANCH WY	ST JOHNS FL	32259	
1323-27-21	O DWYER HOLDINGS LLC	79 WASHINGTON STREET	KEYPORT NJ	07735	
1323-27-22	IB HOLDINGS MCR1 NJ LLC	10 CLARENCE AVE	LONG BRANCH NJ	07740	
1323-27-23	O DWYER HOLDINGS LLC	79 WASHINGTON STREET	KEYPORT NJ	07735	
1323-27-24	KEYS ROBIN RENEE	44 SHORE BLVD	KEANSBURG NJ	07734	
1323-27-25	SMITH STACY LIN & PROCEL JOSE LUI	129 CENTER AVENUE	ATLANTIC HIGHLANDS NJ	07716	
1323-27-26	BROCK LAURENCE A	54 SHORE BLVD APT B	KEANSBURG NJ	07734	
1323-27-27	MCNAMARA MICHAEL J & DEBORAH C	56 SHORE BLVD	KEANSBURG NJ	07734	
1323-27-28	LAUGHLIN COLETTE	60 SHORE BLVD	KEANSBURG NJ	07734	
1323-27-3	27 TWILIGHT AVE PROPERTIES LLC	340 RUIT FARM ROAD	WYCKOFF NJ	07481	
1323-27-30	BONADUCE ANTHONY	1060 HIGHWAY 36	ATL HIGHLANDS NJ	07716	
1323-27-4	TNZ INVESTMENTS LLC	1 BEACHWAY	SEA BRIGHT NJ	07760	
1323-27-7	BRANDSTETTER JOSEPH	25 WOODLAND AVE	KEANSBURG NJ	07734	
1323-27-8	BUDGE NANCY	23 WOODLAND AVE	KEANSBURG NJ	07734	
1323-27-9	RAMIREZ YOEL	21 WOODLAND AVE	KEANSBURG NJ	07734	
1323-28-1	MCKENNA MARGARET M	31 JOHNSON LANE	KEANSBURG NJ	07734	
1323-28-22	VERGHESE BIJOY&DESAI MEHUL & TANVI	14 WOODLAND AVE	KEANSBURG NJ	07734	
1323-28-23	WALL KEVIN WALTER	18 WOODLAND AVENUE	KEANSBURG NJ	07734	
1323-28-24	22 WOODLAND INVESTMENTS LLC	1204 AVENUE U STE 1183	BROOKLYN NY	11229	
1323-28-25	BALDWIN DIANA J	24 WOODLAND AVE	KEANSBURG NJ	07734	
1323-29-11	DANJOU VINCE G	50 JOHNSON LANE	KEANSBURG NJ	07734	
1323-29-12	KLATT CLIFFORD F	52 JOHNSON LANE	KEANSBURG NJ	07734	
1323-29-13	KLATT CLIFFORD	52 JOHNSON LANE	KEANSBURG NJ	07734	

1323-29-14	O LEARY JAMES JR & MARILYN	58 JOHNSON LANE	KEANSBURG NJ	07734
1323-29-15	KEANSBURG 60 JOHNSON LANE LLC	PO BOX 708	HOLMDEL NJ	07733
1323-29-16	D ARMETTA GIUSEPPE	34 WOODLAND AVE.	KEANSBURG NJ	07734
1323-29-17	MURACCHIOLI EMILIO	41 SUNSET STREET	KEANSBURG NJ	07734
1323-29-18	PRELI RAYMOND	43 TWILIGHT AVE	KEANSBURG NJ	07734
1323-29-19	DANCHISE KATHLEEN & PRELI RAYMOND	43 TWILIGHT AVE	KEANSBURG NJ	07734
1323-31-1	ROSEN LOUIS & QUINONES MARY	62 71ST STREET	BROOKLYN NY	11209
1323-31-2.02	AIQ DEVELOPERS INC	69 FARRELL DRIVE	MIDDLETOWN NJ	07734
1323-31-22	MCGUIRE KIMBERLY	45 WOODLAND AVENUE	KEANSBURG NJ	07734
1323-32-1	POLITANO MICHAELA	44 WOODLAND AVENUE	KEANSBURG NJ	07734