



Borough of Keansburg

Construction Office

29 Church Street • Keansburg, New Jersey 07734
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March 27, 2024

Keelen Builders LLC
165 Twilight Ave,
Keansburg NJ 07734

Re: Add a level, 3 bedrooms, 1 bath - Denied
155 Maple Ave, Keansburg NJ 07734
Block/Lot: 79/30
Zone: R-5

Dear Applicant:

Regarding the above-mentioned property, please be advised that your Development Permit to add a level, 3 bedrooms, 1 bathroom is denied for the following:

1. Additions (any new construction) must meet the all the setbacks as noted in the R-5 Single Family Development Regulations of the Borough of Keansburg.
2. No nonconforming building or structure shall be enlarged, extended or increased unless such enlargement is conforming.

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 contact the Planning Board Secretary with 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 – Setback variances required:

Description	Required	Proposed
Minimum Lot Area	5,000 SF	3,750 SF
Minimum Lot Frontage	50'	50'
Minimum Front Yard Setback	25'	10'
Minimum Side Yard Setback	7.5'	1.2'
Minimum Side Yard Setback (Total)	15'	27.6'
Minimum Rear Yard Setback	25'	24.2'
Maximum Lot Coverage-Principal Building	25%	19%
Maximum Lot Coverage All	50%	37%
Maximum Building Height	2.5 Stories	3 Stories
Minimum Improved Off-Street Parking	2	2

5. 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.
6. 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,
7. Any other variances the Board may require in the course of hearing this application.