



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: Four A Realty, LLC Case# _____
 Address: 513 Cookman Avenue, Asbury Park, NJ 07712 Date: _____
 Phone #: (732) 583-7474 Cell # _____


Application: (2 original copies notarized, pg. 3 - 21 total sets)	<u>21</u>	# submitted
Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial)	<u>N/A</u>	# submitted
Proof of Service (2 copies notarized, pg. 5 - include w/above)	<u>To be provided</u>	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	<u>To be provided</u>	# submitted
Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties & Utilities</i>	<u>1</u>	# submitted
A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector	<u>2</u>	# submitted
A Copy of a Survey (less than 3 years old - 21 total sets)	<u>21</u>	# submitted
Architectural Plans (include w/packet - 21 total sets)	<u>21</u>	# 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.).	<u>21</u>	# 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>	<u>To be provided</u>	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	<u>To be provided</u>	# 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: 

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), Four A Realty, LLC, The Applicant(s) Herein, whose Address is, 513 Cookman Avenue, Asbury Park, NJ 07712, am the Owner(s) int:

Prospective Purchaser(s) int: _____ of property located on, 103-115 Creek Road and designated as 70 11, 12, 13

Block: _____ and Lot _____ on the Official Keansburg Tax Map. 10,643 s.f. (lots 11, 12 and portion of 13)
5,951 s.f. (portion of lot 13)

2. Said property is in a R-7 ZONE, and is _____ (Size) and has the following Structures on the property: Two (2) one story frame dwellings and two (2) sheds.

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof: Construction of two 2 family detached homes for Multi-Unit Townhouse use, not permitted in R-7 zone. Applicant also proposes to adjust the existing lot lines to form new lots 11.01 (formerly 11, 12 & portion of 13) and 13.01 (formerly portion of 13). Section 22-5.4

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. Multi-Unit Townhouses are not a permitted use in the R-7 zone. The applicant shall also require bulk variances for proposed lot 11.01 (formerly lots 11, 12, & portion of 13) for front yard setback, side yard setback, dia. lot shape, building height, max. number of stories, and parking. Applicant seeks bulk variances for proposed lot 13.01 (formerly portion of lot 13) for lot area, lot frontage, principal building front yard and side yard setback, accesory use side yard setback, and dia. lot shape.

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. 70 Lot: 11-13 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, _____ 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 instal1ed 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: 12-12-23

* 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: 12-12-23

Sworn to and subscribed before me on this 12th Day of (Month) December, 2023

Notary Signature: [Signature]

Date: 12/12/23

Two (2) application packets Must have raised Seal

Seal





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: Preliminary and Final Site Plan Approval with Use and Bulk Variance

To: TBA
(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 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 construct two 2 family detached homes. Applicant seeks to utilize the property as multi-unit townhouses, a non-permitted use in the R-7 zone, therefore requiring a use variance. In addition, applicant requires bulk variance proposed lot 11.01 (formerly lots 11, 12, & portion of 13) for front yard setback, side yard setback, dia. lot shape, building height, max. number of stories and parking. Applicant seeks bulk variances for proposed lot 13.01 (formerly portion of lot 13) for lot area, lot frontage, principal building front yard and side yard setback, accesory use ~~side yard setback, and dia. lot shape.~~

On premises located at 103-115 Creek Road, Keansburg, New Jersey Block: 70 Lot: 11-13

The Keansburg Planning Board of Adjustment has scheduled the hearing to be held on the TBD Day of TBD, 20TBD 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.



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 70 LOT 11-13

PROPERTY LOCATION: 103-115 Creek Road

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: FEBRUARY 12, 2024

Thomas P. Cusick
Thomas P. Cusick, CTC Tax Collector



BOROUGH OF KEANSBURG

MUNICIPAL OFFICES

Please deliver the following pages to:

Salvatore Altieri, Esq.

LOCATION:

CLEARY, GIACOBBE, ALTIERI

FAX NUMBER:

(732) 546-7687

FROM:

TOM COSICK

DATE:

2/12/24

COVER PAGE &

2

Application:

Applicant: Four A Realty, LLC

DISCLOSURE STATEMENT

Disclosure pursuant to N.J.S.A. 40:55D-48.1 Four A Realty, 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>
Alan Nick	36 Woodbine Ave. Little Silver, NJ 07739	20%
Austin Nick	22 Hayward Road, Spara Twp., NJ 07871	20%
Alan Sackman	165 West 73rd Street, NYC, NY 10023	20%
Allyson Sackman	165 West 73rd Street, NYC, NY 10023	20%
John Nick	West 76th Street, Apt. 1A, NYC, NY 10023	20%

Request for Taxpayer Identification Number and Certification

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

Print or type 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. Four A Realty, 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 type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <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) _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
	5 Address (number, street, and apt. or suite no.) 513 Cookman Avenue	Requester's name and address (optional)
	6 City, state, and ZIP code Asbury Park, NJ 07712	
	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	
0 4 - 5 0 3 8 5 6 0 6	

Part II Certification

Under penalties of perjury, I certify that:

- 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
- 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
- I am a U.S. citizen or other U.S. person (defined below); and
- 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 ▶ <i>Alan Nick</i>	Date ▶ 12-4-23
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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:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- 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
- 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.