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Note

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~~ 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: ROMEO DRAGHICI Case# _____
 Address: 27 WILLIS AVE Date: 05-02-24
KEANSBURG 07734
 Phone #: _____ Cell # 848 218 7958

- 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)
Available from the Tax Assessor, includes total properties & Utilities _____ # 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)
Must be submitted ten (10) days prior to Planning Board meeting _____ # 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: _____

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), ROMEO DRAGHICI, The Applicant(s) Herein, whose Address is, 27 WILLIS AVE KEANSBURG, am the Owner(s) int: R.D

Prospective Purchaser(s) int: _____ of property located on, _____ and designated as

Block: _____ and Lot _____ on the Official Keansburg Tax Map.

2. Said property is in a Flood ZONE, and is 5000 SQ.F. (Size) and has the following

Structures on the property: SHED, HOUSE,

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

FRONT OPEN PORCH, BACK DECK

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.

FRONT PORCH AND BACK DECK TO BE BUILT IN ALIGNMENT WITH EXISTING HOME WHICH IS 3' FROM PROPERTY LINE

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. 140 Lot: 10 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 [(NO)] Date: _____

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 YES

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.

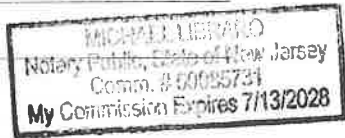
Signed: [Signature] Date: 5/3/24

* 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 _____ Day of _____ 20 _____

Owner's Signature: [Signature] Date: 5/3/24

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

Notary Signature: [Signature]
Date: 5/3/24



Two (2) application packets Must have raised 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: ROMEO DRAGHICI

To: _____
(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 22-4.1 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)

I WOULD LIKE TO BUILD A FRONT OPEN
PORCH AND A RAISED DECK ON THE
BACK OF THE HOUSE IN ALIGNMENT
WITH THE HOUSE

On premises located at 27 WILLIS AVE, Keansburg, New Jersey Block: 140 Lot: 10

The Keansburg Planning Board of Adjustment has scheduled the hearing to be held on the 12TH Day of AUGUST, 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 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:

PROOF OF SERVICE

County of Monmouth
State of New Jersey

I ROMEO, being duly sworn on my Oath, Depose and say: I am the owner, Applicant,
Agent, of Applicant ROMEO DRAGHICI

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 3 Day of (Month) MAY 20 24

Notary Signature: *[Signature]*

Date: 5/3/24

Two application packets. Must have raised a raised Seal

Seal





BOROUGH OF KEANSBURG

OFFICE OF THE TAX COLLECTOR

Date: 5/3/2024

Block 140 Lot 10 Qualifier N/A

Address: 27 Willis Ave
Keansburg, NJ 07134

Please Be advised that the above-referenced account is current as of this date.

Very truly yours,

Thomas P. Cusick
Tax Collector

Block/Lot	Owner	Mailing Address				
✓ 1323-119-10	BOROUGH OF KEANSBURG ✓	29 CHURCH STREET ✓	KEANSBURG N.J.	07734		
1323-119-26	BORO OF KEANSBURG-VACANT ✓	29 CHURCH STREET	KEANSBURG NJ	07734		
1323-119-42	BORO OF KEANSBURG-VACANT ✓	29 CHURCH STREET	KEANSBURG NJ	07734		
✓ 1323-119-43	ROMAN JUAN MARIN ✓	16 WILLIS AVE. ✓	KEANSBURG NJ	07734		
✓ 1323-140-4	TORRE ALBERT & MARIA ✓	14 SNYDER AVENUE ✓	KEANSBURG NJ	07734		
✓ 1323-140-5	LOFARO PELLEGRINO ✓	10 SNYDER AVE. ✓	KEANSBURG NJ	07734		
✓ 1323-140-6	ZHOU HUI FANG ✓	191 4TH STREET ✓	HAZLET NJ ?	07734 ?	07730	
✓ 1323-140-7	LOPEZ AUGUSTIN & MARIE ✓	48 LEOLA AVE. ✓	KEANSBURG N.J.	07734		
✓ 1323-140-8	SHAIKH FARHAN ✓	795 PALMER AVENUE ✓	HOLMDEL NJ	07733		
✓ 1323-140-9	STIESI KEVIN B & JEANINE J ✓	21 WILLIS AVE ✓	KEANSBURG NJ	07734		
✓ 1323-140-10	STIESI KEVIN ✓	21 WILLIS AVENUE ✓	KEANSBURG NJ	07734		
✓ 1323-140-11	RASMUSSEN PETER & MARIE ✓	29 WILLIS AVENUE ✓	KEANSBURG NJ	07734		
✓ 1323-140-12	LONGSTREET MICHAEL W ✓	33 WILLIS AVE ✓	KEANSBURG NJ	07734		
✓ 1323-140-13	AMARO ALICIA ✓	37 WILLIS AVE. ✓	KEANSBURG NJ	07734		
✓ 1323-140-14	BORRAGEIROS GUSTAVO & MARIA ✓	41 WILLIS AVE ✓	KEANSBURG NJ	07734		
✓ 1323-119-18	NUZZO MADDALENA E ✓	161 FOREST AVE ✓	KEANSBURG NJ	07734		
✓ 1323-119-35	BURG INVESTMENTS LLC ✓	100 SOUTH BERKLEY SQ #5N ✓	ATLANTIC CITY NJ	08401		
✓ 1323-119-36	CAPUANO EVAN J ✓	42 WILLIS AVE. ✓	KEANSBURG NJ	07734		
✓ 1323-119-37	LADIACK DANIEL J & NICOLE C ✓	40 WILLIS AVE ✓	KEANSBURG NJ	07734		
✓ 1323-119-16	CANDELORO ROBERT & KARIN ✓	153 FOREST AVE ✓	KEANSBURG NJ	07734		
✓ 1323-119-11	LAURIE JOHN ✓	131 FOREST AVE. ✓	KEANSBURG NJ	07734		
✓ 1323-119-12	STEWART JENNIFER & RIBERIO SANDRA ✓	133 FOREST AVENUE ✓	KEANSBURG NJ	07734		
✓ 1323-120-14	MCCARTHY KAREN A JOHN P ET ALS ✓	7 WILLIS AVE ✓	KEANSBURG NJ	07734		
✓ 1323-120-15	MARASCIO ANTHONY ✓	11 WILLIS AVENUE ✓	KEANSBURG NJ	07734		
✓ 1323-120-16	YEVOLI ANTOINETTE ✓	47 LEOLA AVENUE ✓	KEANSBURG NJ	07734		
✓ 1323-120-17	CORAGGIO JOANNA RENE ✓	43 LEOLA AVE. ✓	KEANSBURG NJ	07734		
✓ 1323-120-18	CANDIDO JOYCE & GIOVANNIELLO M. ✓	37 LEOLA AVENUE ✓	KEANSBURG NJ	07734		
✓ 1323-134-8	DEPUMA CHERYL ✓	3 SNYDER AVE. ✓	KEANSBURG NJ	07734		
✓ 1323-134-9	TORRES-LOZANO SALVADOR ✓	7 SNYDER AVE ✓	KEANSBURG NJ	07734		
✓ 1323-134-10	SANTIAGO ADALBERTO & SOCORRO MARIA ✓	11 SNYDER AVE. ✓	KEANSBURG NJ	07734		
✓ 1323-134-11	LAMACCHIA DOMINICK & GENTILE MARI ✓	15 SNYDER AVENUE ✓	KEANSBURG NJ	07734		
✓ 1323-134-12	SCHAAB MARK C ✓	17 SYNDER AVE ✓	KEANSBURG NJ	07734		
✓ 1323-134-13	BURKE TODD P & YATES JODEE A ✓	23 SNYDER AVE. ✓	KEANSBURG NJ	07734		

✓ 1323-140-1	SIMPSON LESLIE ✓	24 SNYDER AVE ✓	KEANSBURG NJ	07734
✓ 1323-140-2	KOTLOWSKI CHRISTOPHER P & SCHAEFFER ✓	22 SNYDER AVE. ✓	KEANSBURG NJ	07734
✓ 1323-140-3	DELVALLE MELISSA E ✓	18 SNYDER AVE ✓	KEANSBURG NJ	07734
✓ 1323-119-13	RAHEB BRIAN ✓	17 WATERVIEW PLACE ✓	KEANSBURG NJ	07734
✓ 1323-119-14	MALIKI MUNIAT & OLADELE KAZEEM ✓	145 FOREST AVENUE ✓	KEANSBURG NJ	07734
✓ 1323-119-15	CANDELORO KARIN ✓	147 FOREST AVE. ✓	KEANSBURG NJ	07734
✓ 1323-119-2	SWITZER THOMAS & MARIBEL ✓	10 WILLIS AVE ✓	KEANSBURG NJ	07734
✓ 1323-119-1	BRAYLOVSKY ALEXANDER ✓	12 WILLIS AVENUE ✓	KEANSBURG NJ	07734
✓ 1323-119-39	NOVEMBRE LORRAINE ✓	28 WILLIS AVE ✓	KEANSBURG NJ	07734
✓ 1323-119-40	MELLILLO IRENE & ANGELO ✓	24 WILLIS AVE ✓	KEANSBURG NJ	07734
✓ 1323-119-44	KEELEN THOMAS J. ✓	380 MAIN ST ✓	KEANSBURG NJ	07734
✓ 1323-119-17	157 FOREST AVENUE LLC ✓	7 BRECKENRIDGE COURT ✓	FREEHOLD NJ	07728

49 copies

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