

Site Plan Application – Planning Board of Adjustment

Must be submitted ten (10) days prior to Planning Board meeting

Name: Christopher Kain Case# _____
 Address: 5 LINCOLN COURT Date: _____
Keansburg N.J. 07734
 Phone #: 732-613-8200 cell Cell# ChrisKain89@Gmail.com

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>21</u>	# 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	<u>21</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)	_____	# submitted
Plot Plans (include w/packet - 21 total sets) Note: plot plans # submitted to include all setbacks, side lines, 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) 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: Christopher Kain

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

MIDDLETONLAW2517@Gmail.com
Tim Middleton
732-223-8171

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), Christopher & Natalie Klein The Applicant(s) Herein, whose Address is,

5 Lincoln Court Keansburg NJ, am the Owner(s) int: owner

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

Block: 93 and Lot 46 on the Official Keansburg Tax Map.

2. Said property is in a R-7 ZONE, and is 7,975 sq ft (Size) and has the following

Structures on the property: Dwelling, Garage

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

Remove Existing garage, PUT UP another new
garage with new cement flooring, 18' X 35' driveway,
30x30'

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.


22-7.3e - Built to/in conformity current zc.
22-5.2c - moved, Altered ADDED to, ENLARGED
22-7.3c - CANNOT EXPAND
22-5.5e - USE VARIANCE 10 FOOT High-10
22-5.5e - SET BACK VARIANCE, SIDE YARD, LOT AREA

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. 93 Lot: 46 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: _____


Howard M. Shulman
Notary Public State of New Jersey
My Commission Expires May 22, 2025

2-17-24

Statement & Variance Sheet - Continued:

8. Has there been any previous appeal involving this parcel/premises? [] YES 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 _____

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 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: Christopher Keim Natalie Keim Date: 2-17-24

* 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 17th Day of February 2024

Owner's Signature: Christopher Keim Natalie Keim Date: 2-17-24

Sworn to and subscribed before me on this 17th Day of (Month) February 2024

Notary Signature: [Signature]

Date: 2-17-24

Two (2) application packets Must have raised Seal

Seal

Page 3

Howard M. Shulman
Notary Public State of New Jersey
My Commission Expires May 22, 2025

In the matter of Appeal: Construction of Non-conforming Structure 5 Lincoln Court Keansburg

To: Adjacent Property Owner(s) to 5 Lincoln Ct. Keansburg

You are hereby notified that Christopher Kain has appealed from the action of the Zoning Officer of the Borough of Keansburg for a variance, interpretation, site plan, use variance, from section 2,5,7,9 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:

PLEASE TAKE NOTICE that Christopher Kain filed an application with the Borough of Keansburg Board of Adjustment for a variance to construct a new garage located at 5 Lincoln Court, Keansburg, New Jersey. The property is in the R-7 Single-family Zone. The property is designated on the Township Tax maps as Lot 46 in Block 93. The proposal requires a variance from the developmental regulations of the Borough of Keansburg for the following, but not limited to:

- 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 build 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-A use variance will be required as the property is in an R-7 Single Family Zone and this proposal does not meet the lot size for a new single-family home
- 5) 22-5.5e-e-Setback variances required:
 - a) Minimum Lot Area of 7500 SF required-7140SF is being proposed
 - b) Minimum Lot Frontage of 75 Feet is required-60 Feet is being proposed
 - c) Minimum Side Yard Setback (Total) of 3 feet is proposed where 10 feet is required
- 6) 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 12th Day of August, 2024 at 6pm 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

Chris Kain, being duly sworn on my Oath, Depose and say: I am the owner, Applicant,
Agent, of Applicant I Am the owner, Christopher Kain

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 17th Day of (Month) February 2024
158 August 2024

Notary Signature: [Signature]

Date: 2-17-24 / 8-1-24

Two application packets. Must have raised a raised Seal

Seal

[Signature]
Howard M. Shulman
Notary Public State of New Jersey
My Commission Expires May 22, 2025



BOROUGH OF KEANSBURG

OFFICE OF THE TAX COLLECTOR

Date: 2/15/2024

Block 93 Lot 46 Qualifier N/A

Address: 5 Lincoln Ct.
Keansburg, NJ 07734

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

Very truly yours,

Thomas P. Cusick
Tax Collector

*I verify that this information accurately reflects
municipal tax records.*

Tax Collector
Keansburg Borough
Monmouth County



1323-155-3	PICKENS WILLIAM J. & DIANE H.	44 FRANCES PLACE	KEANSBURG NJ	07734
1323-155-5	GARCIA JOHN & MIGDALIA	36 FRANCIS PLACE	KEANSBURG NJ	07734
1323-155-6	EDWARDS ROBERT & ELLEN	34 FRANCIS PL	KEANSBURG NJ	07734
1323-94-44	HURLEY JOSEPH M & SHEILA J	8 LINCOLN COURT	KEANSBURG NJ	07734
1323-94-45	RIVERA KELLY MARIE&GUZMAN MARIA REI	6 LINCOLN COURT	KEANSBURG NJ	07734
1323-94-46	LANG EILEEN M.	25 FRANCES PLACE	KEANDBURG NJ	07734
1323-94-40	MAC DONALD JOSEPH M	20 LINCOLN COURT	KEANSBURG NJ	07734
1323-155-2	STEIMEL EDWARD	330 CARR AVE	KEANSBURG NJ	07734
1323-92-24	RISSIOTIS SAVAS	28 HARMON RD	EDISON NJ	08837