



## Borough of Keansburg

### Construction Office

29 Church Street • Keansburg, New Jersey 07734  
Phone: 732/787-0215 Ext. 214 or 215 • Fax: 732/787-0778

February 1, 2023

Christopher Kain  
5 Lincoln Ct.  
Keansburg, NJ 07734

Re: Build L22' W11' H15' Garage - Denied  
5 Lincoln Ct, Keansburg NJ 07734  
Block/Lot: 93/46

Dear Applicant:

Regarding the above mentioned property, please be advised that your Development Permit to build L22' W11' H15' garage has been denied for the following:

1. Additions (any 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 12', as supposed to 15', feet in height.

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, who will answer 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 – A use variance will be required as the property is in an R-7 Single Family Zone and your proposal does not meet the lot size for a new single-family home;
5. 22-5.5e – Setback variances required:
  - a. Front yard setback of approximately 14.9 feet where 25 feet is required;
  - b. Side yard setback of approximately 3 feet where 10 feet is required;
  - c. Minimum Lot Area of 7,500 SF required – 7,140 SF is being proposed;
  - d. Minimum Lot Frontage of 75 feet is required – 60 feet is being proposed;
  - e. Maximum Building Height for Accessory Structure is 12 feet required – where 15 feet is being proposed.
  - f. Minimum side yard setback for an accessory structure is 5 feet required – where 2.5 feet is being proposed.
6. Any other variances the Board may require in the course of hearing this application.