

Site Plan Application Planning Board of Adjustment

Name: **LEAP BUILDERS INC** Case # _____
Address: **212 TWILIGHT AVE** Date: 3/26/24
Phone # **848-207-7082** Cell Phone # 848-207-7082

Application: (2 original copies notarized, pg. 3- 21 total sets) 21 # submitted
Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial)

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) _____ # submitted
Available from the Tax Assessor, includes total properties & Utilities

A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector 21 # submitted

A Copy of a Survey (less than 3 years old — 21 total sets) 21 # submitted

Architectural Plans (include w/packet — 21 total sets) 21 # submitted

Plot Plans (include w/packet — 21 total sets) Note: plot plans 21 # submitted

to include all setbacks, sidelines, both existing and proposed as well as all accessories (Sheds, Pools, Decks, Fencing, Driveways, Garages, etc.).

Affidavit of Publication (Star Ledger 732-902-4318 [Asbury Park Press 732-643-3666]) _____ # submitted Must be submitted ten (10) days prior to Planning Board meeting

Certification Mail Return Receipts (PS Form 3800, June 2002) _____ # submitted
Must be submitted ten (10.) days prior to Planning Board meeting _____

Application Fees — as per Fee Schedule Worksheet

I Check Non-refundable Fees Check # _____ Amt. \$ _____

1 Check Escrow (Unused fees are refundable) Check # _____ Amt. \$ _____
ESCROW (UNUSED FEES ARE REFUNDABLE) CHECK # _____

Is Application complete? Yes: _____ No: _____ Date: _____

Applicants Signature: Michael Konecny

Planning Board Secretary or Designee: Complete _____

Date: _____ Incomplete _____

Total packets must be submitted to Borough Hall Ten (10) days prior to meeting
(Checklist Page 1 of 6 — Cover sheet is separate)

Attorney: Jim Kinneally
Marriott Callahan & Blair
520 Washington Boulevard
Sea Girt, New Jersey 08750
Telephone: 732.449.7474

Michael Konecny
Leap Builders, Inc.
102 Howe La.
Freehold, NJ 07728
848.207.7082

Property:
Leap Builders, Inc.
212 Twilight Ave.
Keansburg, NJ 07734
848.207.7082

Case # _____

Date Filed: 3/26/24

Action Taken: _____

FEE (Paid): _____

Date (of Action): _____

The section above is for Planning Board use

Keansburg Planning Board of Adjustment – Statement & Variance Sheets – pgs. 2 & 3

1. I (we), LEAP BUILDERS LLC, The Applicant (s) Herein, whose Address is 102 HOWELA, FREEHOLD NJ 07728, am the Owner (s) Hint: PK

Prospective Purchaser(s) [] : _____ of property located on 212 TWILIGHT AVE

And designated as Block 127 and Lot 21 on the Official Keansburg Tax Map.

2. Said property is in a R1 Zone, and is 10,000 SQFT (Size) and has the following Structures on the property: DEMOLISHED, NOW CLEAR.

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

MINOR SUBDIVISION FOR A SINGLE FAMILY ON EACH LOT.

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.

SEE ATTACHED

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 127 Lot 21 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: _____

1. 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.
2. 22-5.5e – Setback variances required:

| Description | Required | Existing | Proposed Lot 1 | Proposed Lot 2 |
|--|-----------------|-----------|--------------------------------|--------------------------------|
| Minimum Lot Area | 7,500 SF | 10,000 SF | 5,000 SF | 5,000 SF |
| Minimum Lot Frontage | 75' | 100' | 50' | 50' |
| Minimum Front Yard Setback | 25' | N/A | 22' | 22' |
| Minimum Side Yard Setback | 10' | N/A | 10' | 10' |
| Minimum Side Yard Setback (Total) | 20' | N/A | 20' | 20' |
| Minimum Rear Yard Setback | 25' | N/A | 15' | 15' |
| Min. Gross Residential Ground Floor Area | 600 SF | N/A | 1,440 SF | 1,440 SF |
| Maximum Lot Coverage- Principle Building | 25% | N/A | 29% | 29% |
| Minimum Lot Coverage All | 50% | | 46% | 46% |
| Maximum Building Height | 35'/2.5 Stories | N/A | 33.4/3 stories | 33.4/3 stories |
| Minimum Improved Off-Street Parking | 6 | N/A | 3 (if 4 bedrooms in each unit) | 3 (if 4 bedrooms in each unit) |

3. 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.
4. 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.
5. Any other variances the Board may require in the course of hearing this application.

Statement & Variance Sheet - Continued:

8. Has there been any previous appeal involving this parcel/premises? [] YES [X] NO int: PP

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, DRAWN 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: Michael Kucy Date: 3/26/24

* 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 26 Day of MARCH 2024

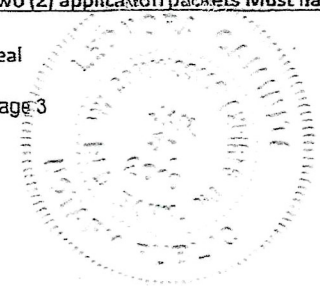
Owner's Signature: Paul Kucy Date: 3-26-24

Sworn to and subscribed before me on this 26 Day of (Month) MARCH 2024

Notary Signature: Leonora Caminiti
Date: 3/26/24

Two (2) application packets Must have raised Seal

Seal
Page 3



Keansburg Planning Board of Adjustment Notice of Hearing

You are hereby notified that Leap Builders, Inc. has appealed from the action of the Zoning Officer of the Borough of Keansburg with respect to the property located 212 Twilight Ave, Keansburg, NJ more formally identified as Block:127 Lot:21 for a minor subdivision, bulk variances, interpretation, site plan, use variances, of the Development Regulations of Borough of Keansburg, Chapter 22 for a permit to construct a single family structure on each lot in connection with subject application, the applicant will be seeking approval for the following items:

1. 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.
2. 22-5.5e – Setback variances required:

| Description | Required | Existing | Proposed Lot 1 | Proposed Lot 2 |
|--|-----------------|-----------|--------------------------------|--------------------------------|
| Minimum Lot Area | 7,500 SF | 10,000 SF | 5,000 SF | 5,000 SF |
| Minimum Lot Frontage | 75' | 100' | 50' | 50' |
| Minimum Front Yard Setback | 25' | N/A | 22' | 22' |
| Minimum Side Yard Setback | 10' | N/A | 10' | 10' |
| Minimum Side Yard Setback (Total) | 20' | N/A | 20' | 20' |
| Minimum Rear Yard Setback | 25' | N/A | 15' | 15' |
| Min. Gross Residential Ground Floor Area | 600 SF | N/A | 1,440 SF | 1,440 SF |
| Maximum Lot Coverage- Principle Building | 25% | N/A | 29% | 29% |
| Minimum Lot Coverage All | 50% | | 46% | 46% |
| Maximum Building Height | 35'/2.5 Stories | N/A | 33.4/3 stories | 33.4/3 stories |
| Minimum Improved Off-Street Parking | 6 | N/A | 3 (if 4 bedrooms in each unit) | 3 (if 4 bedrooms in each unit) |

3. 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.
4. 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.
5. 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 7th day of October 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 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 by the public between the hours of 9:00 a.m. and 4:00 p.m. during the days it is open for business.

Leap Builders

Borough of Keansburg
Municipal Building
29 Church St. Keansburg, NJ 07734
Phone - 732-787-0215
Fax - 732-787-0787
Construction Department
Fax # 732-787-3699

CERTIFICATION OF TAXES

BLOCK 127 LOT 21

PROPERTY LOCATION: 212 Twilight Ave

The Status of Property taxes at the above location are as follows:

- Taxes are current -

Should any additional information or an update be required; please utilize the above contact numbers.

Date: 6/24/24

T.P. Cusick

Thomas P. Cusick, CTC Tax Collector

I verify that this information accurately reflects municipal tax records.

Tax Collector
Keansburg Borough
Monmouth County





BOROUGH OF KEANSBURG

MUNICIPAL OFFICES

OFFICE OF THE TAX ASSESSOR

Date: 06/24/2024

In compliance with Municipal Land Use Law, New Jersey Statutes Annotated 40A:55D-12, the attached list is certified to be a list of those property owners within 200 feet of the following:

Block 127

Lot 21

Qualifier

These Companies must be notified in addition to the Property Owners:

NJ Natural Gas Company
1415 Wyckoff Road
Wall, New Jersey 07719

Cablevision Raritan Valley
275 Centennial Avenue CN 6805
Piscataway, NJ 08855
Attn.: Construction Department

Jersey Central Power & Light
One River Centre
331 Newman Springs Road, Bldg. 3
Red Bank, NJ 07701

Keansburg Water & Sewer
29 Church Street
Keansburg, NJ 07734

Keansburg Board of Fire Commissioners
29 Church Street
Keansburg, NJ 07734

Verizon
540 Broad Street
Newark, NJ 07102

If property is located on a County Road:

Monmouth County Planning Board
Hall of Records Annex
Freehold, NJ 07728

IF PROPERTY IS LOCATED NEAR A SURROUNDING TOWN PLEASE CHECK WITH THEM FOR OWNER INFORMATION.

Gerald Briscione, CTA
Tax Assessor



| <u>Block/Lot</u> | <u>Owner</u> | <u>Mailing Address</u> | | | | | | |
|------------------|-------------------------------------|---------------------------|-------------------|-------|--|--|--|--|
| 1323-127-21 | JAGODKA ROBERT | 480 JANSEN AVENUE | AVENEL NJ | 07001 | | | | |
| 1323-123-7.01 | BULIN JASON & CHRISTINA | 190 TWILIGHT AVENUE | KEANSBURG NJ | 07734 | | | | |
| 1323-123-8 | WARE EVA K | 123 PARK AVE | KEANSBURG NJ | 07734 | | | | |
| 1323-128-16 | MORTON JERRY A & DEBORAH G | 20 COTTAGE PL | KEANSBURG NJ | 07734 | | | | |
| 1323-126-2 | RONAN MICHELE & GELBARD DAVID | 611B WILWOOD ROAD | ALLENHURST NJ | 07711 | | | | |
| 1323-126-3 | LOMBARDI LAUREN MARIE&ORIENTALE PAS | 203 TWILIGHT AVENUE | KEANSBURG NJ | 07734 | | | | |
| 1323-126-4 | FOGGY JASMINE | 207 TWILIGHT AVE. | KEANSBURG NJ | 07734 | | | | |
| 1323-126-1 | SULLIVAN PATRICK JR | 102 PARK AVENUE | KEANSBURG NJ | 07734 | | | | |
| 1323-126-5 | KILEY SEAN & CAPUTO GINA | 211 TWILIGHT AVE | KEANSBURG NJ | 07734 | | | | |
| 1323-126-6 | O KEEFE PATRICK R & BONNIE M | 215 TWILIGHT AVE | KEANSBURG NJ | 07734 | | | | |
| 1323-126-7 | O KEEFE PATRICK R | 221 TWILIGHT AVENUE | KEANSBURG NJ | 07734 | | | | |
| 1323-126-8.01 | TUCKER ANNA | 225 TWILIGHT AVENUE | KEANSBURG NJ | 07734 | | | | |
| 1323-126-12 | OFRAY KATHLEEN | 30 SHADYSIDE AVE. | KEANSBURG NJ | 07734 | | | | |
| 1323-126-13 | MESEROLE JAMES P | 28 SHADYSIDE AVENUE | KEANSBURG NJ | 07734 | | | | |
| 1323-126-15 | WYDELLA VALENTINE | 20 SHADYSIDE AVE | KEANSBURG NJ | 92714 | | | | |
| 1323-127-1 | LOPEZ ALVIN JR & DEBORAH | 118 PARK AVENUE | KEANSBURG NJ | 07734 | | | | |
| 1323-127-7 | CECERE LAWRENCE JR | 320 MAIN ST | PORT MONMOUTH NJ | 07758 | | | | |
| 1323-127-8 | PEPE JOHN | 4338 REDWOOD AVE APT 112B | MARINA DEL REY CA | 90292 | | | | |
| 1323-126-18 | GDB PROPERTIES LLC | 119 TINGLEY LANE | EDISON NJ | 08820 | | | | |
| 1323-126-19 | GREENAN NOEL | 5427 69TH LANE | MASPETH NY | 11378 | | | | |
| 1323-127-12 | BALYK EDWARD & KATHERINE | 23 COTTAGE PLACE | KEANSBURG NJ | 07734 | | | | |
| 1323-127-15 | BONILLA WENDY | 29 COTTAGE PL | KEANSBURG NJ | 07734 | | | | |
| 1323-127-16 | LOZITO LAWRENCE & ANNETTE | 228 TWILIGHT AVENUE | KEANSBURG NJ | 07734 | | | | |
| 1323-127-18 | LASER HOLDINGS LLC | 16 SANDALWOOD DRIVE | LIVINGSTON NJ | 07039 | | | | |
| 1323-127-19 | SUNDOWN HOLDINGS LLC | 16 SANDALWOOD DRIVE | LIVINGSTON NJ | 07039 | | | | |
| 1323-127-20 | AGBOH EMMANUEL ADZIDO & COMFORT | 216 TWILIGHT AVE | KEANSBURG NJ | 07734 | | | | |
| 1323-127-23 | KAUFFMANN TIMOTHY & E.SCHNEIDER | 114 PARK AVE | KEANSBURG NJ | 07734 | | | | |
| 1323-128-12 | DUARTE RAMIRO | 127 DELANCY STREET | NEWARK NJ | 07105 | | | | |
| 1323-128-13 | FLAGG FRANK | 28 COTTAGE PL | KEANSBURG NJ | 07734 | | | | |
| 1323-128-14 | REILLY LONA | 24 COTTAGE PLACE | KEANSBURG NJ | 07734 | | | | |
| 1323-128-15 | HAMPTON ERIC L JR & PEZZA MANDAA A | 22 COTTAGE PLACE | KEANSBURG NJ | 07734 | | | | |
| 1323-127-17 | CAVORSI DANIEL & EUGENIA | 226 TWILIGHT AVENUE | KEANSBURG NJ | 07734 | | | | |
| 1323-127-13 | BYKOW THOMAS B & BETHANN | 25 COTTAGE PL | KEANSBURG NJ | 07734 | | | | |

| | | | | |
|---------------|------------------------------------|---------------------|--------------|-------|
| 1323-127-14 | MULLER KURT | 27 COTTAGE PL | KEANSBURG NJ | 07734 |
| 1323-127-2 | MCDONAGH BRENDAN & ODALY KARA B | 124 PARK AVE. | KEANSBURG NJ | 07734 |
| 1323-127-9 | DECHIARA FRANCES & SZIKSZAI ZOLTAN | 11 COTTAGE PL | KEANSBURG NJ | 07734 |
| 1323-127-10 | LILLIE DAVID | 3164 21ST STREET | ASTORIA NY | 11106 |
| 1323-127-11 | LOPEZ BELINDA | 17 COTTAGE PL | KEANSBURG NJ | 07734 |
| 1323-127-3 | AGUDA CHRISTOPHER SCOTT & SARBA SA | 126 PARK AVE. | KEANSBURG NJ | 07734 |
| 1323-127-4 | RAFFERTY JAMES & JOYCE L | 134 PARK AVE | KEANSBURG NJ | 07734 |
| 1323-126-16 | SOYAK DIANE | 16 SHADYSIDE AVE | KEANSBURG NJ | 07734 |
| 1323-126-17 | SKLAVENITIS ESTATHIOS | 14 SHADYSIDE AVENUE | KEANSBURG NJ | 07734 |
| 1323-126-9.01 | O KEEFE DENNIS & JUDITH | 37 CRESCENT ST | KEANSBURG NJ | 07734 |
| 1323-126-11 | HAKIMZADEH-HOSSEINI MOHAMMAD-ALI | 140 FOREST AVENUE | VERONA NJ | 07044 |
| 1323-127-22 | CANNY PAMELA | 204 TWILIGHT AVENUE | KEANSBURG NJ | 07734 |
| 1323-123-7.02 | GONZALEZ YOEL & ARIAS ANYOLINA | 105 PARK AVE | KEANSBURG NJ | 07734 |
| 1323-126-14 | CHAVEZ MARIA | 24 SHADYSIDE AVENUE | KEANSBURG NJ | 07734 |
| 1323-127-5.01 | TRUPIA SERGIO | 138-140 PARK AVENUE | KEANSBURG NJ | 07734 |



Borough of Keansburg
Construction Office

29 Church Street • Keansburg, New Jersey 07734
Phone: (732) 787-0215 Ext. 221 or 220 • Fax: (732) 787-3699

February 14, 2024

LEAP Builders Inc.
102 Howela Dr.
Freehold NJ 07728

Re: Minor Subdivision/Bulk Variance Requirements - Denied
212 Twilight Ave, Keansburg NJ 07734
Block/Lot: 127/21
Zone: R-7

Dear Applicant:

Regarding the above mentioned property, please be advised that your Development Permit to subdivide and build two new single family dwellings have been denied for the following:

1. 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 setback as set forth in 22-5.5.
2. Any applicant requesting approval of a proposed minor subdivision or minor site plan as defined in this Chapter shall submit to the Board of Adjustment Secretary 18 copies of the items required in Section 22-12 of this Chapter, together with an executed application form, the prescribed fee, and evidence that no taxes or assessments are outstanding against the property.

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 with any question you may have regarding the Planning Board application.

Respectfully,

Kathy Burgess
Assistant Zoning Officer, Borough of Keansburg

1. 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.
2. 22-5.5e – Setback variances required:

| Description | Required | Existing | Proposed Lot 1 | Proposed Lot 2 |
|--|----------------------------|-----------|--------------------------------|--------------------------------|
| Minimum Lot Area | 7,500 SF | 10,000 SF | 5,000 SF | 5,000 SF |
| Minimum Lot Frontage | 75' | 100' | 50' | 50' |
| Minimum Front Yard Setback | 25' | N/A | 22' | 22' |
| Minimum Side Yard Setback | 10' | N/A | 10' | 10' |
| Minimum Side Yard Setback (Total) | 20' | N/A | 20' | 20' |
| Minimum Rear Yard Setback | 25' | N/A | 15' | 15' |
| Min. Gross Residential Ground Floor Area | 600 SF | N/A | 1,440 SF | 1,440 SF |
| Maximum Lot Coverage- Principle Building | 25% | N/A | 29% | 29% |
| Minimum Lot Coverage All | 50% | | 46% | 46% |
| Maximum Building Height | 35' ^{2.5} Stories | N/A | 33.4' ³ stories | 33.4' ³ stories |
| Minimum Improved Off-Street Parking | 6 | N/A | 3 (if 4 bedrooms in each unit) | 3 (if 4 bedrooms in each unit) |

3. 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.
4. 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.
5. Any other variances the Board may require in the course of hearing this application.