

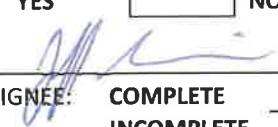
# Site Plan Application – Planning Board of Adjustment

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

Name: Real OPPS KB33, INC (Jeff Skinner) Case# \_\_\_\_\_  
 Address: 43 Beverly Road Date: 7/5/2024  
Glen Rock, NJ 07452  
 Phone #: (201) 218-5008 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>21</u>	# submitted
Proof of Service (2 copies notarized, pg. 5 - include w/above)	<u>*TBS</u>	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	<u>*TBS</u>	# submitted
Certified list of Property Owners (include with originals) Available from the Tax Assessor, includes total properties & Utilities	<u>*TBS</u>	# 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)	<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) <b>Must be submitted ten (10) days prior to Planning Board meeting</b>	<u>*TBS</u>	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	<u>*TBS</u>	# submitted

**Application Fees – as per Fee Schedule worksheet** **\*To Be Supplied**

CHECK NON-REFUNDABLE FEES	CHECK # <u>19</u>	AMOUNT \$ <u>620</u>
CHECK ESCROW (UNUSED FEES ARE REFUNDABLE)	CHECK # <u>20</u>	AMOUNT \$ <u>2,480</u>
IS APPLICATION COMPLETE?	YES <input type="checkbox"/>	NO <input type="checkbox"/> DATE _____
APPLICANT'S SIGNATURE:		
PLANNING BOARD SECRETARY OR DESIGNEE:	<b>COMPLETE</b>	
DATE _____	<b>INCOMPLETE</b>	

*\*Please Contact us with any issues!*

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), Real OPPS KB33, INC (Jeff Skinner) the Applicant(s) Herein, whose Address is,

43 Beverly Road, Glen Rock, NJ 07452, am the Owner(s)  int: JS ←

Prospective Purchaser(s) [ ] int: \_\_\_\_\_ of property located on, 33 CENTER AVE. and designated as

Block: 21 and Lot 38 on the Official Keansburg Tax Map.

2. Said property is in a R-5 ZONE, and is 50X59 (Size) and has the following

Structures on the property: None

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

Applicant proposes to construct a new 2-Story dwelling, driveway and deck.

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. Yes

5. The following is contrary to the Development Ordinance: list & detail all Variances to be sought.

Additions (any new construction) must meet the yard setbacks as noted in the Development Regulations of the Borough of Keansburg.

See also Page 2 of Denial. Attached as Exhibit A

*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. 21 Lot: 38 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 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 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 \$ \$2,480

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: \_\_\_\_\_ Date: 7/16/24 ←

\* 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: \_\_\_\_\_ Date: 7/16/24 ←

Sworn to and subscribed before me on this 16<sup>th</sup> Day of (Month) July .20. 24

Notary Signature: J Bonafide  
Date: 7/16/24

Two (2) application packets Must have raised Seal



JENNIFER E BONAFIDE  
NOTARY PUBLIC  
State of New Jersey  
ID # 50078721  
My Commission Expires March 14, 2028

**NOTICE** is hereby given that the Keansburg Planning Board will hold a hearing on November 4, 2024 at 5.30 pm for the workshop and the regular meeting being held at 6.00 pm at the George E. Kauffmann Municipal Building located at 29 Church Street, Keansburg, NJ 07734 on the application of REAL OPPTS KB33, INC for property located at Block 21, Lot 38 as found on the Borough of Keansburg tax map.

The applicant requests approval to construct a two-story house on the subject property. The applicant requests the following variances: a variance for lot area where 5,000 square feet are required and where 2,324 square feet exist and are proposed; a variance for front yard setback where 25 feet are required and where 6 feet are proposed, a variance for side yard setback where 7.5/15 feet are required and where 5 feet and 10.49 feet are proposed; a variance for rear yard setback where 25 feet are required and where 8.12 feet are proposed; a variance for maximum building coverage where 25% is permitted and where 42.59% is proposed, and a variance for maximum lot coverage where 50% is permitted and where 57.22 % is proposed. The applicant is also seeking a variance for the rear deck where the rear yard setback requirement is 5 feet and where 3.89 feet is proposed and where the side yard setback requirement is 5 feet and where 4.08 feet are proposed, and the applicant is seeking a variance for the side deck where the side yard setback requirement is 5 feet and where 3.40 feet is proposed.

The Applicant requests that the application be deemed amended to include and the Board grant any additional approvals, waivers, or variances determined to be necessary in the review and processing of this application. All plans and documents relating to this application are on file in the office of the Board Secretary and may be inspected by the public during normal business hours on regular working days at the George E. Kauffmann Municipal Building located at 29 Church Street, Keansburg, NJ 07734.

Timothy B. Middleton  
Attorney for Applicant  
REAL OPPTS KB33, INC

# PROOF OF SERVICE

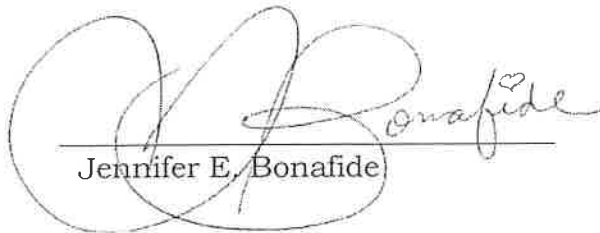
In the matter of Real OPPS KB33, INC (Jeffrey Skinner)

STATE OF NEW JERSEY)

ss.:

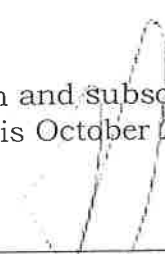
COUNTY OF MONMOUTH)

Jennifer E. Bonafide of full age, being duly sworn, deposes and says that she works as a paralegal administrator for Timothy B. Middleton, Esq. who has offices located at Valley Park Professional Center, 2517 Highway 35, Building K, Suite 101, Township of Wall, County of Monmouth, and State of New Jersey, and that he is the Attorney representing Real OPPS KB33, INC, in a proceeding before the Planning Board of the Keansburg, being an application for approval to construct a two-story house on the subject property, known as Block 21 Lot 38 as found on the Borough of Keansburg's Tax Map, that she gave notice, by certified mail on October 24, 2024, of this proceeding to each and all of the owners of property affected within 200' (feet) by said application. A true copy of the notice and the names and addresses of those notified are enclosed.



Jennifer E. Bonafide

Sworn and subscribed to before  
me this October 24, 2024



\_\_\_\_\_  
Timothy B. Middleton  
Attorney At Law



**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 21 LOT 38

PROPERTY LOCATION: 33 Center Ave.

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: July 19, 2024

*Thomas P. Cusick*

Thomas P. Cusick, CTC Tax Collector

OFFICE OF THE TAX ASSESSOR

Date: 09/06/2024

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 21 Lot 38 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

BOROUGH OF KEANSBURG

SEP 09 2024

TAX ASSESSOR





<u>Block/Lot</u>	<u>Owner</u>	<u>Mailing Address</u>					
1323-20-1	SCHUMACHER CHELSEA & BREHENY RICH ✓	40 PINEVIEW AVE	KEANSBURG NJ	07734			
1323-20-22	WINSOLAR ORCA LLC ✓	83 KENNEDY WAY	KEANSBURG NJ	07734			
1323-21-10	SULLIVAN COLLEEN MARGARET ✓	184 KENT AVE APT C609	BROOKLYN NY	11249			
1323-21-38	REAL OPPS KB33 INC ✓	43 BEVERLY ROAD	GLEN ROCK NJ	07452			
1323-50-9	FS PROPERTIES LLC ✓	1385 HWY 35 S145	MIDDLETOWN NJ	07748			
1323-50-22	FS PROPERTIES LLC ✓	1385 HIGHWAY 35 SUITE 145	MIDDLETOWN NJ	07748			
1323-21-6	BRADY PETER & PATRICIA ✓	39-65 52ND STREET	WOODSIDE NY	11377			
1323-21-7	TSAKONAS ATHANASIOS ✓	60 LOTT LANE	STATEN ISLAND NY	10314			
1323-21-2	BERNZWEIG ERIC KEITH & GRACE BETH ✓	20 CAMPVIEW AVENUE	KEANSBURG NJ	07734			
1323-21-8	WANG XINWEN & ZHANG BINGWEN ✓	5 THIRD STREET	WOODBURY NY	11797			
1323-21-9	FULGONI ALICE ✓	3 LA CASTA COURT	TOMS RIVER NJ	08757			
1323-21-1	ALLAN JULIA G ✓	26 CAMPVIEW AVENUE	KEANSBURG NJ	07724			
1323-21-3	REYNOLDS PATRICIA ✓	2282 BRIAR CREEK WAY	SARASOTA FL	34235			
1323-21-4	AMORINO ILANA R & CODY ✓	177 E BLACKJACK BRANCH WY	ST JOHNS FL	32259			
1323-21-5	12 CAMPVIEW AVE LLC ✓	177 E BLACKJACK BRANCH WY	ST JOHNS FL	32259			
1323-20-2	VERSLAND CLAIRA ZAMBON & JENS JR ✓	38 PINEVIEW AVE.	KEANSBURG NJ	07734			
1323-20-16	GINZBURG ALBERT NATANOVICH ✓	3D HAWAII COURT	MATAWAN NJ	07747			
1323-20-17	CARNIVAL DOLORES M ✓	246 EAST 46 ST APT 3F	NEW YORK NY	10017			
1323-20-18	RE JASON R & KAREN R ✓	501 UNION AVE	LAKEHURST NJ	08733			
1323-20-19	MC CLOSKEY JOHN & ISABEL ✓	19 CAMPVIEW AVE	KEANSBURG NJ	07734			
1323-20-20	PEPE JOHN ✓	4338 REDWOOD AVE APT 112B	MARINA DEL RAY CA	90292			
1323-20-21	45 CENTER LLC ✓	177 E BLACKJACK BRANCH WY	ST JOHNS FL	32259			
1323-50-4	SLDN PROPERTIES LLC & SLDN LLC ✓	10 METRO DRIVE	MONROE NJ	08831			
1323-50-5	WHITE KEVIN J & ANGELA D ✓	711 HOPPING ROAD	BELFORD NJ	07718			
1323-21-37	VINMAK RE HOLDINGS ✓	443 1ST STREET	LIVERMORE CA	94551			
1323-50-2	THACH CHRISTY ✓	48 CENTER AVENUE	KEANSBURG NJ	07734			
1323-21-11	VAN HOUTEN JOAN ✓	23 CAMPVIEW PLACE	KEANSBURG NJ	07734			
1323-21-33.02	HERNANDEZ JOSE ✓	13 CENTER AVE	KEANSBURG NJ	07734			
1323-21-34.01	RAZZANO FREDERICK & MARY LOU ✓	75 CENTER AVENUE	KEANSBURG NJ	07734			
1323-50-23	SUNLIGHT DEVELOPMENT LLC%LITVINENKO ✓	32 CENTER AVENUE	KEANSBURG NJ	07734			
1323-50-7	LITVINENKO VALENTINE ✓	32 CENTER AVE	KEANSBURG NJ	07734			
1323-50-16	34 CARR LLC ✓	177 E BLACKJACK BRANCH WY	ST JOHNS FL	32259			
1323-50-11	BARR MICHAEL J ✓	10 CENTER AVE	KEANSBURG NJ	07734			

1323-50-8	LOPEZ JACOBO ✓	196 W. HAZELWOOD AVE	RAHWAY NJ	07065
1323-50-43	MAYA ELECTRIC LLC ✓	11 SHADY NOOK	KEANSBURG NJ	07734
1323-21-12	RICHARD TOBY CSR & TONYA ✓	25 CAMPVIEW PL	KEANSBURG NJ	07734
1323-21-23	PAGE JUSTIN B ✓	20 CAMPVIEW PL.	KEANSBURG NJ	07734
1323-21-24	DICK GERALD C & DORIS A ✓	14 CAMPVIEW PLACE	KEANSBURG NJ	07734
1323-50-6	WHITE JAMES PATRICIA JOHN&LISA ✓	34 CENTER AVENUE	KEANSBURG NJ	07734
1323-20-3	LEE JAMES JR & DANIELLE A ✓	34 PINEVIEW AVENUE	KEANSBURG NJ	07734
1323-20-15	5 CAMPVIEW KEANSBURG LLC ✓	55 MOLLY PITCHER DRIVE	MANALAPAN NJ	07726
1323-50-3	42 CENTER AVE LLC ✓	3504 ROSE AVENUE UNIT 1	OCEAN NJ	07712
1323-21-35	SANTORO MARK ✓	3 WINNERS CIRCLE	MANALAPAN NJ	07726
1323-21-36	BAKER DARREN ✓	9435 LORTON MARKET ST	LORTON VA	22079
1323-50-10	JACKO JAMES ✓	12 CENTER AVE	KEANSBURG NJ	07734