

Site Plan Application – Planning Board of Adjustment

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

Name: Michael Felixson, Manager of Hava Realty, LLC Case# _____
 Address: 82-84 Raritan Avenue Date: _____
Keansburg, New Jersey 07734
 Phone #: (201)669-2909 Cell # (201)669-2909

| | | |
|--|----------------------------|-------------|
| 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>N/A</u> | # submitted |
| Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above | <u>N/A</u> | # submitted |
| Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties & Utilities</i> | <u>N/A</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>Included with Plans</u> | # submitted |
| Architectural Plans (include w/packet - 21 total sets) | <u>Included with Plans</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) <i>Must be submitted ten (10) days prior to Planning Board meeting</i> | <u>N/A</u> | # submitted |
| Certification Mail Return Receipts (PS Form 3800, June 2002) | <u>N/A</u> | # 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 _____

RECEIVED
 AUG 12 2024
 BY: 

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), Michael Felixson, Manager of Hava Realty, LLC, The Applicant(s) Herein, whose Address is,

82-84 Raritan Avenue, Keansburg, New Jersey 07734, am the Owner(s) Int: _____

Prospective Purchaser(s) [] Int: _____ of property located on, 82-84 Raritan Ave and designated as

Block: 54 and Lot 15 on the Official Keansburg Tax Map.

2. Said property is in a R-5 ZONE, and is 50 x 100 (Size) and has the following

Structures on the property: Two single family dwellings

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

Renovate and elevate the two existing single family dwellings

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. Pre-existing non-conforming

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

See attached zoning denial. (1) Front yard set back: 25' required and 9.4' proposed; -side yard setback: 7.5' required and 1.2' and 3.6' proposed; (2) min. total side yard setback: 15' required and 4.8' proposed; (3) maximum lot coverage of principal building: 25% required and 33% proposed; (4) maximum building height: 2.5 stories and 3 stories proposed; (5) expansion of a pre-existing non-conforming structure and use: 1 single family required and 2 single family proposed.

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. 54 Lot: 15 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, N/A Date: N/A

Statement & Variance Sheet - Continued:

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

If so, state date of filing: N/A 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 No

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: N/A

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 \$Check will be provided upon notice from Planning Board of Amount

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: 8/12/24

* 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: _____

Sworn to and subscribed before me on this 12th Day of (Month) August 2024

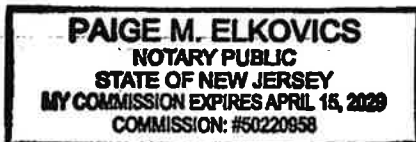
Notary Signature: [Signature]

Date: 08/12/2024

Two (2) application packets Must have raised Seal

Seal

Page 3





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 28, 2024

Catherine Franco
148 Parkview Terr,
Lincroft NJ 07738

Re: 82-Lift and add second story/84-rebuild in the same place and add second story - Denied
82-84 Raritan Ave, Keansburg NJ 07734
Block/Lot: 54/15
Zone: R-5

Dear Applicant:

Regarding the above-mentioned property, please be advised that your Development Permit to 82-Lift and add second story/84-rebuild in the same place and add second story as proposed is denied for the following:

1. Additions (any new construction) must meet the all the setbacks as noted in the Development Regulations of the Borough of Keansburg.
2. Pre-existing, non-conforming, two-Family Use is not permitted in a Single-Family Residential Zone; therefore, a Use Variance is required.

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 contact the Planning Board Secretary with 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

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.

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.

22-7.3c – Nonconforming Uses, Building or Structure. No nonconforming use may be expanded.

22-5.5e – A use variance will be required as the property is in an R-5 Single Family Zone and your proposal does not meet the lot size for a new single- family home;

22-5.5e – Setback variances required:

| Description | Required | Proposed |
|---|-----------------|--------------------------------|
| Minimum Lot Area | 5,000 SF | 5,000 SF |
| Minimum Lot Frontage | 50' | 50' |
| Minimum Front Yard Setback | 25' | 9.4' |
| Minimum Side Yard Setback | 7.5' | L-1.2, R-3.6' |
| Minimum Side Yard Setback (Total) | 15' | 4.8' |
| Minimum Rear Yard Setback | 25' | 45.5' |
| Maximum Lot Coverage-Principal Building | 25% | 33% |
| Minimum Lot Coverage All | 50% | 47.2% |
| Maximum Building Height | 2.5 Stories | 3 Stories |
| Minimum Improved Off-Street Parking | 2 | 4 |
| Use Variance – R5 Single Family Zone | 1 Family | Two-Family Use (not permitted) |

Construction and repair of sidewalks, curbs, and driveways. 2.11;

a. 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.

b. Vehicles shall not be parked on any front lawn without site approval from the Planning Board of Adjustment.

22-9.3a(5) Off-Street Parking.

c. 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,

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



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 54 LOT 15

PROPERTY LOCATION: 82-84 Raritan Avenue, Keansburg, New Jersey 07734

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: 7-15-2024
Thomas P. Cusick
Thomas P. Cusick, CTC Tax Collector

BOROUGH OF KEANSBURG

JUL 15 2024

TAX COLLECTOR

CATHERINE FRANCO ARCHITECT
 architect@catfranco.com
 149 PARKVIEW TERRACE
 LINCOLN PARK NJ 07718
 TEL: 732.291.5942
 E-MAIL: CFARCHITECTS@GMAIL.COM

ZONING INFORMATION R-5

| REQUIRED | EXISTING | PROPOSED |
|------------------------|----------|----------|
| LOT AREA (MIN) | 5000 SF | 5000 SF |
| LOT WIDTH (MIN) | 75' | 75' |
| SETBACKS | | |
| FRONT | 25' | 25' |
| REAR | 25' | 25' |
| SIDE (100%) | 14' | 14' |
| SEE (100%) | 14' | 14' |
| LOT COVERAGE (MAX) | 50% | 50% |
| SEALING COVERAGE (MAX) | 25% | 25% |
| BUILDING HEIGHT (MAX) | 35' | 35' |
| MIN. GROSS FL. AREA | 600 SF | 600 SF |
| RT. ACC. DRIVING SWL | 5' | 5' |
| RT. ACC. DRIVING SWL | 5' | 5' |
| R-3 - SINGLE FAMILY | 5' | 5' |

LIST OF DRAWINGS
 A1 - ZONING INFO
 A2 - 82 RARITAN
 A3 - 84 RARITAN

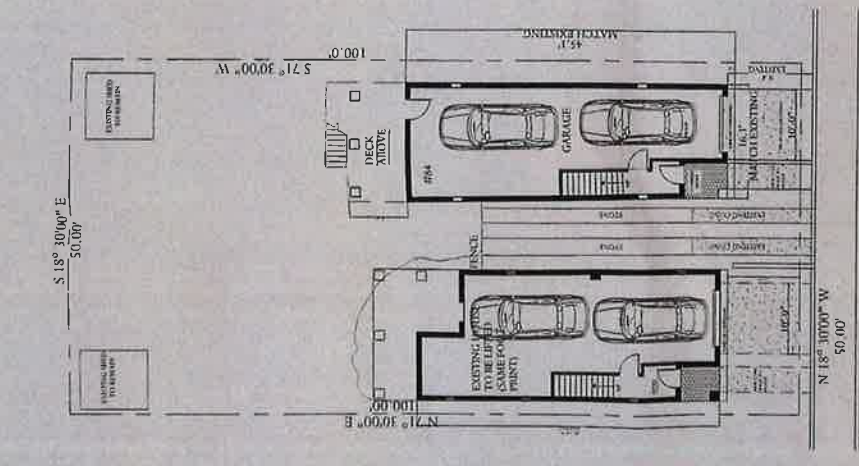
EXISTING AREAS
 82 RARITAN (LEFT) HOUSE
 PRINCIPAL BUILDING: 727 SF
 ACCESSORY BUILDING: 45 SF
 FRONT STAIR: 49 SF
 CONC. PATIO: 177 SF
 DRIVEWAY: 77 SF
 CONCRETE: 140 SF
 STONE: 140 SF

PROPOSED AREAS
 84 RARITAN (RIGHT) HOUSE
 PRINCIPAL BUILDING: 726 SF
 ACCESSORY BUILDING: 45 SF
 NEW FRONT WALK: 37 SF
 PROPOSED DRIVEWAY: 90 SF
 DECK: 117 SF
 INCLUDED IN LOT COVERAGE

EXISTING NON CONFORMITY

R-3 - SINGLE FAMILY HOUSES ON ONE LOT

ELEVATION CERTIFICATE
 THIS IS TO CERTIFY THAT THE ARCHITECT HAS REVIEWED THE PROPOSED ELEVATIONS FOR THE PROPOSED PROJECT AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.
 PROJECT: 84 RARITAN HOUSE
 ADDRESS: 84 RARITAN AVE, KEANSBURG, NJ 07033
 DATE: 07/11/2023
 ARCHITECT: CATHERINE FRANCO ARCHITECT



PROJECT
 PROPOSED RAISE & ADDITION
 82, 84 RARITAN AVE
 KEANSBURG
 LOT: 15 BLOCK: 54

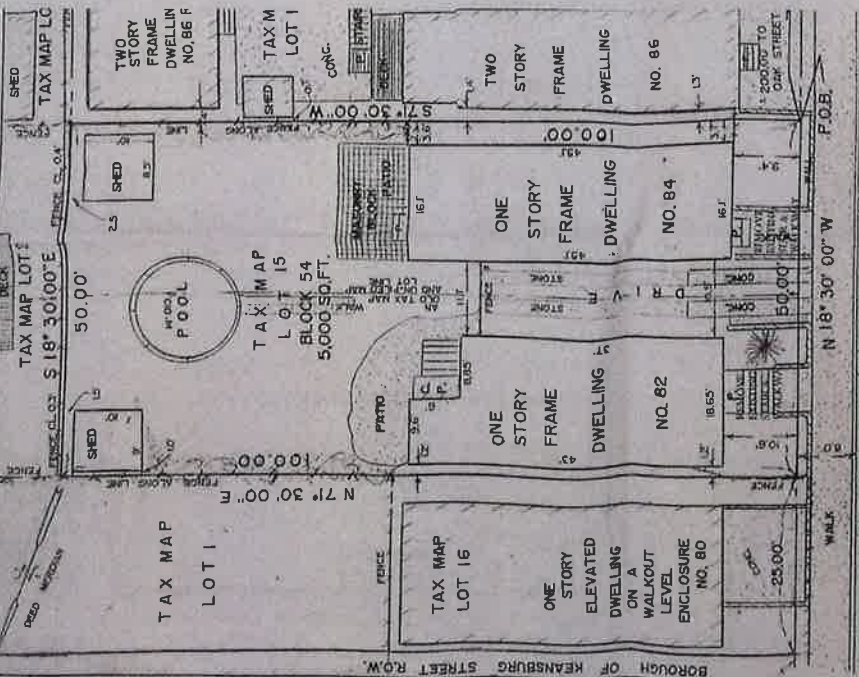
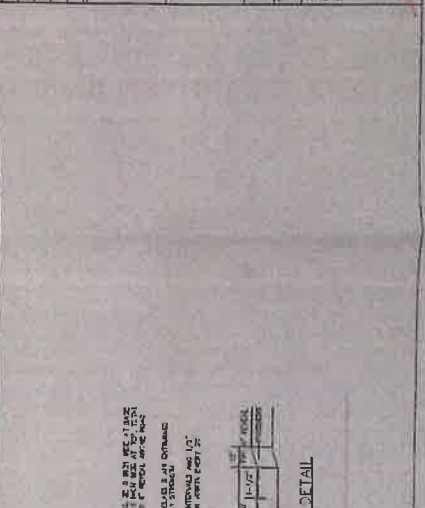
OWNER
 FELIXSON

DRAWING TITLE
 2331
 2, 10, 24

DATE
 07/11/2023

PROJECT NO.
 2331

CLIENT
 CATHERINE FRANCO, AIA
 NJ RA ARCHT
 NJ FE 5416



VIEW OF EXISTING PROPERTY

DESCRIPTION OF PROJECT
 82 - RAISE EXISTING HOUSE TO 2 1/2 STORIES AND ADD SECOND STORY
 84 - BUILD NEW HOUSE ON EXISTING FOOT PRINT OF EXISTING HOUSE AND MEET FEMA REGULATIONS, ADD SECOND STORY

SCALE 1" = 10'

THOMAS CRAIG FINNEGAN LAND SURVEYING, LLC
 PROFESSIONAL LAND SURVEYOR
 245 EAST END AVENUE, BELFORD, NEW JERSEY 07718
 Office: 732-787-0318, Fax: 732-495-6217
 Cell: 732-856-2821, Email: thomas@finnegan.com

JULY 11, 2023

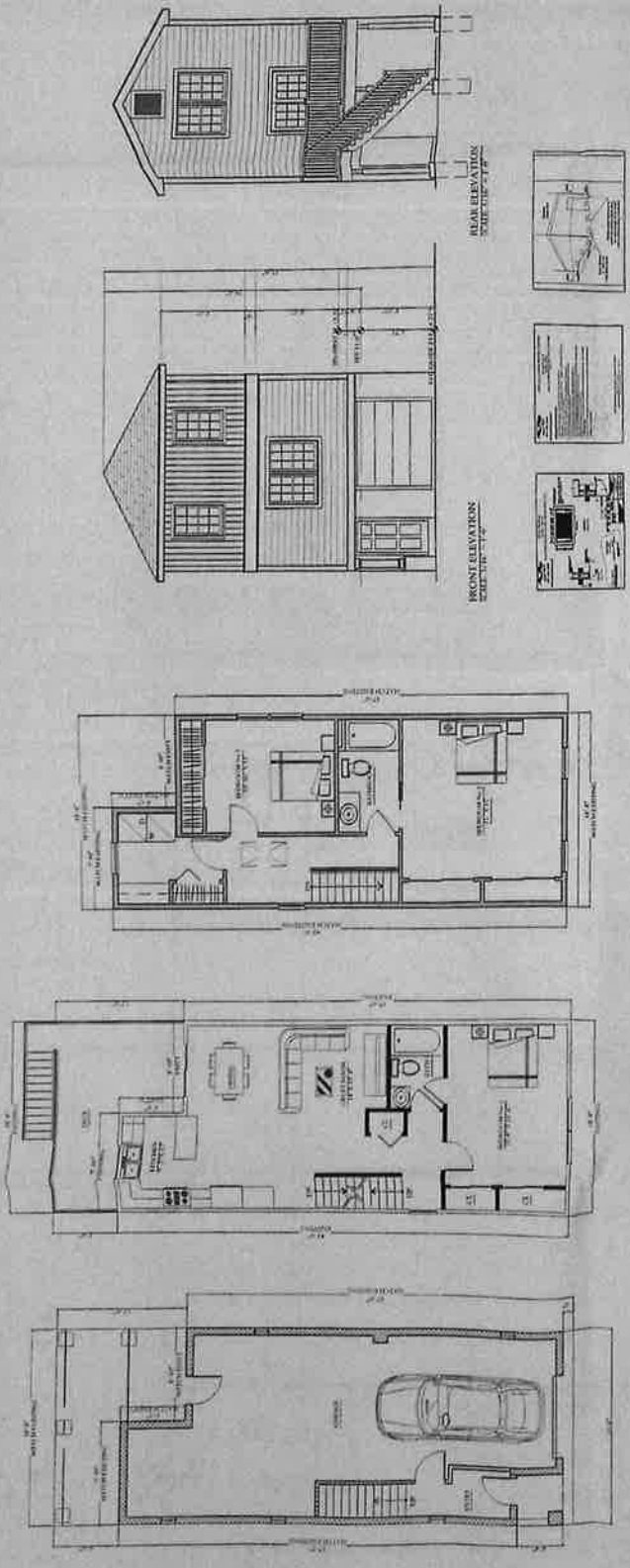
CATHERINE FRANCO
ARCHITECT
cfranco@architecturalgroup.com

180 PARKVIEW TERRACE
LITTLETON, CO 80120
TEL: 303.299.5942
E-MAIL: C.FRANCO@ARCHITECTURALGROUP.COM

INTELLECTUAL PROPERTY
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PARTITION LEGEND
 Hatched pattern: NEW PARTITION
 Dashed line: PARTITION TO REMAIN
 Solid line: PARTITION TO BE REMOVED

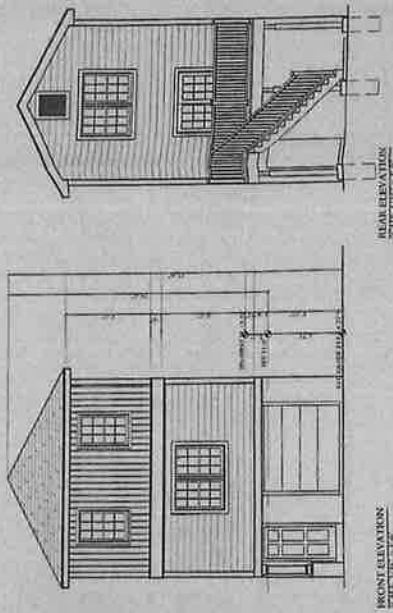
| | |
|--------------|--|
| Project | PROPOSED EASE & ADJUNCTION 102 S BARTTAIN AVE KEANSBORO LOT 15 BLOCK 54 |
| Client | HELDSON |
| Contract No. | S2 BARTTAIN |
| Project No. | 2111 |
| Date | 7.10.24 |
| Drawn by | C.F. |
| Scale | 1/2" = 1'-0" |
| Sheet No. | A2 |
| Sheet Count | 2 of 3 |



CARAGE LEVEL
SCALE: 1/8" = 1'-0"

FIRST FLOOR LIVING PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR LIVING PLAN
SCALE: 1/8" = 1'-0"

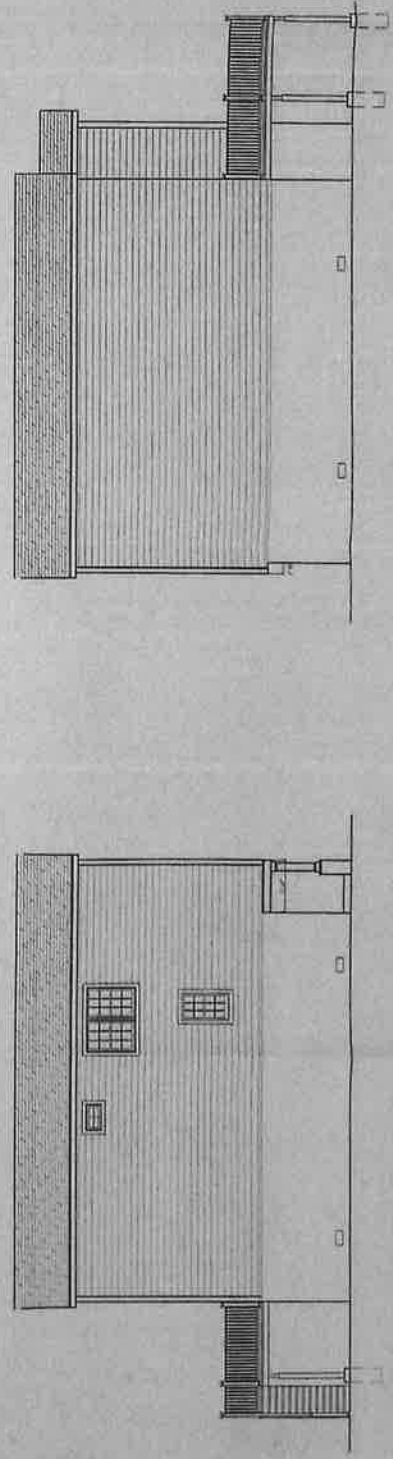


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

REAR ELEVATION
SCALE: 1/8" = 1'-0"



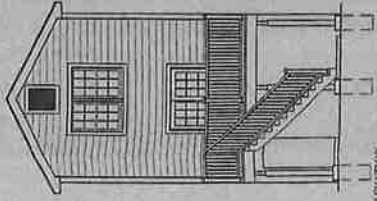
WALL/CEILING DETAILS
SCALE: 1/4" = 1'-0"



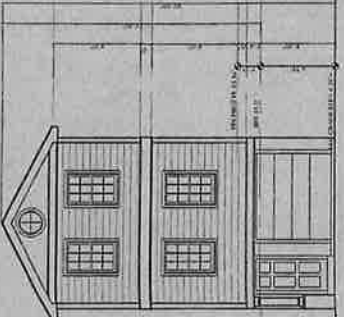
LEFT ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

| | | |
|--------------|--|--|
| PROJECT | | PROPOSED WARE & REBITION 85 3/4 RABBITT AVE LOT 15, BLOCK 54 |
| DESIGNER | | FRANCO |
| DATE | | 2011 |
| SCALE | | 1/8" = 1'-0" |
| DRAWING NO. | | 84 RABBITTIN |
| OWNER | | CATHERINE FRANCO, ADA NO. 14A ARCHITECT NO. PE 5416 |
| SHEET NO. | | A3 |
| TOTAL SHEETS | | 3 of 3 |



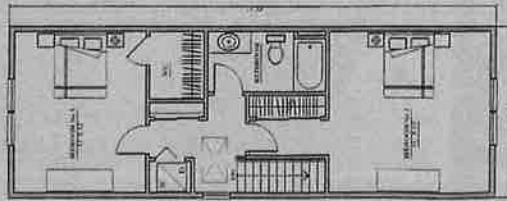
REAR ELEVATION
 SCALE 1/8" = 1'-0"



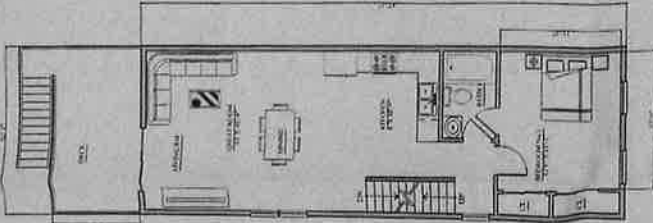
FRONT ELEVATION
 SCALE 1/8" = 1'-0"



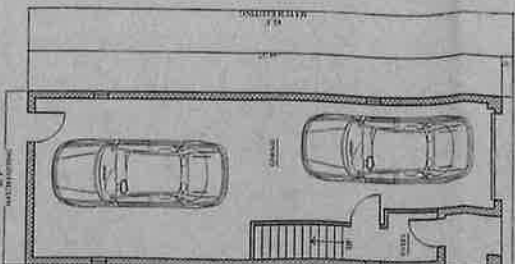
FLOOR VENT DETAILS
 SCALE 1/4" = 1'-0"



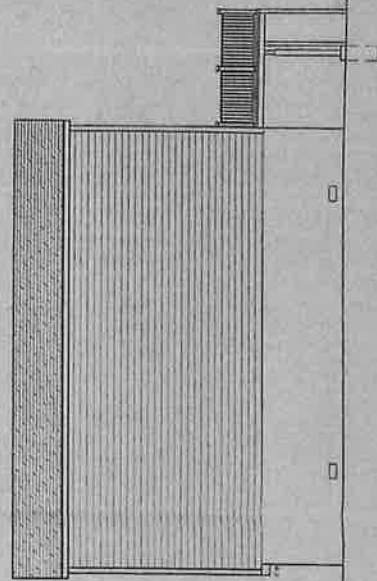
SECOND FLOOR LIVING PLAN
 SCALE 1/8" = 1'-0"



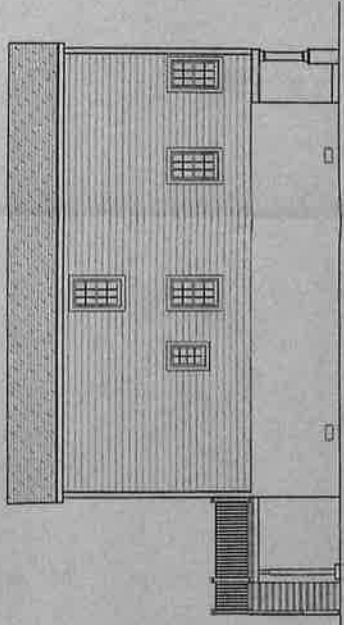
FIRST FLOOR LIVING PLAN
 SCALE 1/8" = 1'-0"



GARAGE PLAN
 SCALE 1/8" = 1'-0"



RIGHT ELEVATION
 SCALE 1/8" = 1'-0"



LEFT ELEVATION
 SCALE 1/8" = 1'-0"