

Borough of Keansburg

ZONING DEVELOPMENT PERMIT APPLICATION

Date: 5/1/24

Zoning Permit No. _____

The undersigned hereby applies for Zoning Approval to be issued on the basis of the representations herein.

Location of Property 40 Twilight Zone R-5 Blk 32 Lot 19

Name of Owner/Prospective Buyer/Agent (Please Indicate Owner Buyer Agent)

Sunlight Development LLC Phone: 732 530 070

Address 32 Center Ave, Keansburg NJ 07734

Name of Contractor _____ Phone: _____

Address _____

The above named applicant hereby applies for a Zoning Permit to: Add Three
off street parking spots.

Size of Property: Lot Area _____ Sq. Ft. Frontage _____ Ft. Depth _____ Ft.

Principal bldg: Single Family Other 2 Family Building Size: 1483 Sq. Ft.

Lot Coverage (inc: All Bldgs.-driveway-Patio-Deck-Pool)=Sq. Ft. 4166 Building Height _____
Set-Back _____ Set Back _____

Accessory Bldg: Size: L _____ W _____ H _____ Rear-yard _____ Side Yard _____

Total # of parking spaces existing 1 Proposed 4 (Each space-9'W by 18' L)

Is new construction proposed? Yes No If yes provide details: _____

Are modifications to the site or existing bldgs. proposed? Yes No If yes, attach sketch

Property line setbacks: Front _____ Ft. Right side _____ Ft. Left Side _____ Ft. Rear _____ Ft.

Submitted herewith is a dimensional plan (Certified Survey) of the lot showing proposed work & structures. A floor plan (existing & proposed) shall be attached for projects involving additions. Details must include existing and proposed work setback from existing and proposed floor plans-dimensions of all rooms and bldgs. Fence-height and type. Signs-sq' of bldg facade. Failure to submit all the above will cause project denial.

Estimated Cost of Work _____

Signature of Applicant _____

Zoning Permit Fee \$25.00

Signature of Zoning Officer _____

Approved Denied

Notes:

Site Plan Application – Planning Board of Adjustment

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

Name: Sunlight Development LLC Case# _____
 Address: 32 Center Avenue Date: _____
Keansburg MS 02734
 Phone #: 732 530-0703 Cell # _____

Application: (2 original copies notarized, pg. 3 - 21 total sets)	<u>2</u>	# submitted
Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial)	<u>1</u>	# submitted
Proof of Service (2 copies notarized, pg. 5 - include w/above)	<u>2</u>	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	<u>53</u>	# submitted
Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties & Utilities</i>	53	# submitted
A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector	<u>1</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) Must be submitted ten (10) days prior to Planning Board meeting	<u>1</u>	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	<u>53</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 _____

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), Sunlight Development LLC, The Applicant(s) Herein, whose Address is, 32 Center Ave, Keansburg, N.J. 07734, am the Owner(s) int:

Prospective Purchaser(s) [] int: _____ of property located on, 40 Twilight Ave. and designated as _____

Block: 32 and Lot 19 on the Official Keansburg Tax Map.

2. Said property is in a R-5 ZONE, and is 7,837 sq ft (Size) and has the following

Structures on the property: Two Family Residence

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

Applicant seeks a Variance for total permitted Lot Coverage 53.2%, whereas 50% is permitted.

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. R-5 only permits Single Family.

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

Variances sought are to permit a Multi-Family where a Single Family dwelling is permitted and to exceed total allowable lot coverage.

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 32 Lot: 19 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 [X] 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 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: _____

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: [Signature] Date: 6/18/24

* 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: [Signature] Date: _____

Sworn to and subscribed before me on this 18th Day of (Month) June .2024

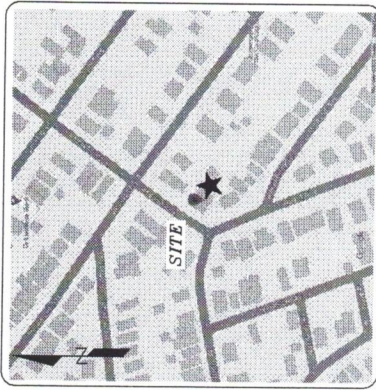
Notary Signature: _____

Date: 6/18/24

MICHAEL D. PUGLIESE
ATTORNEY AT LAW
STATE OF NEW JERSEY

Two (2) application packets Must have raised Sea

Seal



KEY MAP
SCALE = 1:300'

GENERAL NOTES

1. SITE AS SHOWN AS BLDG. 22, LOT 19 AS SHOWN ON SHEET 7 OF THE SURVEY MAP DATED 08/08/09 FOR MAPS. TOTAL LOT AREA IS 7,837.50 S.F.
2. OWNER: EAST POINT ENGINEERING, LLC
11 SOUTH MAIN STREET
MORRIS PLAZA, SUITE 200
MORRIS COUNTY, NJ 07960
3. OUTLINE & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM A SURVEYOR LICENSED UNDER THE PROFESSIONAL ENGINEERING ACT, AS APPLIED IN THE JURISDICTION OF MORRIS COUNTY, NEW JERSEY. THE SURVEY WAS CONDUCTED ON 08/08/09. THE SURVEY IS BASED ON THE DATUM OF 1988. THE SURVEY IS BASED ON THE DATUM OF 1988. THE SURVEY IS BASED ON THE DATUM OF 1988. THE SURVEY IS BASED ON THE DATUM OF 1988.
4. HORIZONTAL CONTROL BASED ON BEST NORTH - VERTICAL DATUM BASED ON NAD 1988.
5. THE SITE IS LOCATED WITHIN FLOOD ZONE AS AS DESIGNATED ON FLOOD EFFECTIVE DATE SEPTEMBER 25, 2009. BASE FLOOD ELEVATION IS 11.0 FEET ABOVE MEAN SEA LEVEL. THE EXISTING BUILDING FOUNDATION IS LOCATED WITHIN FLOOD ZONE. THE EXISTING FOUNDATION IS LOCATED WITHIN FLOOD ZONE. THE EXISTING FOUNDATION IS LOCATED WITHIN FLOOD ZONE.
6. DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF PROPERTY LINES, UTILITIES, ADJACENT AND SURROUNDING PROPERTIES, EXCEPT WHERE SHOWN OTHERWISE.
7. ONLY EXCEPT WHERE SHOWN OTHERWISE.
8. THE SURVEY IS BASED ON THE DATUM OF 1988. THE SURVEY IS BASED ON THE DATUM OF 1988. THE SURVEY IS BASED ON THE DATUM OF 1988. THE SURVEY IS BASED ON THE DATUM OF 1988.
9. IMMEDIATELY UPON RECEIPT OF THIS DRAWING, THE CLIENT SHALL BE OBLIGATED TO REVIEW AND CONSENT TO THE DRAWING. THE CLIENT SHALL BE OBLIGATED TO REVIEW AND CONSENT TO THE DRAWING. THE CLIENT SHALL BE OBLIGATED TO REVIEW AND CONSENT TO THE DRAWING.
10. THE SITE IS LOCATED IN THE R-5 RESIDENTIAL ZONE.

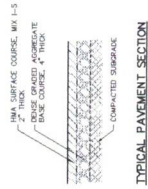
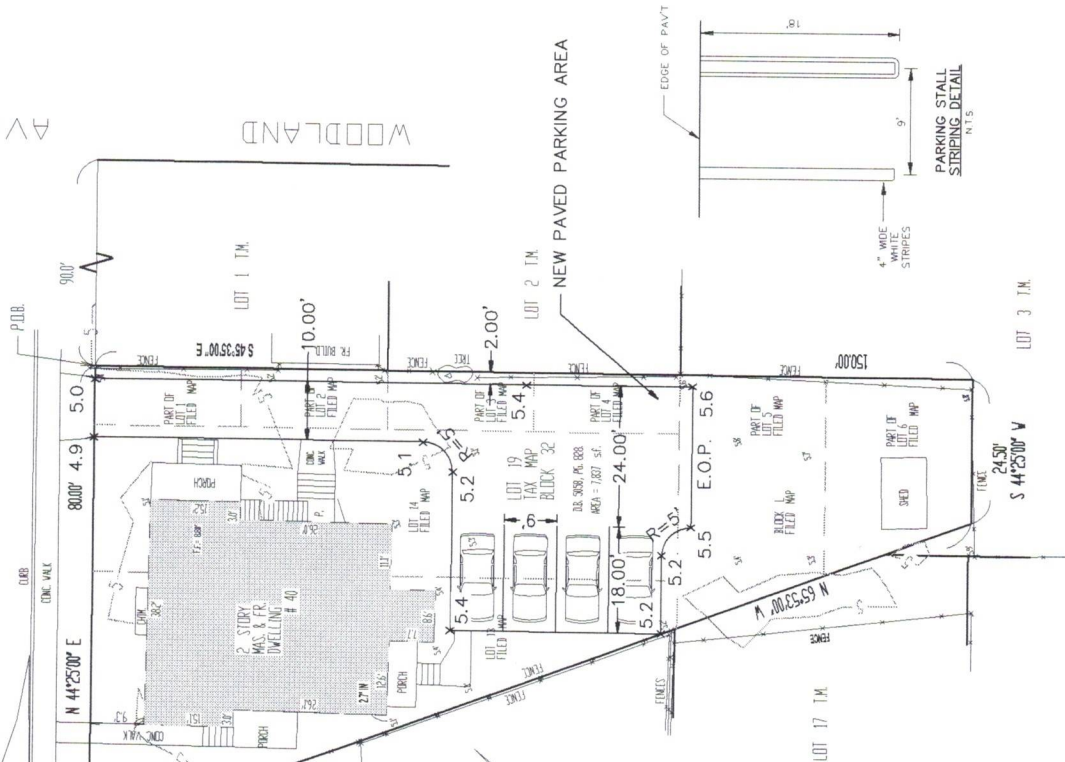
LOT COVERAGE CALCULATION

LOT 19 AREA: 7,837.50 S.F.
 MAX. ST. COVERAGE: 33.33%
 MAX. ST. COVERAGE: 33.33%
 TOTAL: 4,188.51 (53.2%)

WOODLAND AVENUE

TWILIGHT AVENUE

LOT 18 T.M.



GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

NOTE: SURVEY SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD. TOPOGRAPHY BASED ON NAVD 1988 DATUM GPS OBSERVATIONS.

NOTE: ANY EXCESS MATERIALS EXCAVATED FROM THE SITE SHALL BE REPOSED ON AN OFF-SITE LOCATION.

NO.	DATE	DESCRIPTION

40 TWILIGHT AVENUE DRIVEWAY & PARKING PLAN
 BLOCK 23, LOT 19
 1/4 MAP SHEET NO. 7
 MORRIS COUNTY, NEW JERSEY

EAST POINT ENGINEERING LLC
 11 SOUTH MAIN STREET
 MORRIS PLAZA, SUITE 200
 MORRIS COUNTY, NJ 07960
 TEL: 908.526.1000
 FAX: 908.526.1001
 WWW.EASTPOINTENGINEERING.COM

DATE: 08-08-09
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SHEET NO. 1 OF 1

NOTES: ANY EXCESS MATERIALS EXCAVATED FROM THE SITE SHALL BE REPOSED ON AN OFF-SITE LOCATION.

NOTE: THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAME PURCHASER, NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.

NOTE: THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF ANY TITLE REPORT AND/OR SEARCH. THE PROPERTY SHOWN HEREON, MAY BE SUBJECT TO VARIOUS EASEMENTS AND/OR "RIGHTS OF OTHERS". THIS SURVEY IS SUBJECT TO REVISIONS AS SUCH A REPORT AND/OR SEARCH MAY REVEAL.

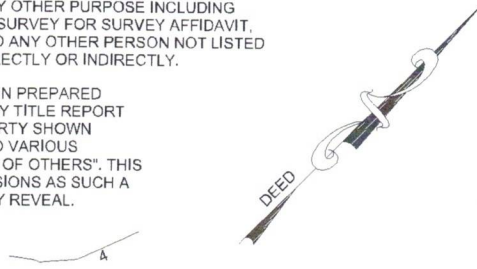
THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NONEXISTENCE OR LOCATION OF FRESHWATER WETLANDS OR OTHER ENVIRONMENTAL CONDITIONS.

NOTE: UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED.

"A WRITTEN 'WAIVER AND DIRECTION NOT TO SET CORNER MARKERS' HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14(C45:8-36.3) and N.J.A.C. 13:40-5.1 (d).

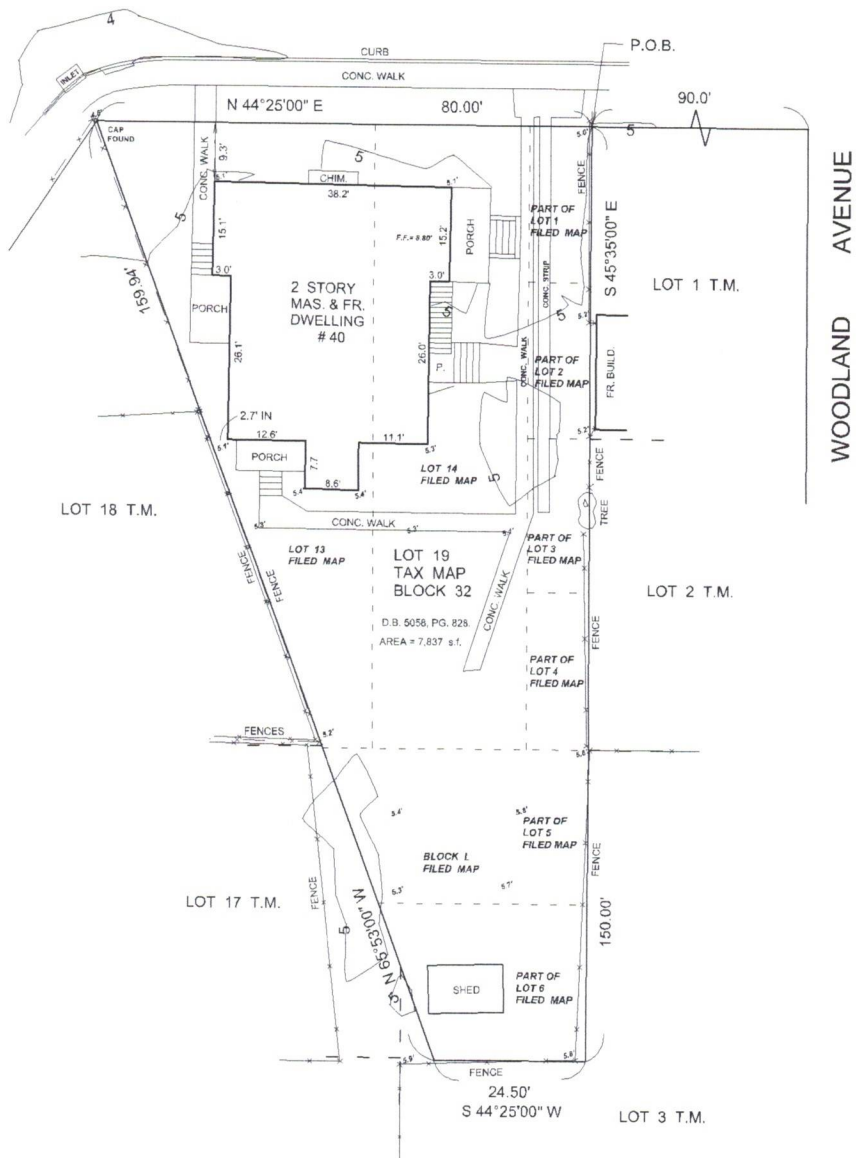
NOTE: SURVEY SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

TOPOGRAPHY BASED ON NAVD 1988 DATUM G.P.S. OBSERVATIONS.



TWILIGHT AVENUE (50' wide)

FILED MAP REFERENCE: MAP OF GRANVILLE PARK, KEANSBURG, NEW JERSEY, FILED IN THE MONMOUTH COUNTY CLERKS OFFICE APRIL 10, 1907, AS CASE # 36-14.



SURVEY OF PROPERTY FOR: SUNLIGHT DEVELOPMENT, LLC
 SITUATED IN: BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY
 PREPARED BY: THOMAS M. ERNST & ASSOCIATES, PROFESSIONAL LAND SURVEYORS, INC.
 457 SPOTSWOOD-ENGLISHTOWN ROAD P.O. BOX 221 JAMESBURG, N.J. 08831
 CERTIFICATE NUMBER 24GA27967000 PHONE 732-251-1001 FAX 732-251-9470
 DATE: AUGUST 13, 2018 SCALE: 1" = 20'
 UPDATED: FEB. 26, 2024 ADDED TOPOGRAPHY
 CERTIFIED TO: SUNLIGHT DEVELOPMENT, LLC;

MICHAEL S. LYNCH
 PROFESSIONAL LAND SURVEYOR
 NEW JERSEY LIC. # 35382