



## KEANSBURG PLANNING BOARD OF ADJUSTMENT

George E. Kauffmann Municipal Building  
29 Church Street  
Keansburg, NJ 07734

Kathy Burgess, Planning Board Secretary 732-787-0215 ext220

### Site Plan Application Packet Cover Sheet

**Statement:** The applicant(s) will carefully build their Site Plan packet which will be held as an important Document. Please follow all the listed instructions as outlined on this Cover Sheet.

**Pg.1- Checklist page** - Fill out completely, and sign (case # excluded). Please leave a valid Cell Phone Number so as not to hold up the application if a problem arises. List the amount of copies (21) submitted. This will be checked by The Planning Board Secretary.

**Pgs.2 & 3 - Statement & Variance** sheets that must be notarized. Two applications must have a raised Notary seal. The remaining applications may be copied.

**Pg. 4 - Copy of Notice to Adjoining property owners.** (200 foot search) This is the notice that the applicant must send to all residents within 200 feet of their property. *The list of property owner(s) is available from the Tax Assessor's Office.* **The date of the hearing MUST be obtained from the Planning Board Secretary to include in the notice after the packet is deemed complete.**

**Pg. 5 - Proof of Service** - Notarized sheet from applicant of 200 foot service.

**Pg. 6 - Certification by Tax Collector** that taxes are "Paid in Full" by Block & Lot.

Additional items that must be included, and are listed on the Checklist page # 1:

- A) Copies of the Zoning Denial letter
- B) Copy of the Survey (Less than 3 years old).
- C) Architectural Plans, with front & side height elevations.
- D) Plot Plans, including existing & proposed setbacks. Note: On use variances or other than single family homes, plot plan to include, but not limited to; A Key Map, a map showing all buildings within 200 foot of the proposed work site. Plans Drawn to Scale
- E) All plans are to be folded; and are to be stored in legal folders.
- F) Affidavit of Publication (Star Ledger 973-392-4104 or Asbury Park Press 732-643-3661)
- G) Certified Mail return receipts enclosed. Including Utilities & Borough of Keansburg.
- H) Application Fee: 1 Check \$ as per Fee Schedule/non-refundable fee.
- I) Escrow Fees: 1 Check \$ as per fee schedule/refundable balance

**Escrow:** additional fees may be required due to the approval process at the Planning Board level. The applicant will be notified via phone.

**Please Remember** - Applicants must build their Packets according to the instructions listed on this sheet and all instruction sheets that follow. Applicants must submit all notarized copies as listed as well as the total quantities listed. Total packets must be delivered to Borough Hall, 20 days prior to Meeting!



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), BB 199 Main, LLC, The Applicant(s) Herein, whose Address is,  
3 Tanglewood Court, Colts Neck, NJ 07722, am the Owner(s)  int: XX

Prospective Purchaser(s)  int: \_\_\_\_\_ of property located on, 199 Main Street and designated as  
Block: 94 and Lot 54.01 on the Official Keansburg Tax Map.

2. Said property is in a RMF ZONE, and is 1.76 acres (Size) and has the following  
Structures on the property: two-story commercial building

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof:  
use variance to use previous location of pharmacy for a grocery store.

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg, Section 22-5.7

5. The following is contrary to the Development Ordinance: list & detail all Variances to be sought.  
Section 22-5.7 provides that commercial uses are not permitted in the residential multi-family  
zone district (previous zoning board approval for structure).

*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. 94 Lot: 54.01 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.

App. 2004-11 (site plan and related variance to construct commercial building)

App. 2004-11 (amended site plan); App. 2009-25 (site plan waiver for dance studio);

KPB 2013-16 (change of use for second floor); KPB 2016-21 (site plan waiver for substance abuse treatment center on 2nd floor)

9. By filing this application does the applicant (s) waive any and all rights gained previously TBD

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 \$ \_\_\_\_\_

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] (Boris Natenzon, Member) Date: 11/19/2024

\* 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] (Boris Natenzon, Member) Date: 11/19/2024

Sworn to and subscribed before me on this. 19th Day of (Month) Nov .20. 24

Notary Signature: [Signature]

Date: 4/5/25

**Two (2) application packets Must have raised Seal**

Seal

Page 3

JEREMY P MINORE  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01M16416172  
Qualified in RICHMOND County  
Commission Expires 04/05/2025

**THIS NOTICE IS BEING SERVED UPON YOU AS A  
PROPERTY OWNER WITHIN 200 FEET OF THE BOUNDARIES  
OF THE PROPERTY REFERENCED BELOW**

PLEASE TAKE NOTICE that on December 9, 2024 at 6:00 p.m. the Planning Board of Adjustment of the Borough of Keansburg will hold a hearing on the application of BB 199 Main, LLC. The hearing will be held at the Council Chambers of the Municipal Building, 29 Church Street, Keansburg, NJ. The premises which are the subject of this application are located at 199 Main Street, Keansburg, New Jersey. Said premises are also known as Block 94, Lot 54.01.

The applicant is seeking Change of Use, Use Variance and Site Plan Waiver for an existing commercial building located in the RMF zone. The applicant seeks to install a supermarket in the former pharmacy space. Commercial uses are not permitted in the RMF zone and therefore a use variance is required under NJSA 40:55D-70(d)(1). No exterior or site improvements are proposed and therefore, a site plan waiver is being requested.

There are 84 parking spaces on site and therefore a parking variance is required.

The applicant also intends to request at the hearing such density, use and bulk variances and/or waivers of design standards and/or submission requirements as are required to develop the premises in the manner indicated in the application materials, and any other variances or waivers that the Board may require.

The application for development and all supporting maps, site plans and documents are on file in the office of the Department of Planning and Zoning and are available for public inspection during normal business hours at the George E. Kaufman Municipal Building, 29 Church Street, Keansburg, New Jersey. You or your agent or attorney are privileged to attend said hearing and may present any and all objections which you may have to the granting of the relief sought in the petition.

/s/ Salvatore Alfieri

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BY: SALVATORE ALFIERI, ESQ.  
CLEARY GIACOBBE ALFIERI JACOBS, LLC.  
955 STATE ROUTE 34  
SUITE 200  
MATAWAN, NEW JERSEY 07747  
(732) 583-7474

Dated: November 19, 2024

BOROUGH OF KEANSBURG  
PLANNING BOARD OF ADJUSTMENT

RE: BB 199 MAIN, LLC  
BLOCK 94, LOT 54.01

STATE OF NEW JERSEY:  
SS:  
COUNTY OF MONMOUTH:

Salvatore Alfieri, of full age, being duly sworn according to law, on his oath deposes and says that he is a partner with the law firm of Cleary Jacobbe Alfieri Jacobs, LLC.

He further says that he did on November 21, 2024 least ten (10) days prior to the hearing date, give written notice to all property owners within 200 feet of the property affected by the application of BB 199 Main LLC as shown on Exhibit "A" hereto which is a certified list of such owners prepared by the Borough of Keansburg. Said Notice was given by sending said notice by certified mail, return receipt requested.



SALVATORE ALFIERI, ESQ.

Sworn to and Subscribed to  
before me this 26<sup>th</sup> day of  
November 2024





**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 94 LOT 54.01

PROPERTY LOCATION: 199 Main Street

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

- Current -

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

Date: 11/18/2024  
Thomas P. Cusick  
Thomas P. Cusick, CTC Tax Collector





<u>BLOCK/LOT</u>	<u>OWNERS</u>	<u>MAILING ADDRESS</u>		
1323-94-22	✓ RP SISTER PROPERTY LLC ✓	15 8TH STREET	KEYPORT NJ	07735
1323-94-47	✓ MONMOUTH COUNTY ✓	HALL OF RECORDS- 1 E MAIN	FREEHOLD NJ	07728
1323-94-49	✓ MAIN STREET MANOR A CONDOMINIUM ✓	MAIN STREET	KEANSBURG NJ	07734
1323-94-54.01	✓ BB 199 MAIN LLC ✓	826 FOREST AVENUE	STATEN ISLAND NY	10310
1323-113-1	✓ BBS 164 MAIN LLC ✓	826 FOREST AVE	STATEN ISLAND NY	10310
1323-113-7	✓ 4 BATTERY BOYS LLC ✓	29 HOLIDAY DR	WEST CALDWELL NJ	07006
1323-114-12	✓ HILLMY USAMA & FIFI ✓	217 COLBY PLACE	MORGANVILLE NJ	07751
1323-114-14	✓ JD PROPERTY BROTHERS LLC ✓	1009 HARRIS AVENUE	UNION BEACH NJ	07735
1323-114-15	✓ BURBANK EDWARD ✓	158 CONCORD AVENUE	LEONARDO NJ	07737
1323-114-17.01	✓ SENZA CAPITAL LLC ✓	204 MAIN ST	KEANSBURG NJ	07734
1323-114-17.02	✓ DAK DEVELOPERS LLC ✓	18 OAKLAND CT	MATAWAN NJ	07747
1323-114-19	✓ 194 MAIN STREET INVESTMENTS LLC ✓	24 HAMILTON AVENUE	MARLBORO NJ	07751
1323-94-48	✓ BORO OF KEANSBURG-FRIENDSHIP PARK ✓	29 CHURCH ST	KEANSBURG NJ	07734
1323-94-33	✓ NEOFYTOU NIKOS ✓	50 LINCOLN CT	KEANSBURG NJ	07734
1323-94-34	✓ SAMAAN HANI ✓	11 AVE@PORT TERMINAL 719	WEST NEW YORK NJ	07093
1323-113-5.01	✓ MANTLUCK MARK ✓	25 BEECHWOOD AVE	KEANSBURG NJ	07734
1323-113-2	✓ LANGAN MICHAEL G. & PATRICIA ✓	8 RANDOLPH PLACE	KEANSBURG NJ	07734
1323-114-20.01	✓ RANDHAWA NAVRIT SINGH ✓	190 MAIN STREET	KEANSBURG NJ	07734
1323-114-16	✓ CKN CO-OP LLC ✓	PO BOX 815	KEYPORT NJ	07735
1323-114-4	✓ GERSHI SHARON ✓	144 LAWRENCE AVE.	KEANSBURG NJ	07734
1323-114-5	✓ STAR REAL PROPERTIES LLC ✓	PO BOX 197	MANALAPAN NJ	07726
1323-114-6	✓ PENNA ALEX ✓	187 MORNINGSIDE AVE	UNION BEACH NJ	07735
1323-114-7	✓ MORRIS DARYL ✓	53 BEECHWOOD AVE	KEANSBURG NJ	07734
1323-114-8	✓ ONTHESHORE LLC ✓	394 HOOVER AVE APT 182	BLOOMFIELD NJ	07003
1323-114-10	✓ EHLERS MARY C ✓	716 PALMER AVENUE	MIDDLETOWN NJ	07748
1323-94-26	✓ SHENVI BHRVAN ✓	3 BROADNER PL	KEANSBURG NJ	07734
1323-94-31	✓ MYERS ROBERT ✓	58 LINCOLN CT	KEANSBURG NJ	07734
1323-94-36	✓ COLLINS ARYSIS & KUHENS SARAH ✓	38 LINCOLN CT	KEANSBURG NJ	07734
1323-94-37	✓ WALKO JUSTIN ✓	34 LINCOLN COURT	KEANSBURG NJ	07734
1323-94-41	✓ MORRIS CHRISTOPHER ✓	16 LINCOLN COURT	KEANSBURG NJ	07734
1323-94-42	✓ CROUSE DEBRA A ✓	14 LINCOLN COURT	KEANSBURG NJ	07734
1323-94-43	✓ CURCIO JOHN & KRISTINE ✓	20 HAVEN TERRACE	PARLIN NJ	08859
1323-93-32	✓ DOHERTY KEVIN ✓	49 LINCOLN CT	KEANSBURG NJ	07734

1323-93-33	✓ FRASSETTI PATRICK MARC ✓	45 LINCOLN CT.	KEANSBURG NJ	07734
1323-93-35	✓ LUGO SANTOS ✓	39 LINCOLN CT.	KEANSBURG N.J.	07734
1323-93-37	✓ LISTE CECILIA ✓	35 LINCOLN COURT	KEANSBURG NJ	07734
1323-93-39.02	✓ HYPOHIS I LLC ✓	5 YELLOW BROOK ROAD	HOLMDEL NJ	07733
1323-93-40	✓ TEETS LEROY III ✓	29 LINCOLN COURT	KEANSBURG NJ	07734
1323-93-41	✓ MUSHTAQ SHOAB & GHAFQOR QUDSIA ✓	23 LINCOLN CT.	KEANSBURG NJ	07734
1323-93-42	✓ PAGAN MIGDALIA ✓	19 LINCOLN COURT	KEANSBURG NJ	07734
1323-93-43	✓ ZAHNER MARIE T ✓	7 CRILLO ROAD	MANALAPAN NJ	07726
1323-93-44	✓ SANTORO JOSEPH & JOANN ✓	15 LINCOLN CT	KEANSBURG NJ	07734
1323-93-45	✓ MULARCHUK EMILY D ✓	540 AUMACK AVENUE	UNION BEACH NJ	07735
1323-93-46	✓ KAIN CHRISTOPHER & FINK NATALEE ✓	5 LINCOLN COURT	KEANSBURG NJ	07734
1323-94-57	✓ LENICH PETER J. & RITA M. ✓	4 CARLO DRIVE	KEANSBURG NJ	07734
1323-94-20	✓ RALPH SCULLARI HOME IMPROVEMENTS LL ✓	43 HERON ROAD	MIDDLETOWN NJ	07748
1323-93-38	✓ PATTERSON EDWARD ANDREW ✓	33 LINCOLN COURT	KEANSBURG NJ	07734
1323-93-34	✓ MILOV SVETLANA ✓	16 SANDALWOOD DRIVE	LIVINGSTON NJ	07039
1323-94-44	✓ HURLEY JOSEPH M & SHEILA J ✓	8 LINCOLN COURT	KEANSBURG NJ	07734
1323-94-45	✓ RIVERA KELLY MARIE&GUZMAN MARIA REI ✓	6 LINCOLN COURT	KEANSBURG NJ	07734
1323-94-46	✓ LANG EILEEN M. ✓	25 FRANCES PLACE	KEANDBURG NJ	07734
1323-94-38	✓ VEKIOS DOUGLAS JAY SR ✓	28 LINCOLN CT.	KEANSBURG NJ	07734
1323-94-40	✓ MAC DONALD JOSEPH M ✓	20 LINCOLN COURT	KEANSBURG NJ	07734
1323-94-32	✓ JONES ASIA & CAMPBELL SIRMAR L ✓	54 LINCOLN CT.	KEANSBURG NJ	07734
1323-94-28.03	✓ HOFF CHRISTOPHER J & MICHELE ✓	2 BROANDER PL	KEANSBURG NJ	07734
1323-94-23	✓ LOHSEN DAVID & JEAN ✓	3 CARLO DRIVE	KEANSBURG NJ	07734
1323-94-24	✓ LOHSHEN MARTIN & BARBARA ✓	3 CARLO DRIVE	KEANSBURG NJ	07734
1323-94-25	✓ BUCHANAN DENNIS & MELISSA ✓	5 CARLO DRIVE	KEANSBURG NJ	07734
1323-114-13	✓ RAS PROPERTIES INC ✓	43 HERON ROAD	MIDDLETOWN NJ	07748
1323-114-20.02	✓ D DWYER HOLDINGS LLC 188 MAIN ST SE ✓	79 WASHINGTON ST	KEYPORT NJ	07735
1323-113-8	✓ BRAND LEONARD & DIANE ✓	176 MAIN ST	KEANSBURG NJ	07734
1323-113-9	✓ WERNER STEVEN & ELIZABETH ✓	172 MAIN ST	KEANSBURG NJ	07734
1323-94-35	✓ GOWEN CARMEN ✓	42 LINCOLN CT.	KEANSBURG NJ	07734
1323-94-55	✓ GRACA JOAO P & SILVINA ✓	64 SO 5TH AVE	LONG BRANCH NJ	07740
1323-94-56	✓ JVAC SERVICES LLC ✓	2 CARLO DRIVE	KEANSBURG NJ	07734
1323-114-18	✓ GKN-CO-OP-LLC ✓	P.O. BOX 815	KEYPORT NJ	07735
1323-114-11	✓ AMORINO CODY & ILANA ✓	177 E BLACKJACK BRANCH WY	ST JOHNS FL	32259

1323-94-21

RAHMAN CHRISTOPHER ✓

37 YEARLING PATH

COLTS NECK NJ

07722