

Site Plan Application – Planning Board of Adjustment

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

Name: Anthony Simone / Melissa Libbey Case# _____
 Address: 6 Stella Dr Date: _____
 Phone #: 908-239-4144 Cell # 908-239-4144

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>2</u>	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	_____	# submitted
Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties & Utilities</i>	<u>2</u>	# submitted
A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector	<u>2</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) <i>Must be submitted ten (10) days prior to Planning Board meeting</i>	_____	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	_____	# 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: Anthony Simone / Melissa Libbey

PLANNING BOARD SECRETARY OR DESIGNEE: COMPLETE
 DATE _____ INCOMPLETE _____

RECEIVED
 OCT 02 2024
 BY: [Signature]

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), Anthony Simone / Melissa Libbey, The Applicant(s) Herein, whose Address is, 6 Stella Dr, am the Owner(s) int: _____

Prospective Purchaser(s) int: Single family of property located on, Stella Dr and designated as

Block: 164 and Lot 5 on the Official Keansburg Tax Map.

2. Said property is in a R-7 ZONE, and is 1508 sf (Size) and has the following

Structures on the property: Single family home

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

Previous owner converted a garage to a studio apartment without permits. We would like to keep the converted bedroom and update it with permits to use as a primary bedroom suit. We will close off the exterior door and remove the stairs.

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.

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. _____ Lot: _____ 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: No

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 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 instal1ed 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: Attorney Luni Melissa Gibbey Date: 10/1/24

* 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: Attorney Luni Melissa Gibbey Date: 10/1/24

Sworn to and subscribed before me on this 1ST Day of (Month) OCTOBER 2024

Notary Signature: James O'Brien
Date: 10/1/24

Two (2) application packets Must have raised Seal

Seal

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



In the matter of Appeal: Anthony Simone / Melissa Libbey

To: _____
(Property owner within 200 feet)

You are hereby notified that has appealed from the action of the Zoning Officer of the Borough of Keansburg for a variance, interpretation, site plan, use variance, from Section 22-7 of the Developmental Regulations of the Borough of Keansburg, Chapter 22 of the Revised General Ordinances of the Borough of Keansburg so as to permit:

(Describe your proposed construction project or use and specify the individual relief (variances) you are requesting)

The garage was previously converted into a studio apartment without permits. This section was closed off to the rest of the house. We would like to keep the converted bedroom into a primary bedroom as part of the home. No new structure will be built.

On premises located at Co Stella Dr, Keansburg, New Jersey Block: 164 Lot: 5

The Keansburg Planning Board of Adjustment has scheduled the hearing to be held on the 9 Day of Dec, 2024 at ^{6:00}~~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 and 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.

RECEIVED
NOV 26 2024
BY: [Signature]

**Keansburg Planning Board of Adjustment
Borough of Keansburg, Monmouth County, New Jersey**

In the Matter of the application of:

PROOF OF SERVICE

County of Monmouth
State of New Jersey

I Anthony / Melissa, being duly sworn on my Oath, Depose and say: I am the owner, Applicant,

Agent, of Applicant Anthony Simone / Melissa Libbey
Auttey Run Melissa Gibbey

That at the date herein after stated I served a Notice of which the annexed is a true Copy, upon the following property owners each of whose property is within Two Hundred Feet of the property of the Applicant to be affected in this matter, in the manner following, that is to say:

- A. Personally, by handing such a true copy to said property owners, being residents of the Borough of Keansburg as follows: (Attachment)
- B. By mailing via registered mail, such a true copy to the last known address of the property owners, as shown by the most recent Tax list of said Borough, said persons being non-residents of said Borough, as follows: (Attachment)
- C. One legal notice to be placed in one of the approved papers of the Borough - The Star Ledger (973-392-4104) or The Asbury Park Press (732-643-3661). An affidavit of Publication, along with an actual copy of the publication must be filed with the Planning Board Secretary.

Sworn to and subscribed before me on this 1ST Day of (Month) OCTOBER 20 24

Notary Signature: JoAnn O'Brien

Date: 10/1/24

JO-ANN O'BRIEN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 8, 2025

Two application packets. **Must** have raised a raised Seal

Seal



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 164 LOT 5

PROPERTY LOCATION: 6 Stella Dr, Keansburg

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: 9-20-24
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**



OFFICE OF THE TAX ASSESSOR

Date: 09/20/2024

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 164 Lot 5 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

TAX ASSESSOR

SEP 20 2024

BOROUGH OF KEANSBURG



15 letters
Sent on 11/22

<u>Block/Lot</u>	<u>Owners</u>	<u>Mailing Address</u>				
1323-161-1	MONMOUTH COUNTY ✓	HALL OF RECORDS-1 E MAIN	FREEHOLD NJ	07728		
1323-163-5.01	MONMOUTH COUNTY ✓	HALL OF RECORDS-1 E MAIN	FREEHOLD NJ	07728		
1323-163-8	WOOD STREET LLC ✓	124 CAMDEN AVENUE	SOUTH PLAINFIELD NJ	07080		
1323-162-18	BOBO OF KEANSBURG ✓	29 CHURCH ST	KEANSBURG NJ	07734		
1323-163-4	SERRANO EDGAR ✓	7 EAST LAWN DRIVE	HOLMDEL NJ	07733		
1323-163-5.02	GROSANU CRISTINA ✓	89 WOOD ST	KEANSBURG NJ	07734		
1323-163-1	FACCAS PETER F. & ARSENA ✓	1 STELLA DR.	KEANSBURG N.J.	07734		
1323-164-8	JEFFRIES PATRICK ✓	1 RAILROAD AVE	KEANSBURG NJ	07734		
1323-164-9	DIAS SUZI ✓	3 RAILROAD AVE	KEANSBURG NJ	07734		
1323-164-4	PAYANO RAFAEL ✓	8 STELLA DRIVE	KEANSBURG NJ	07734		
1323-164-5	SHAMONE ANTHONY & LIBBEY-METHISSA ✓	6 STELLA DR	KEANSBURG NJ	07734		
1323-164-6	MONTAGUE EDWARD & MARY JO ✓	4 STELLA DR	KEANSBURG NJ	07734		
1323-164-7	PATEL HARSH & SONI NAMRATA ✓	2 STELLA DRIVE	KEANSBURG NJ	07734		
1323-163-2	FACCAS MICHAEL P ✓	3 STELLA DR	KEANSBURG NJ	07734		
1323-164-1	MC KENNA OWEN & COLLEEN ✓	14 STELLA DRIVE	KEANSBURG NJ	07734		
1323-164-2	KILPATRICK JOSEPH V III & CHRISTINA ✓	12 STELLA DRIVE	KEANSBURG NJ	07734		
1323-164-3	QUINN KEVIN & ORANUM PAWEENA ✓	127 CHERRY TREE FARM RD	MIDDLETOWN NJ	07748		
1323-163-3	RISHOJIS CONSTANTINE & ALEXANDROS ✓	28 HARMON ROAD	EDISON NJ	08837		