



Borough of Keansburg

Code Enforcement Department

29 Church Street • Keansburg, New Jersey 07734
Phone: 732/787-0215 • Fax: 732/787-3699

21
August 23, 2024

Anthony Simone & Melissa Libbey
6 Stella Dr,
Keansburg NJ 07734

Re: Convert garage into a bedroom and bathroom - Denied
6 Stella Dr, Keansburg NJ 07734
Block/Lot: 164/5
Zone: R-7 Single Family Residential

Dear Applicant:

Regarding the above-mentioned property, please be advised that your Development Permit to convert garage into a bedroom and bathroom, as proposed is denied for the following:

1. Additions (any new construction) must meet the yard setbacks as noted in the Development Regulations of the Borough of Keansburg.
2. An accessory building or structure attached to a principal building shall comply in all respects with the yard requirements of this Chapter for the principal building.

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

1. 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.
2. 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.
3. 22-7.3c – Nonconforming Uses, Building or Structure. No nonconforming use may be expanded.
4. 22-5.5e – Setback variances required:

Description	Required	Proposed
Minimum Lot Area	7,500 SF	5,220 SF
Minimum Lot Frontage	75'	45'
Minimum Front Yard Setback	25'	19.4'
Minimum Rear Yard Setback	25'	23.4'
Maximum Lot Coverage-Principal Building	25%	29%
Minimum Lot Coverage All	40%	45%
Minimum Improved Off-Street Parking	2	1

5. Construction and repair of sidewalks, curbs, and driveways. 2.11;
 - c. 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.
 - d. Vehicles shall not be parked on any front lawn without site approval from the Planning Board of Adjustment.
6. 22-9.3a(5) Off-Street Parking.
 - a. 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,
7. Any other variances the Board may require in the course of hearing this application.