

Site Plan Application – Planning Board of Adjustment

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

Name: 9 RANDALL PLACE, LLC (DIEGO BARBOSA) Case# _____
 Address: 396 WILLIAMS AVE Date: 8/29/2024
WEST LONG BRANCH, NJ 07740
 Phone #: (848) 459-8586 Cell # _____

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>*TBS</u>	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	<u>*TBS</u>	# submitted
Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties & Utilities</i>	<u>*TBS</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>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>	<u>*TBS</u>	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	<u>*TBS</u>	# submitted

Application Fees – as per Fee Schedule worksheet

CHECK NON-REFUNDABLE FEES CHECK # 155 AMOUNT \$ \$620

CHECK ESCROW CHECK # 156 AMOUNT \$ \$2,480
 (UNUSED FEES ARE REFUNDABLE)

IS APPLICATION COMPLETE? YES NO DATE _____

APPLICANT'S SIGNATURE: *Diego Barbosa*

PLANNING BOARD SECRETARY OR DESIGNEE: COMPLETE

DATE _____ INCOMPLETE _____

MIDDLETON LAW

TIMOTHY B. MIDDLETON, ESQ (Attorney ID: 031961985)
 2517 HIGHWAY 35
 BUILDING K - SUITE 101
 MANASQUAN, NEW JERSEY 08736
 T: (732) 223.8171 | F: (732) 223.9893
 E-Mail: jennifer.tbmlaw@gmail.com | middletonlaw2517@gmail.com

**** Please Contact our office
 with any issues! ****



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), 9 Randall Place, LLC (Diego Barbosa), The Applicant(s) Herein, whose Address is, 396 Williams Ave, West Long Branch, NJ 07740, am the Owner(s) int: _____

Prospective Purchaser(s) [] int: _____ of property located on, 9 Randall St and designated as Block: 165 and Lot 10 on the Official Keansburg Tax Map.

2. Said property is in a B-1 ZONE, and is 42x100 (Size) and has the following Structures on the property: None

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof: Applicant proposes to construct a new 2-Story dwelling, driveway

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. Yes

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

Any New Construction must meet the yard setbacks as noted in the Development Regulations of the Borough of Keansburg.

See also Page 2 on Denial Letter. Attached as Exhibit A.

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. 165 Lot: 10 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.

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 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 \$ \$2,480

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: 8/30/24

* 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 30th Day of August 2024

Owner's Signature: [Signature] Date: _____

Sworn to and subscribed before me on this 30th Day of (Month) August 2024

Notary Signature: [Signature]
Date: 8/30/24

Two (2) application packets Must have raised Seal

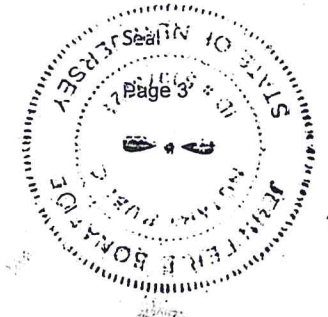


Exhibit A

Additions (any new construction) must meet the yard setbacks as noted in the Development Regulations of the Borough of Keansburg.

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	5,000 SF	4,058SF
Minimum Lot Frontage	50'	40'
Minimum Side Yard Setback	7.5'	7.45'
Minimum Side Yard Setback (Total)	15'	14.95'
Minimum Rear Yard Setback	25'	23.75'
Maximum Building Height	2.5 Stories	3 Stories
Minimum Improved Off-Street Parking	4	3
Max Building Height	35'	38.88'

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.



Borough of Keansburg

Code Enforcement Department

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

August 28, 2024

Timothy B. Meddleton, Esq.
2517 Highway 35, K-101
Manalapan NJ 08736

Re: Construct New Single-Family Dwelling - Denied
9 Randall St, Keansburg NJ 07734
Block/Lot: 165/10

Dear Applicant:

Regarding the above-mentioned property, please be advised that your Development Permit to construct new single family, as proposed is denied for the following:

New construction must meet the yard setbacks as noted in the Development Regulations of the Borough of Keansburg.

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



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 165 LOT 10

PROPERTY LOCATION: 9 RANDALL STREET

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: AUGUST 29, 2024

Thomas P. Cusick

Thomas P. Cusick, CTC Tax Collector