

# Site Plan Application – Planning Board of Adjustment

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

Name: RMC Partnership Case# \_\_\_\_\_  
 Address: 7 Laurel Ave. Date: 12-1-2024  
Kearnsburg NJ 07034  
 Phone #: 732-471-1600 Cell # 732-216-1339

Application: (2 original copies notarized, pg. 3 - 21 total sets)	_____	# submitted
Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial)	_____	# submitted
Proof of Service (2 copies notarized, pg. 5 - include w/above)	_____	# 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 &amp; Utilities</i>	_____	# submitted
A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector	_____	# submitted
A Copy of a Survey (less than 3 years old - 21 total sets)	_____	# submitted
Architectural Plans (include w/packet - 21 total sets)	_____	# 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.).	_____	# 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: \_\_\_\_\_

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), RAC Partnership, The Applicant(s) Herein, whose Address is, 7 LAUREL AVE, am the Owner(s)  int: \_\_\_\_\_

Prospective Purchaser(s) [ ] int: \_\_\_\_\_ of property located on 39 Chalk and designated as Block 1.01 Lot 1, Block 1.02 Lots 4, 5 and Lot \_\_\_\_\_ on the Official Keansburg Tax Map.

2. Said property is in a 300x100 ZONE, and is 900x100 (Size) and has the following Structures on the property: new main office 16x24

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof; 12 site RV. Park - water/electric/cable/Partial Sewer

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. PARKING

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 1.01 Lot 1 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 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: [Signature] Date: 12.2.2024

\* 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: \_\_\_\_\_ Date: \_\_\_\_\_

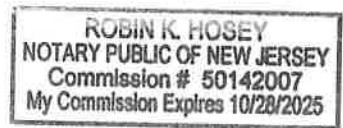
Sworn to and subscribed before me on this. 2nd Day of (Month) December .20. 24

Notary Signature: [Signature]

Date: December 2, 2024

Two (2) application packets. Must have raised Seal

Seal



## PUBLIC NOTICE

### BOROUGH OF KEANSBURG PLANNING BOARD OF ADJUSTMENT

PLEASE take notice that on MONDAY, December 9, 2024 at 6:00 PM, RMC Partnerships shall make an application before the Keansburg Planning Board of Adjustment at the George E. Kauffmann Municipal Building, 29 Church Street, for the following zoning relief and site plan approval:

The subject property, also known as the Bayside Cove Marina, is a developed parcel located within CR Conservation Recreation Zone. The property currently contains: aluminum docs, boardwalk deck, floating dock, boat slips, and parking stalls.

The applicant is seeking to construct 12 RV sites. Four (4) sites will be designated for large motorhomes and eight(8) would be for trailers. Seven (7) of these twelve (12) sites would provide water, sewer, electric, and cable. The remaining five would not have sewer but a pump out service would be provided. The sites would be on a concrete slab, 30' to 40' long and 12 feet wide. The tow vehicle would be on a three-quarter inch clean gravel area and be parked in front of the motorhome/trailer. Additionally, each site would have an 8' x 10' deck area that would accommodate a picnic area. Beyond the deck would be a fire pit with a fire extinguisher and each will be separated with a three rail fence, a light, and landscaping.

Minimum lot frontage 49.54 feet where 100 feet is required

Accessory structure setback of 7.8 feet where 50 feet is required

Boat storage setback: street line 1 foot where 35 feet is required

Any property line 1 foot where 20 feet is required

The applicant is seeking a bulk variance relief and a site plan approval/waiver, as well as any other incidental zoning relief. Revised plans reflecting the construction of 12 RV sites for block 1.02, Lot 5, can be viewed at the office of the Keansburg Planning Board of Adjustment.

KEANSBURG PLANNING BOARD OF ADJUSTMENT  
BOROUGH OF KEANSBURG, MONMOUTH COUNTY  
NEW JERSEY

In the Matter of the Application of:

RMC Partnerships, 7 Laurel Ave., Keansburg, NJ 07734

I, Maurice J. Maloney, Esq., duly sworn upon my oath, depose and say: I am the agent attorney for the applicant RMC partnerships.

That at the date herein after stated, I served a notice, a copy of which is annexed hereto and is a true copy upon the following property owners, each of whose property is within 200 feet of the property of the applicant to be affected in this matter, in the following, that is to say:

A. By mailing via certified mail return receipt requested and by regular mail, a true copy to the last known address of the property owners as shown on the most recent tax list of said Borough, said persons being residents of said Borough as per the attached list received from the tax department for the Borough of Keansburg;

B. One legal notice that was placed in the Asbury Park press on November 27, 2024.



MAURICE J. MALONEY, ESQ.

Sworn to and subscribed to before me on this second day of December, 2024.



Regina Ruther

REGINA RUTHER

NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES 12/28/2025



**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 1 LOT 1

1.01, 1. 1.02, 1. 1.02, 5, 1.03, 1. 1.04, 1  
PROPERTY LOCATION: TRADE WINDS MARINA

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: 12-5-24

Thomas P. Cusick

Thomas P. Cusick, CTC Tax Collector