

# Site Plan Application – Planning Board of Adjustment

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

Name: Isabelle Gallier Case# \_\_\_\_\_  
 Address: 27 Fox Avenue Date: \_\_\_\_\_  
Keansburg NJ 07734  
 Phone #: (646) 456-7100 Cell # (646) 456-7100

- 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) \_\_\_\_\_ # submitted  
*Available from the Tax Assessor, includes total properties & Utilities*
- A Certification of taxes being paid (include w/total sets) \_\_\_\_\_ # submitted  
*This certification is available from the Tax Collector*
- 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) \_\_\_\_\_ # submitted  
***Must be submitted ten (10) days prior to Planning Board meeting***
- 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 (UNUSED FEES ARE REFUNDABLE)	CHECK # _____	AMOUNT \$ _____
IS APPLICATION COMPLETE?	YES <input type="checkbox"/> NO <input type="checkbox"/>	DATE _____
APPLICANT'S SIGNATURE: _____		
PLANNING BOARD SECRETARY OR DESIGNEE:	COMPLETE _____	INCOMPLETE _____
DATE _____		

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), Isabelle Gallier, The Applicant(s) Herein, whose Address is,  
27 Fox Avenue Keansburg NJ 07734, am the Owner(s)  int: \_\_\_\_\_

Prospective Purchaser(s)  int: \_\_\_\_\_ of property located on, \_\_\_\_\_ and designated as

Block: 46 and Lot 5 on the Official Keansburg Tax Map.

2. Said property is in a \_\_\_\_\_ ZONE, and is \_\_\_\_\_ (Size) and has the following

Structures on the property: \_\_\_\_\_

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

A 4 feet tall Fence around the front of the house which  
would include the corner of Fox Avenue and E. Shore St.

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 from 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: \_\_\_\_\_

If so, state date of filing: \_\_\_\_\_ List all the details and results of the Appeal.

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

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: \_\_\_\_\_

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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: Joseph Galli Date: 4/22/25

\* 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 22 Day of April 2025

Owner's Signature: Joseph Galli Date: 4/22/25

Sworn to and subscribed before me on this. 22 Day of (Month) April 2025

Notary Signature: [Signature]

Date: 4/22/25

Two (2) application packets Must have raised Seal

Seal

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EMEEN M EID  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
COMM# 50230474  
MY COMMISSION EXPIRES ON 02/17/2030

**BOROUGH OF KEANSBURG PLANNING BOARD OF ADJUSTMENT  
NOTICE OF HEARING**

**PUBLIC NOTICE**

**PLEASE TAKE NOTICE** that Fox and Seagull Real Estate Trust (the applicant) submitted a Development Application to the Borough of Keansburg with respect to the property located at 27 Fox Avenue, Keansburg, New Jersey, more formally identified as Block 46, Lot 5, Keansburg, New Jersey (R-1 Zone). Specifically, the Applicant is seeking Site Plan Approval, Use Variance Approval, Bulk Variance Approval, and/or other potential relief associated with the request to effectuate the following: *Install a side and front four (4) feet tall fence, which will cover the entire front and side corner of the property.*

Additionally, the Applicant will also be seeking relief for any and all other Variances/ Design Waiver/ Submission waiver which are necessary, or which may become necessary, during the Public Hearing process.

**PLEASE TAKE FURTHER NOTICE** that the Public Hearing will be held by the Keansburg Planning Board of Adjustment at Keansburg Borough Hall, Municipal Building, Located at 29 Church Street, Keansburg New Jersey. The **Public Hearing** will take place on **July 14, 2025 at 6 p.m.**

Members of the Public are welcome to, and encouraged to, observe/ participate / attend the Hearing.

The Application information/ plans will likely be available for public inspection, on the Borough Website at least ten (10) days in advance of the Hearing. The Borough's website is [www.keansburgnj.gov](http://www.keansburgnj.gov). The Application materials/ plans/ documents can also be reviewed in the Zoning office, located at the Keansburg Borough Hall, Municipal Building, 29 Church Street, Keansburg, New Jersey.

Members of the public who have questions, comments, or concerns regarding the Meeting process, the Meeting format, or the public review of documents process, should contact the Board Secretary (during regular Borough hours) at (732) 787-0215 (x223).

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 Isabelle Gallier being duly sworn on my Oath, Depose and say: I am the owner, Applicant,  
Agent, of Applicant Isabelle Gallier Bill Gall

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 27<sup>th</sup> Day of (Month) May 2025

Notary Signature: [Signature]

Date: May 27, 2025

**BRIAN WERNER JR**  
**NOTARY PUBLIC, NEW JERSEY**  
**MONMOUTH COUNTY**  
**COMM# 50111683**  
**COMMISSION EXP ON 08/29/2029**

Two application packets. Must have raised a raised Seal

Seal



**BOROUGH OF KEANSBURG**

OFFICE OF THE TAX COLLECTOR

Date: 4/21/2025

Block 46 Lot 5 Qualifier N/A

Address: 27 Fox Avenue  
Keansburg, N.J 07134

Please Be advised that the above-referenced account is current as of this date.

Very truly yours,

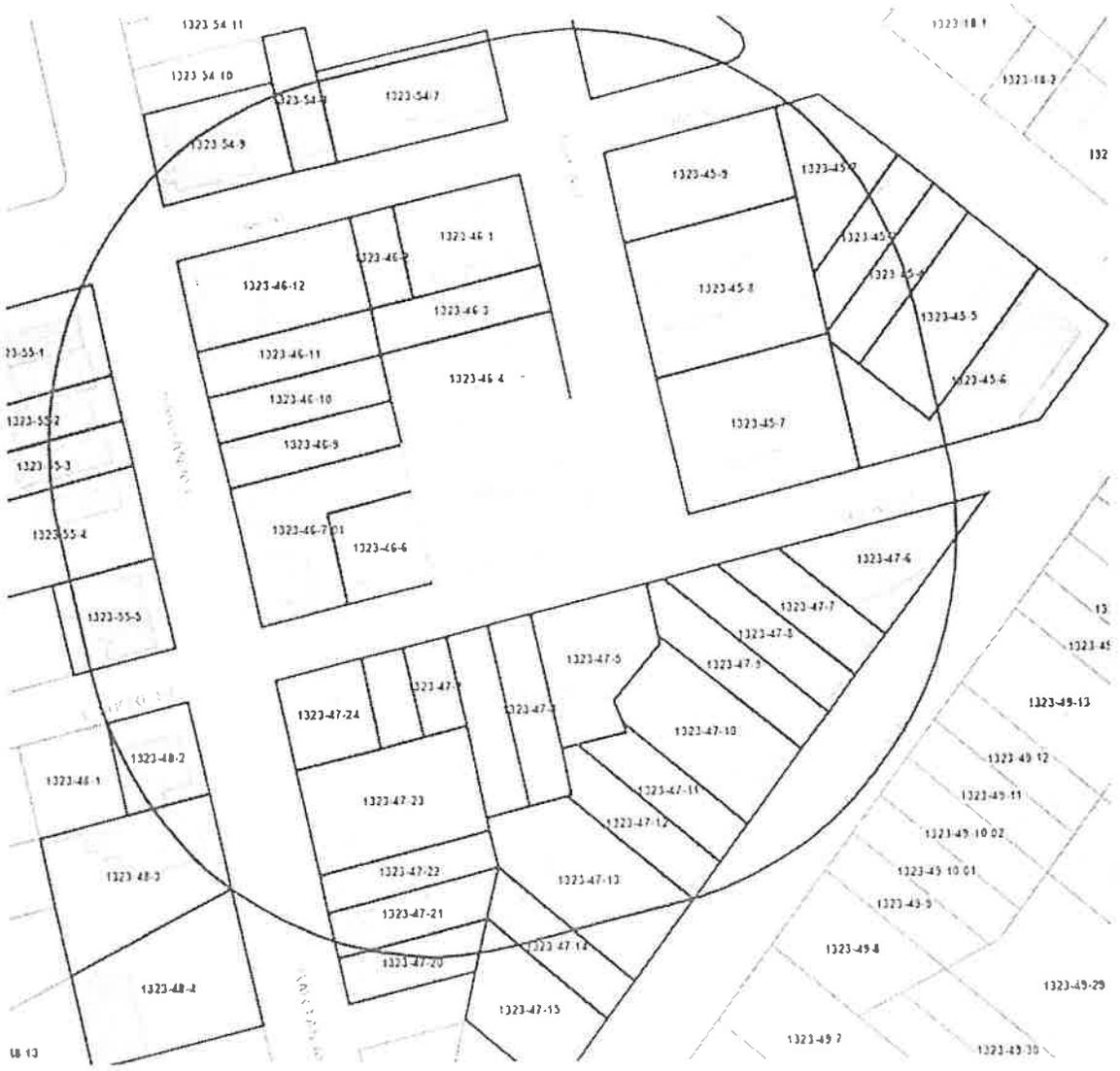
Thomas P. Cusick  
Tax Collector

*I verify that this information accurately reflects  
municipal tax records.*

Tax Collector  
Keansburg Borough  
Monmouth County







18 13

132

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1323-49-13

1323-49-12

1323-49-11

1323-49-10-02

1323-49-10-01

1323-49-9

1323-49-29

1323-49-30

1323-18-1

1323-18-2

1323-49-7

1323-49-8

1323-49-5

1323-49-10-01

1323-49-10-02

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1323-54-3

1323-54-2

1323-54-1

1323-18-1

1323-18-2

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Block/Lot	Owners	Mailing Address		
1323 44 1	BORO OF KEANSBURG-FIREMANS MEMORIAL	29 CHURCH STREET	KEANSBURG NJ	07734
1323 47 21	MANASRA GROUP LLC	45 LIENAU PLACE	JERSEY CITY NJ	07303
1323 55 1	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734
1323 55 3	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07754
1323 55 5	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734
1323 55 4	AJG DEVELOPERS INC	69 FARRELL AVENUE	MIDDLETOWN NJ	07748
1323 54 9	CKNCO OP LLC	PO BOX 815	KEYPORT NJ	07735
1323 54 7	O NEILL ALLISON & BRIAN	11 FOX AVENUE	KEANSBURG NJ	07734
1323 48 3	HANULAK DOUGLAS & ADELAIDA ELIZABE	123 RARITAN AVE	KEANSBURG NJ	07734
1323 48 4	131 RARITAN AVENUE LLC	94 LAWRENCE AVENUE	KEANSBURG NJ	07734
1323 47 22	WILLIAMS JERMAINE	128 RARITAN AVE.	KEANSBURG NJ	07734
1323 47 23	KEANSBURG 126 RARITAN AVE LLC	PO BOX 708	HOLMDEL NJ	07733
1323 47 13	DOMBROWSKI KENNETH C & JACQUELINE	75 BAYVIEW AVENUE	KEANSBURG NJ	07734
1323 47 14	ALAGHA MUHANAD & LORA JENNIFER	79 BAYVIEW AVE	KEANSBURG NJ	07734
1323 47 15	TONNE SEAN D	87 LOCUST ST	KEANSBURG NJ	07734
1323 47 20	MURACCHIOLI EMILIO	132 RARITAN AVENUE	KEANSBURG NJ	07734
1323 47 6	TATOLOV ABRAHAM	2420 E EDGAR RD	LINDEN NJ	07036
1323 47 8	TONNE SEAN D	87 LOCUST ST	KEANSBURG NJ	07734
1323 45 4	SCHIAPPA ROBERT & VERONICA	23 STONEYBROOK RD	HOLMDEL NJ	07730
1323 45 5	GAROZZO FRANK	74 CENTER AVE	KEANSBURG NJ	07734
1323 45 6	GHALY MICHAEL & GIRGIS EZEZ	57 BAYVIEW AVENUE	KEANSBURG NJ	07734
1323 45 7	SMITH CAROLE L & ALLEN J	24 FOX AVE	KEANSBURG NJ	07734
1323 45 8	ZAKY GAMAL	PO BOX 546	KEANSBURG NJ	07734
1323 45 9	ZAKY GAMAL & NOHA	PO BOX 546	KEANSBURG NJ	07734
1323 46 5	FOX & SEAGULL REAL ESTATE TRUST	27 FOX AVE	KEANSBURG NJ	07734
1323 46 10	O DWYER MICHAEL JR & FRANCES A	77 WASHINGTON ST	KEYPORT NJ	07735
1323 46 11	KEANSBURG 106 RARITAN AVE LLC	PO BOX 708	HOLMDEL NJ	07733
1323 46 12	IMGT REALTY LLC	4067 EAST PROSPECTOR DR	COTTONWOOD HEIGHTS UT	84121
1323 47 3	BROWN DAVID	507 7TH AVE	ASBURY PARK NJ	07712
1323 47 2	LAMALFA AUGUST & GRAZIELLA	300 HARMONY RD	MIDDLETOWN NJ	07748
1323 47 4	DEMERS MICHAEL J & JUDITH	16 E SHORE ST.	KEANSBURG NJ	07734
1323 46 6	GARDNER REAL STATE LLC	6230 NORTHWEST 14TH ST	SUNRISE FL	33313
1323 46 7 01	COCCICZA JAMES & A	23 E SHORE ST	KEANSBURG NJ	07734

1323-46-9	110 RARITAN PROPERTY LLC	39 ASIMUTH COURT	HOLMDEL NJ	07733
1323-47-1	BHYSO. LLC	1208 LINCOLN ST APT 5	LINDEN NJ	07036
1323-45-2	VAZQUEZ JUAN & GEORGEANN	82 CENTER AVE	KEANSBURG NJ	07734
1323-47-9	DELL ARENA JUDY & ANTHONY	45A NUGENT AVENUE	STATEN ISLAND NY	10305
1323-47-11	ABATE MARCO ALBERT & MARISSA D	71 BAYVIEW AVE	KEANSBURG NJ	07734
1323-47-12	DONOHUE JOHN JOSEPH JR & CARMELA	73 BAYVIEW AVE	KEANSBURG NJ	07734
1323-47-7	MACKINTOSH MATTHEW	8 EAST SHORE ST	KEANSBURG NJ	07734
1323-46-2	PEREYRA ROBERTO & BETZABET ETAL	87 BRAY AVENUE	MIDDLETOWN NJ	07748
1323-47-24	MOORE ANDRE	24 E. SHORE ST.	KEANSBURG NJ	07734
1323-54-8	DELGADO LINDNER YVONNE	15 OAK STREET	KEANSBURG NJ	07734
1323-55-2	JANS4JO LLC	18 WINCHESTER LANE	HOLMDEL NJ	07733
1323-46-4	BACKMAN GREGORY & PERRICONE ANGELA	21 FOX AVE	KEANSBURG NJ	07734
1323-48-2	DEAN RICHARD M	685 HULSES CORNER ROAD	HOWELL NJ	07731
1323-46-3	DEEGAN ROSS JR & LODATO MICHELLE	19 FOX AVENUE	KEANSBURG NJ	07734
1323-47-10	DEBLASIO CAROL	67 BAYVIEW AVENUE	KEANSBURG NJ	07734
1323-45-3	RICHMAN DANIEL	1045 STERLING PL APT 1C	BROOKLYN NY	11213
1323-46-1	LEARY WILLIAM H	6 GREEN STREET	METUCHEN NJ	08840
1323-47-5	NUNES JOAO	14 EAST SHORE STREET	KEANSBURG NJ	07734