

Site Plan Application – Planning Board of Adjustment

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

Name: William Leary, Manager of Sunshine Properties IV, LLC Case# _____
 Address: 24 Belleview Avenue Date: _____
Keansburg, New Jersey 07734
 Phone #: (732)433-1148 Cell # (732)433-1148

Application: (2 original copies notarized, pg. 3 - 21 total sets) 21 # submitted
 Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial) 21 # 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)
Available from the Tax Assessor, includes total properties & Utilities 21 # submitted
 A Certification of taxes being paid (include w/total sets)
 This certification is available from the Tax Collector 21 # submitted
 A Copy of a Survey (less than 3 years old - 21 total sets) 21 # submitted
 Architectural Plans (include w/packet - 21 total sets) 21 # 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)
Must be submitted ten (10) days prior to Planning Board meeting _____ # 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), William Leary, Manager of Sunshine Properties IV, LLC The Applicant(s) Herein, whose Address is,

24 Belleview Avenue, Keansburg, New Jersey 07734, am the Owner(s) int: _____

Prospective Purchaser(s) [] int: _____ of property located on 24 Belleview Avenue and designated as

Block: 16 and Lot 10 on the Official Keansburg Tax Map.

2. Said property is in a R-5A ZONE, and is 25 x 100 (Size) and has the following

Structures on the property: Residential 2 Family Dwelling

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

Renovate and elevate existing two family dwelling

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. Pre-exisating non-conforming

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

See attached Zoning denial.

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. 16 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, N/A Date: N/A

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: 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 No

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 [X] NO

If Yes, List details: N/A

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 \$ Check will be provided upon notice from Planning Board of Amount

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: 4/4/25

* 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 _____ Day of _____ 20

Owner's Signature: _____ Date: _____

Sworn to and subscribed before me on this 4th Day of (Month) April .2025

Notary Signature: Carolyn Lakatos

Date: 4/4/2025

Two (2) application packets Must have raised Seal

Seal

Page 3

CAROLYN LAKATOS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 5/21/2025



Lawrence W. Luttrell, Esq.
Admitted in N.J. and FL

Via regular mail and certified mail rrr

May 6, 2025

To: Property Owner within 200ft

RE: IN THE MATTER OF APPEAL: Sunshine Properties IV, LLC, owner of property located at 24 Belleview Avenue, Keansburg, New Jersey 07734 / Block: 16 Lot 10

Dear Sir or Madam:

You are hereby notified that Sunshine Properties IV, LLC, owner of the property located at 24 Belleview Avenue, Keansburg, New Jersey 07734, has appealed the action of the Zoning Officer of the Borough of Keansburg for a variance, interpretation, site plan, use variance, from Sections 227-7.3e, 22-5.2c, 22-7.3c, 22-5.5e, 22-5.3.b, 2.11, and 22-9.3a(5) 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:

- 1) Minimum Lot Area: 5,000 sf required, and 2,500 sf is proposed;
- 2) Minimum Lot Frontage: 50 feet is required, and 25 feet is proposed;
- 3) Minimum Front Yard Setback: 25 feet required, and 9.15 feet is proposed;
- 4) Minimum Side Yard Setback: 7.5 feet required, and 2.1 feet is proposed;
- 5) Minimum Side Yard Setback (Total): 15 feet is required, and 4.2 feet is proposed;
- 6) Minimum Rear Yard Setback: 25 feet required, and the proposed footage is undetermined at this time;
- 7) Min. Gross Residential Ground Floor Area for (3 bedrooms): 1,250 sf (each unit) required; and 784 sf (each unit) is proposed;
- 8) Maximum Lot Coverage of Principal Building: 25% is required, and 33% is proposed;
- 9) Minimum Lot Coverage All: 50% required, and 44% is proposed;
- 10) Maximum Building Height: 35 feet/2.5 stories, and 34 feet/3 stories proposed;
- 11) Minimum Improved Off-Street Parking: 4 required; and 1 is proposed; and
- 12) Applicant further seeks any and all other variances as may be required for the application here at issue,

on the premises located at 24 Belleview Avenue, Keansburg, New Jersey 07734, Block 16, Lot 10.

The Keansburg Planning Board of Adjustment has scheduled a hearing to be held on the 11th day of August, 2025 at 6:00 p.m. in the Council Chambers of the Municipal Building, 29 Church Street, Keansburg, New Jersey 07734 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.

Yours truly,
sl Lawrence W. Luttrell
Lawrence W. Luttrell

LWL/cma

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

IN THE MATTER OF APPEAL:
Sunshine Properties IV, LLC

PROOF OF SERVICE

24 Belleview Avenue, Keansburg, New Jersey 07734
Block: 16 Lot 10

COUNTY OF MONMOUTH
STATE OF NEW JERSEY

1. I, the undersigned, am Ciara M. Arena, Paralegal for the Law Offices of Lawrence W. Luttrell, attorneys for Applicant, William Leary, manager of Sunshine Properties, IV, LLC, in the above-entitled action.

2. On May 6, 2025, this office caused the Notice to Property Owners, a true copy of which is attached hereto as **Exhibit A**, to be served *via regular mail and certified mail return receipt requested* upon the following interested parties:

NJ Natural Gas Company
1415 Wyckoff Road
Wall, New Jersey 07719
(9589 0710 5270 0188 2518 95)

Keansburg Board of Fire Commissioners
29 Church Street
Keansburg, NJ 07734
(9589 0710 5270 0188 2520 69)

Cablevision Raritan Valley
275 Centennial Avenue CN 6805
Piscataway, NJ 08855
Attn.: Construction Department
(9589 0710 5270 0188 2520 90)

Verizon
540 Broad Street
Newark, NJ 07102
(9589 0710 5270 0188 2520 52)

Jersey Central Power & Light
One River Centre
331 Newman Springs Road, Bldg. 3
Red Bank, NJ 07701
(9589 0710 5270 0188 2520 83)

Monmouth County Planning Board
Hall of Records Annex
Freehold, NJ 07728
(9589 0710 5270 0188 2520 45)

Keansburg Water & Sewer
29 Church Street
Keansburg, NJ 07734
(9589 0710 5270 0188 2520 76)

Grandview Apts Affordable Housing
104 Carr Avenue
Keansburg, NJ 07734
(9589 0710 5270 0188 2519 01)

Hart Management LLC
1 Dickinson Place
East Windsor, NJ 08520
(9589 0710 5270 0188 2511 61)

30-32 Oceanview Avenue LLC
15 Welsh Lane
New Vernon, NJ 07960
(9589 0710 5270 0188 2511 78)

Lutin Natalia
764 Bordentown Avenue
South Amboy, NJ 08879
(9589 0710 5270 0188 2511 85)

Baird George J & Marineliss
16 Oceanview Avenue
Keansburg, NJ 07734
(9589 0710 5270 0188 2511 92)

Raupp Crystal
36 Oceanview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2512 08)

Mccann Veronica A
34 Oceanview Avenue
Keansburg, NJ 07734
(9589 0710 5270 0188 2512 15)

Cordova Marina
17 Oceanview Avenue
Keansburg, NJ 07734
(9589 0710 5270 0188 2510 17)

Wawrzonkiewicz Leonore
21 Oceanview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2510 24)

25 Oceanview Avenue LLC
1385 NJ-35 #228
Middletown, NJ 07748
(9589 0710 5270 0188 2510 31)

31 Oceanview LLC
6 Cloverleaf Drive
Marlboro, NJ 07746
(9589 0170 5270 0188 2510 48)

Gradzki Thomas & Margaret
148 77th St.
Brooklyn, NY 11209
(9589 0710 5270 0188 2510 55)

Vesey Stephany
26 Belleview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2510 62)

103 Center LLC
177 E Blackjack Branch Wy
St Johns, FL 32259
(9589 0710 5270 0188 2510 79)

Palermo Lenora
22 Belleview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2510 86)

Quest Mgmt LLC
206 Wynatt St
Lakewood, NJ 08701
(9589 0710 5270 0188 2510 93)

Shah Linda
12 Belleview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2511 09)

Soliman Hamdy & Entesar
30 Seaview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2511 16)

Frisone Mary J.
9 Oceanview Ave.
Keansburg, NJ 07734
(9589 0710 5270 0188 2511 23)

Benetis Alfredas & Lina Benetis-
8 Belleville Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2511 30)

Vilarinho Alessandra
34 Belleview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2511 47)

105 Center LLC
177 E Blackjack Branch Wy
St Johns, FL 32259
(9589 0710 5270 0188 2511 54)

Mahmod Ebrahim
20 Belleview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2517 27)

Korenstein Brian
37 Oceanview Ave.
Keansburg, NJ 07734
(9589 0710 5270 0188 2517 34)

Amoako Wamley Ben & Joyce
39 Oceanview Avenue
Keansburg, NJ 07734
(9589 0710 5270 0188 2517 41)

Lerner Marina
177 E Blackjack Branch Wy
St Johns, FL 32259
(9589 0710 5270 0188 2517 58)

Doherty Patrick J & Mary
26 Oceanview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2517 65)

56 Willis LLC
84 Stillwell Road
Leonardo, NJ 07737
(9589 0710 5270 0188 2517 72)

Nolan Michael P Jr
47 Telegraph Hill Rd
Holmdel, NJ 07733
(9589 0710 5270 0188 2517 89)

Sunshine Properties IV LLC
6 Green Street
Metuchen, NJ 08840
(9589 0710 5270 0188 2517 96)

Barilla Pasquale
101 Winchester Dr
Brick, NJ 08724
(9589 07810 5270 0188 2518 02)

KB Five Ocean Partners LLC
131 West 33rd St., Ste 1105
New York, NY 10001
(9589 0710 5270 0188 2518 19)

Garofano Joseph & Esposito Nichol
11 Oceanview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2518 26)

3. To date, the regular mail envelopes have not been returned undeliverable with the exception of 30-32 Oceanview Avenue, LLC. Please see paragraphs 11 - 12 below regarding service upon 30-32 Oceanview Avenue, LLC.

4. To date, the certified mail return receipt requested envelopes have successfully been delivered to the below listed property owners and additional companies. The original green card receipts for these property owners and additional companies are attached hereto as **Exhibit B**.

NJ Natural Gas Company
1415 Wyckoff Road
Wall, New Jersey 07719
(9589 0710 5270 0188 2518 95)

Cablevision Raritan Valley
275 Centennial Avenue CN 6805
Piscataway, NJ 08855
Attn.: Construction Department
(9589 0710 5270 0188 2520 90)

Keansburg Water & Sewer
29 Church Street
Keansburg, NJ 07734
(9589 0710 5270 0188 2520 76)

Keansburg Board of Fire Commissioners
29 Church Street
Keansburg, NJ 07734
(9589 0710 5270 0188 2520 69)

Verizon
540 Broad Street
Newark, NJ 07102
(9589 0710 5270 0188 2520 52)

Monmouth County Planning Board
Hall of Records Annex
Freehold, NJ 07728
(9589 0710 5270 0188 2520 45)

Grandview Apts Affordable Housing
104 Carr Avenue
Keansburg, NJ 07734
(9589 0710 5270 0188 2519 01)

Baird George J & Marineliss
16 Oceanview Avenue
Keansburg, NJ 07734
(9589 0710 5270 0188 2511 92)

Raupp Crystal
36 Oceanview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2512 08)

Wawrzonkiewicz Leonore
21 Oceanview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2510 24)

Soliman Hamdy & Entesar
30 Seaview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2511 16)

Benetis Alfredas & Lina Benetis-
8 Belleville Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2511 30)

Vilarinho Alessandra
34 Belleview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2511 47)

Mahmod Ebrahim
20 Belleview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2517 27)

Korenstein Brian
37 Oceanview Ave.
Keansburg, NJ 07734
(9589 0710 5270 0188 2517 34)

Amoako Wamley Ben & Joyce
39 Oceanview Avenue
Keansburg, NJ 07734
(9589 0710 5270 0188 2517 41)

Doherty Patrick J & Mary
26 Oceanview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2517 65)

Nolan Michael P Jr
47 Telegraph Hill Rd
Holmdel, NJ 07733
(9589 0710 5270 0188 2517 89)

Barilla Pasquale
101 Winchester Dr
Brick, NJ 08724
(9589 07810 5270 0188 2518 02)

KB Five Ocean Partners LLC
131 West 33rd St., Ste 1105
New York, NY 10001
(9589 0710 5270 0188 2518 19)

5. To date, the certified mail return receipt requested envelopes have successfully been delivered to the below listed property owners and additional companies. The original green card receipts for these property owners and additional companies have not been received, however, the USPS tracking information with delivery confirmation are attached hereto as **Exhibit C**.

Lutin Natalia
764 Bordentown Avenue
South Amboy, NJ 08879
(9589 0710 5270 0188 2511 85)

Shah Linda
12 Belleview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2511 09)

Vesey Stephany
26 Belleview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2510 62)

Sunshine Properties IV LLC
6 Green Street
Metuchen, NJ 08840
(9589 0710 5270 0188 2517 96)

Palermo Lenora
22 Belleview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2510 86)

6. The certified mail return receipt requested envelope addressed to the below listed property owners were returned "Unclaimed". The original certified envelopes for each are attached hereto as **Exhibit D**.

Mccann Veronica A
34 Oceanview Avenue
Keansburg, NJ 07734
(9589 0710 5270 0188 2512 15)

31 Oceanview LLC
6 Cloverleaf Drive
Marlboro, NJ 07746
(9589 0170 5270 0188 2510 48)

Cordova Marina
17 Oceanview Avenue
Keansburg, NJ 07734
(9589 0710 5270 0188 2510 17)

103 Center LLC
177 E Blackjack Branch Wy
St Johns, FL 32259
(9589 0710 5270 0188 2510 79)

Quest Mgmt LLC
206 Wynatt St
Lakewood, NJ 08701
(9589 0710 5270 0188 2510 93)

Lerner Marina
177 E Blackjack Branch Wy
St Johns, FL 32259
(9589 0710 5270 0188 2517 58)

Frisone Mary J.
9 Oceanview Ave.
Keansburg, NJ 07734
(9589 0710 5270 0188 2511 23)

56 Willis LLC
84 Stillwell Road
Leonardo, NJ 07737
(9589 0710 5270 0188 2517 72)

105 Center LLC
177 E Blackjack Branch Wy
St Johns, FL 32259
(9589 0710 5270 0188 2511 54)

Garofano Joseph & Esposito Nichol
11 Oceanview Ave
Keansburg, NJ 07734
(9589 0710 5270 0188 2518 26)

7. The certified mail return receipt requested envelope addressed to the below listed property owners were returned "Unclaimed". The original certified envelopes were not received, however, the USPS tracking information for each are attached hereto as **Exhibit E**.

Hart Management LLC
1 Dickinson Place
East Windsor, NJ 08520
(9589 0710 5270 0188 2511 61)

8. The certified mail envelope addressed to Jersey Central Power & Light at the address of One River Centre, 331 Newman Springs Road, Bldg 3, Red Bank, New Jersey 07701(9589 0710 5270 0188 2520 83), provided by the Office of the Tax Assessor for the Borough of Keansburg were returned as "not deliverable as addressed". The original envelope is attached hereto as **Exhibit F**.

9. Accordingly, on July 14, 2025, this office caused the Notice to be re-served upon Jersey Central Power & Light c/o CT Corporation System, Registered Agent, 820 Bear Tavern Road, West Trenton, New Jersey 08628 *via regular mail and certified mail return receipt requested* (9589 0710 5270 3196 7750 25).

10. To date, the above-referenced regular mail envelope to Jersey Central Power & Light has not been returned undeliverable and the certified mail return receipt requested envelope (9589 0710 5270 3196 7750 25) has been delivered. The original green card receipt is attached hereto as **Exhibit G.**

11. The regular mail and certified mail envelopes addressed to 30-32 Oceanview Avenue LLC, 15 Welsh Lane, New Vernon, NJ 07960 (9589 0710 5270 0188 2511 78), provided by the Office of the Tax Assessor for the Borough of Keansburg were returned as “not deliverable as addressed”. The original envelopes are attached hereto as **Exhibit H.**

12. On July 14, 2025, this office caused the Notice to be re-served upon 30-32 Oceanview Avenue LLC *via regular mail and certified mail return receipt requested* to 15 Welsh Lane, New Vernon, NJ 07976 (9589 0710 5270 0117 2269 18), and 15 Welsh Lane, Harding Township 07960, (9589 0710 5270 3196 7750 32). To date, the above-referenced regular mail envelopes to 30-32 Oceanview Avenue LLC have not been returned undeliverable. Pursuant to USPS Tracking, certified mail (9589 0710 5270 0117 2269 18) is being held at the post office for pick up and certified mail (9589 0710 5270 3196 7750 32) is “in transit”. Copies of the mailing as well as the USPS Tracking information are attached hereto as **Exhibit I.**

13. Pursuant to USPS Tracking information as of May 13, 2025, the certified mail envelopes addressed to 25 Oceanview Avenue LLC (9589 0710 5270 0188 2510 31) and Gradzki Thomas & Margaret (9589 0710 5270 0188 2510 55) are “Moving Through Network” – “In Transit to Next Facility”. Accordingly, on July 21, 2025, this office re-served 25 Oceanview Avenue, LLC and Gradzki Thomas & Margaret *via certified mil return receipt requested* (9589 0710 5270 0117 2269 49) and (9589 0710 5270 0117 2269 25), respectively.

14. To date, the above-referenced regular mail envelopes to 25 Oceanview Avenue LLC and Gradzki Thomas & Margaret have not been returned undeliverable and the certified mail return receipt requested envelopes (9589 0710 5270 0117 2269 49) and (9589 0710 5270 0117 2269 25), respectively, have been delivered per USPS tracking. The original green card receipt for 25 Oceanview Avenue, LLC and a copy of the USPS tracking for Gradzki Thomas & Margaret are attached hereto as **Exhibit J**.

15. One legal notice has been placed in one of the approved papers of the Borough, more specifically, The Asbury Park Press on May 9, 2025. The Affidavit of Publication together with an actual copy of the publication are being filed with the Planning Board Secretary herewith. The original Affidavit of Publication with Notice of Hearing are attached hereto as **Exhibit K**.

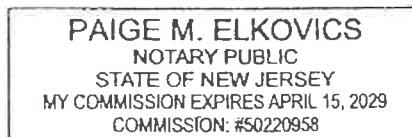
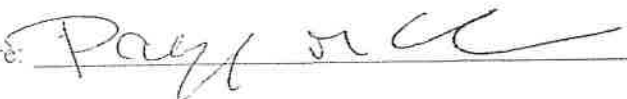
16. I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.



Ciara M. Arena, *Paralegal*
Law Offices of Lawrence W. Luttrell
Attorneys for Applicant

Sworn to and subscribed before me on this 29th day of JULY, 2025,

Notary Signature:





Borough of Keansburg

George E. Kauffmann Municipal Building

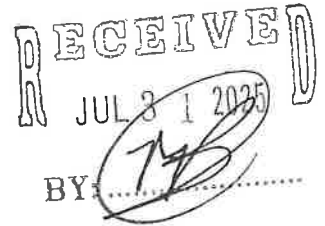
29 Church St. Keansburg, NJ 07734

Phone - 732-787-0215 ext. 220

Fax - 732-787-0787

Construction Department

Fax # 732-787-3699



CERTIFICATION OF TAXES

BLOCK 16 LOT 10

PROPERTY LOCATION: 24 Belleview Avenue

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: 7/31/25
Thomas P. Cusick

Thomas P. Cusick, CTC Tax Collector

I verify that this information accurately reflects municipal tax records.

Tax Collector
Keansburg Borough
Monmouth County

