



Borough of Keansburg

Code Enforcement Department

29 Church Street • Keansburg, New Jersey 07734

Phone: 732/787-0215 • Fax: 732/787-3699

October 15, 2024

Sunshine Properties IV, LLC
6 Green St.
Metuchen NJ 08840

Re: Elevate existing, fire damaged structure - Denied
24 Belleview Ave, Keansburg NJ 07734
Block/Lot: 16/10
Zone: R-5A
Flood Zone: AE-11'

Dear Applicant:

Regarding the above-mentioned property, please be advised that your Development Permit to elevate existing, fire damaged home is denied for the following:

1. Additions, renovations, reconstructions, any new construction must meet all the setbacks as noted in the Development Regulations of the Borough of Keansburg.
2. 22-5.5e – A Use Variance will be required as the property is in R-5A Single-Family Redevelopment Zone and you are asking to resotre-2 Family Dwelling.
3. 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 see the Planning Board Secretary, who will answer any question you may have regarding the Planning Board application.

Respectfully,

Kathy Burgess
Assistant Zoning Officer, 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 – A Use Variance will be required as the property is in R-5A Single Family Redevelopment Zone and your proposal does not meet the zoning requirements;
5. 22-5.5e – Setback variances required:

Description	Required	Proposed
Minimum Lot Area	5,000 sf	2,500 sf
Minimum Lot Frontage	50'	25'
Minimum Front Yard Setback	25'	9.15'
Minimum Side Yard Setback	7.5'	2.1'
Minimum Side Yard Setback (Total)	15'	4.2'
Minimum Rear Yard Setback	25'	?
Min.Gross Residential Ground Floor Area for (3 bedrooms)	1,250 sf (each unit)	784 sf (each unit)
Maximum Lot Coverage-Principle Building	25%	Approx.33%
Minimum Lot Coverage All	50%	Approx. 44%
Maximum Building Height	35'/2.5 Stories	Approx. 34'/3 Stories
Minimum Improved Off-Street Parking	4	1

1. 22-5.3.b – Use Variance. Any use not specifically listed as a permitted use, an accessory use, or a conditional use shall be deemed a prohibited use. The two-unit structure style residential building is not specifically listed as a permitted use or a conditional use.
2. 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.

3. 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.

4. Any other variances the Board may require in the course of hearing this application.