

# Site Plan Application – Planning Board of Adjustment

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

Name: JOŠIV KRSTINOVSKI Case# \_\_\_\_\_  
 Address: 150 PASSAIC AVE Date: \_\_\_\_\_  
ROSELAND, NJ 07068  
 Phone #: 201-220-1300 Cell # 201-220-1300

- 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)  
Available from the Tax Assessor, includes total properties & Utilities \_\_\_\_\_ # 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)  
*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), JOSEV KRSTIMANSKI, The Applicant(s) Herein, whose Address is, 150 PASSAIC AVE ROSELAND, NJ 07068, am the Owner(s)  int: JK

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

Block: S2 and Lot 3 on the Official Keansburg Tax Map.

2. Said property is in a RS ZONE, and is 4633X83 (Size) and has the following

Structures on the property: SINGLE FAMILY HOME

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

DUPLEX TWO FAMILY TOWNHOMES

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.

USE VARIANCE REQUIRED

*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. S2 Lot: 3 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 N/A

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: 4/8/25

\* 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 8 Day of April 2025

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Sworn to and subscribed before me on this 8 Day of (Month) April 2025

Notary Signature: [Signature]  
Date: Apr. 8, 2025

**Two (2) application packets Must have raised Seal**

Seal



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

**PLEASE TAKE NOTICE** that Josiv Krstinovski (the Applicant) submitted a Development Application to the Borough of Keansburg with respect to the property located at 8 Highland Blvd, Keansburg, New Jersey, more formally identified as Block 52, Lot 3, Keansburg, New Jersey (R-5 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: Construction of a New Two-Family Townhome Duplex. The Application will require approval for the following Variance(s):

~~Specific Variances required in detail. For instance, Building Coverage, etc.~~

*"Building Coverage: 25 % allowed; whereas 26 % proposed."*

Use Variance: Town Family Proposed In Single Family Zone

Min Lot Area: 5000 Sq. Ft Required, 4633 Sq. Ft Proposed (Existing Non-Conformity)

Min Lot Frontage Width: 50 FT Required, 46.33 FT Provided (Existing Non-Conformity)

Min Sideyard: One Side: 7.5 FT Required, 5.5 FT Proposed

Min Sideyard: Combined: 15 FT Required, 11 FT Proposed

Max Number of Stories: 2.5 Permitted, 3 Proposed

Additionally, the Applicant will also be seeking relief for any and all other Variances / Design Waivers / Submission Waivers 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, NJ. The **Public Hearing** will take place on September, 8th 2025, at 6 : 00 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 document 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, JOSEF KRSTINOVSKI, being duly sworn on my Oath, Depose and say: I am the owner, Applicant,

Agent, of Applicant

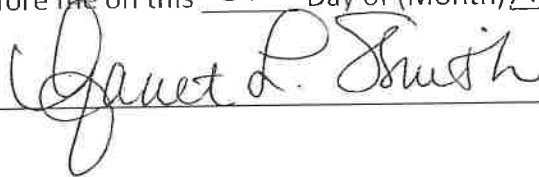


That at the date herein after stated I served a Notice of which the annexed is a true Copy, upon the following property owners each of whose property is within Two Hundred Feet of the property of the Applicant to be affected in this matter, in the manner following, that is to say:

- 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 21 Day of (Month) August 20 25

Notary Signature: \_\_\_\_\_



Date: 8/21/25

Two application packets. Must have raised a raised Seal

Seal





**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 52 LOT 3

PROPERTY LOCATION: 8 Highland Blvd

The Status of Property taxes at the above location are as follows:

Taxes are paid to date.

Should any additional information or an update be required; please utilize the above contact numbers.

Date: 8/25/25

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







State of New Jersey, Esri, HERE, Garmin, INCREMENTAL

<u>Block/Lot</u>	<u>Owner</u>	<u>Mailing Address</u>				
1323-14-1.02	RUSSELL J. LENGYEL LLC	49 STANFORD DR	HAZLET NJ	07730		
1323-14-4	CARR ENTERPRISES LLC	513 COOKMAN AVENUE	ASBURY PARK NJ	07712		
1323-14-5	CARR ENTERPRISES LLC	513 COOKMAN AVENUE	ASBURY PARK NJ	07712		
1323-14-6	CARR ENTERPRISES LLC	513 COOKMAN AVENUE	ASBURY PARK NJ	07712		
1323-14-7	75 RAINEY LLC % SACKMAN	513 COOKMAN AVENUE	ASBURY PARK NJ	07712		
1323-14-8	75 RAINEY LLC	513 COOKMAN AVENUE	ASBURY PARK NJ	07712		
1323-14-9	RUSSELL J LENGYEL L.L.C.	49 STANFORD DR	HAZLET NJ	07730		
1323-52-1.01	RYAN JOHN	65 HUTCHINSON STREET	CLARK NJ	07066		
1323-52-4	GEHRIG FOUR LLC	513 COOKMAN AVENUE	ASBURY PARK NJ	07712		
1323-52-5	CARR PARTNERS LLC	513 COOKMAN AVE	ASBURY PARK NJ	07712		
1323-52-6	BORO OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734		
1323-52-7	CARR ENTERPRISES LLC	513 COOKMAN AVENUE	ASBURY PARK NJ	07712		
1323-52-8	CARR PARTNERS LLC	513 COOKMAN AVE	ASBURY PARK NJ	07712		
1323-52-9	CARR PARTNERS LLC	513 COOKMAN AVE	ASBURY PARK NJ	07712		
1323-12-1	CARR ENTERPRISES LLC	513 COOKMAN AVENUE	ASBURY PARK NJ	07712		
1323-12-3	BORO OF KEANSBURG-VACANT	29 CHURCH STREET	KEANSBURG NJ	07734		
1323-12-4	AZMY EHAB ADEL & HANY	9019 WALL STREET APT 3F	NORTH BERGEN NJ	07047		
1323-52-2	VALLARIO DANIEL	14 HIGHLAND BLVD APT 1A	KEANSBURG NJ	07734		
1323-12-5	CARR PROPERTIES KGB LLC	959 S SPRINGFIELD AV#100	SPRINGFIELD NJ	07081		
1323-56-13.01	CRYSTAL BAY TWNHS ASSOC FOXWOOD	761 PALMER AVE	HOLMDEL NJ	07733		
1323-56-17	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734		
1323-56-19	69 CARR AVE KGB LLC	959 S SPRINGFIELD AV#100	SPRINGFIELD NJ	07081		
1323-12-6	CARR PROPERTIES KGB LLC	959 S SPRINGFIELD AV#100	SPRINGFIELD NJ	07081		
1323-12-7	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734		
1323-12-8	CARR AVENUE TOPS LLC	17 WINSTON DRIVE	MIDDLETOWN NJ	07748		
1323-12-9	CARR AVENUE TOPS LLC	17 WINSTON DRIVE	MIDDLETOWN NJ	07748		
1323-12-10	9 HIGHLAND BLVD KGB LLC	959 S SPRINGFIELD AV#100	SPRINGFIELD NJ	07081		
1323-12-11	WOKAS ERIC	53 LEROY PL	RED BANK NJ	07701		
1323-12-12.01	WOKAS ERIC	53 LEROY PL	RED BANK NJ	07701		
1323-56-18	PEPE JOHN	4338 REDWOOD AVE APT112 B	MARINA DEL REY CA	90292		
1323-58-14	RUBIN CHAIM & GULKOWITZ BENA	4 DENMARK LANE	JACKSON NJ	08527		
1323-7-11	WOKAS ERIC	53 LEROY PL	RED BANK NJ	07701		
1323-56-15	BALESTRIERI BRIANNA M & GONZALEZ O	142 CENTER AVE	KEANSBURG NJ	07734		

1323-56-16	RICH JEANNE	60 BAYSIDE PKWY	MIDDLETOWN NJ	07748
1323-56-11	TOTH RONALD DAVID	PO BOX 186	ASBURY PARK NJ	07712
1323-56-12	BREITHOFF CHARLES M. JR.	212 NAVESINK AVE	HIGHLANDS NJ	07732
1323-52-13	CHAO JOSEPH	58 HIGHLAND AVE	KEANSBURG NJ	07734
1323-52-1.02	PELUSO GARY & MATTINA NICOLE	1-15 HALSTEAD TERRACE	FAIR LAWN NJ	07410
1323-52-10	DESAI SWARNIL	20 MONARCH PATH	MORGANVILLE NJ	07751
1323-12-2	MARRERO PETER J & ERICA	30 SEABREEZE WAY	KEANSBURG NJ	07734
1323-58-15	CHAIM RUBIN	4 DENMARK LANE	JACKSON NJ	08527
1323-58-16	ADEOBA RAUPH A	53 HIGHLAND AVENUE	KEANSBURG NJ	07735
1323-58-17.01	SMITH ADRIENNE M&TREANOR JAMES &ME	55 HIGHLAND AVE	KEANSBURG NJ	07734
1323-58-13	TOHT THOMAS JR ETALS	30 BRANDON AVENUE	MONROE NJ	08831
1323-52-14	ROBLES ADRIAN	54 HIGHLAND AVE	KEANSBURG NJ	07734
1323-52-3	KRSTINOVSKI JOSIV	239 NEW RD BLDG.A STE 200	PARSIPPANY NJ	07054
1323-52-11	CHAO JOSEPH K	58 HIGHLAND AVE	KEANSBURG NJ	07734
1323-52-12	CRUZ EMMANUEL & DIAZ MICHAEL	143 CENTER AVE	KEANSBURG NJ	07734