

# Site Plan Application – Planning Board of Adjustment

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

Name: Kevin Budge Case# \_\_\_\_\_  
 Address: 21 Oakwood Place Date: 7/23/2025  
Kearnsburg WI 07734  
 Phone #: \_\_\_\_\_ Cell # 732 619 8692

- 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 \_\_\_\_\_  
 INCOMPLETE \_\_\_\_\_

DATE \_\_\_\_\_

*KBUDGE8063  
@ aol.com*

RECEIVED  
AUG 1 1 2025

BY: .....

N

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), Kevin Budge, The Applicant(s) Herein, whose Address is, 21 Oakwood Place Keansburg NJ 07721, am the Owner(s)  int: \_\_\_\_\_

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

Block: 18 and Lot 25 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:

Construction of Single Family home

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.

Side yard setback	Proposed	4.5	Required min	7.5
Side yard setbacks (both)	Proposed	9 Feet	15	Required
Rear yard setback	Proposed	12'	Required	25'
Maximum building	Proposed	31	Permitted	25%
Maximum permitted	two 1/2	2.5 stories	and	35 feet

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 18 Lot: 25 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 \_\_\_\_\_

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 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 \$ \_\_\_\_\_

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: 8/10/25

\* 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 10<sup>th</sup> Day of (Month) August 20 25

Notary Signature: [Signature]

Date: 8/10/25

Two (2) application packets Must have raised Seal

Seal

Page 3

**ANDREA V ROMERO-BORJAS**  
Commission # 50226840  
Notary Public, State of New Jersey  
My Commission Expires  
October 20, 2029

KEANSBURG PLANNING BOARD OF ADJUSTMENT  
NOTICE OF HEARING  
PUBLIC NOTICE

PLEASE TAKE NOTICE that Kevin Budyc (the Applicant) submitted a Development Application to the Borough of Keansburg with respect to the property located at Bayview Ave (shot), Keansburg, New Jersey, more formally identified as Block 18, Lot 25, 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: Constated Single Family Home. The Application will require approval for the following Variance(s):

*List specific Variances required, in detail. For instance, if a Building Coverage Variance is required, one would need to insert the following:*

"Building Coverage: 0 % allowed; whereas 31 % proposed."

Proposed 4.5" Required minimum 7.5"  
Side yard setback Proposed 9' Required 15'  
Rear yard setback Proposed 12' Required 25'  
Maximum building coverage 31% max permitted 25'  
Building height proposed 3 stories max permitted 2.5 stories 35'

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 October 6, 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**

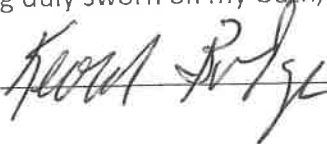
In the Matter of the application of:

**PROOF OF SERVICE**

County of Monmouth  
State of New Jersey

I \_\_\_\_\_, 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 10<sup>th</sup> Day of (Month) August 20 25

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



Date: 8/10/25

Two application packets. Must have raised a raised Seal

Seal

ANDREA V ROMERO-BORJAS  
Commission # 50226840  
Notary Public, State of New Jersey  
My Commission Expires  
October 20, 2029



**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 18 LOT 25

PROPERTY LOCATION: Bayview Ave - Vacant lot.

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: 7.23.25  
T.P. Cusick

Thomas P. Cusick, CTC Tax Collector

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

Tax Collector  
Keansburg Borough  
Monmouth County

