

20/4+5
R-SA

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), Jorge Velasquez, The Applicant(s) Herein, whose Address is,
831 K Main Street, Belleville, NJ 07109, am the Owner(s) int: 100%

Prospective Purchaser(s) [] int: _____ of property located on, 28 Pineview Avenue and designated as
Block: 20 and Lot 4 & 5 on the Official Keansburg Tax Map.

2. Said property is in a R-5A ZONE, and is 24x100 & 26x100 (Size) and has the following
Structures on the property: 1,464 sq. ft. single family home and shed

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof:
Remove existing house and shed and Build a new two story two-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.
Use variance for duplex in single family zone
Rear year set back: 25' required / 23' provided

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. 20 Lot: 4 & 5 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 [X] 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 Yes

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: _____

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 \$ Will be submitted once fee scheduled received from planning board secretary

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: 9/4/25

* 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) September, 2025

Notary Signature: [Signature]

Date: 9/4/25

Two (2) application packet

Seal

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Lawrence W. Luttrell, Esq.
Admitted in NJ and FL

Via regular mail and certified mail rrr

September 18, 2025

To: Property Owner within 200ft

**RE: IN THE MATTER OF: Jorge Velasquez, owner of property located
at 28 Pineview Avenue, Keansburg, New Jersey 07734 / Block: 20 Lost 4&5**

Dear Sir or Madam:

You are hereby notified that Jorge Velasquez, owner of the property located at 28 Pineview Avenue, Keansburg, New Jersey 07734, has applied to the Keansburg Planning Board of Adjustment for a use variance and site plan approval so as to permit:

- 1) Use variance for duplex in single family zone
- 2) Minimum Rear setback: 25' required, and 23' is proposed;

on the premises located at 28 Pineview Avenue, Keansburg, New Jersey 07734, Block 20, Lots 4&5.

The Keansburg Planning Board of Adjustment has scheduled a hearing to be held on the 6th day of **October 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 application.

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,
s/ 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:
JORGE VELASQUEZ**

PROOF OF SERVICE

28 Pineview Avenue, Keansburg, New Jersey 07734
Block: 20 Lots 4 & 5

**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, Jorge Velasquez, in the above-entitled action.

2. On September 19, 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:

Owners	Mailing Address 1	City	State	Zip	Tracking
NJ Natural Gas Company	1415 Wyckoff Road	Wall	NJ	07719	9589 0710 5270 0436 7070 75
Jersey Central Power & Light	One River Centre 331 Newman Springs Road, Bldg. 3	Red Bank	NJ	07701	9589 0710 5270 0436 7070 82
Keansburg Board Of Fire Commissioners	29 Church Street	Keansburg	NJ	07734	9589 0710 5270 0436 7070 99
Cablevision Raritan Valley	275 Centennial Avenue CN 6805 Attn.: Construction Department	Piscataway	NJ	08855	9589 0710 5270 0436 7071 05
Keansburg Water & Sewer	29 Church Street	Keansburg	NJ	07734	9589 0710 5270 0436 7071 12
Verizon	540 Broad Street	Newark	NJ	07102	9589 0710 5270 0436 7071 29
Monmouth County Planning Board	Hall of Records Annex	Freehold	NJ	07728	9589 0710 5270 0436 7071 36
Almeida Paul	69 Washington Rock Rd	Watchung	NJ	07060	9589 0710 5270 0436 7071 43
24 Bayview LLC % Grobstin	3536 Melcon Farms Way	Jacksonville	FL	32223	9589 0710 5270 0436 7071 50
Velasquez Jorge	831 K Main St	Belleville	NJ	07109	9589 0710 5270 0436 7071 67
Brady Peter & Patricia	39-65 52nd Street	Woodside	NY	11377	9589 0710 5270 0436 7071 74
Tsakonas Athanasios	60 Lott Lane	Staten Island	NY	10314	9589 0710 5270 0436 7071 81
Wang Xinwen & Zhang Bin Gwen	5 Third Street	Woodbury	NY	11797	9589 0710 5270 0436 7071 98
Fulgoni Alice	11612 Orleans Lane	Port Richie	FL	34668	9589 0710 5270 0436 7072 04

Schumacher Chelsea & Breheny Rich	40 Pineview Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3447
Bossick Gary R. & Joann T.	24 Pineview Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3430
Rosario Jose & Hidalgo Lorena	35 Pineview Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3423
Hollenstein Christopher W & Melani	37 Pineview Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3416
Lee James Jr & Danielle A	34 Pineview Avenue	Keansburg	NJ	07734	7022 2410 0000 4929 3409
Velasquez Jorge	831 K Main St	Belleville	NJ	07109	7022 2410 0000 4929 3393
Vasanthavada Madhav	51 Center Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3386
Ziolkowski Krzysztof & Kinga	26 Pineview Avenue	Keansburg	NJ	07734	9589 0710 5270 0188 2519 94
Barskiy Dmitriy	11 Foulks Terrace	Lincroft	NJ	07738	9589 0710 5270 0188 2519 87
Wall Thomas M	79 Ocean Blvd	Atlantic Highlands	NJ	07716	9589 0710 5270 0188 2519 70
Salant Eric	9 Vernon Road	Marlboro	NJ	07746	9589 0710 5270 0188 2519 63
57 Center Real Ty LLC	2 Lincoln Avenue	Jamesburg	NJ	08831	9589 0710 5270 0188 2519 56
39-43 Pineview LLC	P.O. Box292	Lakewood	NJ	08701	9589 0710 5270 0188 2519 49

3. On September 23, 2025, this office caused the Notice to Property Owners to be served via *regular mail and certified mail return receipt requested* upon the following interested parties:

Owners	Mailing Address 1	City	State	Zip	Tracking
Ellis April B	35 Campview Pl	Keansburg	NJ	07734	7022 2410 0000 4943 6134
Lee Jimmy	220 North Rolling Road	Springfield	PA	19064	7022 2410 0000 4943 6141
45B Campview LLC	184S Livingston Ave 9-152	Livingston	NJ	07039	7022 2410 0000 4943 6158
16 Bayview LLC	3536 Melcon Farms Way	Jacksonville	FL	32223	7022 2410 0000 4943 6332

4. To date, the regular mail envelopes have not been returned undeliverable.

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 yet been received, however, the USPS tracking information with delivery confirmation are attached hereto as **Exhibit B**.

Owners	Mailing Address 1	City	State	Zip	Tracking
NJ Natural Gas Company	1415 Wyckoff Road	Wall	NJ	07719	9589 0710 5270 0436 7070 75

Keansburg Board Of Fire Commissioners	29 Church Street	Keansburg	NJ	07734	9589 0710 5270 0436 7070 99
Cablevision Raritan Valley	275 Centennial Avenue CN 6805 Attn.: Construction Department	Piscataway	NJ	08855	9589 0710 5270 0436 7071 05
Keansburg Water & Sewer	29 Church Street	Keansburg	NJ	07734	9589 0710 5270 0436 7071 12
Monmouth County Planning Board	Hall of Records Annex	Freehold	NJ	07728	9589 0710 5270 0436 7071 36
24 Bayview LLC % Grobstin	3536 Melcon Farms Way	Jacksonville	FL	32223	9589 0710 5270 0436 7071 50
Brady Peter & Patricia	39-65 52nd Street	Woodside	NY	11377	9589 0710 5270 0436 7071 74
Wang Xinwen & Zhang Bin Gwen	5 Third Street	Woodbury	NY	11797	9589 0710 5270 0436 7071 98
Fulgoni Alice	11612 Orleans Lane	Port Richie	FL	34668	9589 0710 5270 0436 7072 04
Ginzburg Albert Natanovich	3D Hawaii Court	Matawan	NJ	07747	9589 0710 5270 0436 7072 11
Carnival Dolores M	246 East 46 St Apt 3F	Newyork	NY	10017	9589 0710 5270 0188 2519 18
Bernzweig Eric Keith & Grace Beth	20 Campview Avenue	Keansburg	NJ	07734	7022 2410 0000 4929 3683
Dnt Holdings Group LLC	655 Amboy Ave Suite 410	Woodbridge	NJ	07095	7022 2410 0000 4929 3676
Amorino Ilana R & Cody	3536 Melcon Farms Way	Jacksonville	FL	32223	7022 2410 0000 4929 3669
12 Camp View Ave LLC	3536 Melcon Farms Way	Jacksonville	FL	32223	7022 2410 0000 4929 3652
Padiukov Pierre	31 Pineview Avenue	Keansburg	NJ	07734	7022 2410 0000 4929 3621
Gallagher Hugh	295 Ocean Boulevard	Atlantic Highlands	NJ	07716	7022 2410 0000 4929 3607
Cheslow Jerry	3 Stephens Dr	East Brunswick	NJ	08816	7022 2410 0000 4929 3584
Wissler Christine	22 Bayview Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3577
166 Center Street LLC	7 East Lawn Drive	Holmdel	NJ	07733	7022 2410 0000 4929 3553
Petzinger Ronnie & Lepore Angela	15 Ridge Road	Parsippany	NJ	07054	7022 2410 0000 4929 3546
26 Bayview LLC % Grobstin	3536 Melcon Farms Way	Jacksonville	FL	32223	7022 2410 0000 4929 3539
5 Campview Keansburg LLC	55 Molly Pitcher Drive	Manalapan	NJ	07726	7022 2410 0000 4929 3485
Rosario Jose & Hidalgo Lorena	35 Pineview Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3423
Wall Thomas M	79 Ocean Blvd	Atlantic Highlands	NJ	07716	9589 0710 5270 0188 2519 70
Salant Eric	9 Vernon Road	Marlboro	NJ	07746	9589 0710 5270 0188 2519 63
57 Center Real Ty LLC	2 Lincoln Avenue	Jamesburg	NJ	08831	9589 0710 5270 0188 2519 56

Ginzburg Albert Natanovich	3D Hawaii Court	Matawan	NJ	07747	9589 0710 5270 0436 7072 11
Carnival Dolores M	246 East 46 St Apt 3F	Newyork	NY	10017	9589 0710 5270 0188 2519 18
Re Jason R & Karen R McCloskey John & Isabel	501 Union Ave	Lakehurst	NJ	08733	9589 0710 5270 0188 2519 32
	19 Campview Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3720
Pepe John	4338 Redwood Ave Apt 112B	Marina Del Ray	CA	90292	7022 2410 0000 4929 3713
Louis-Pierre Wesley & Nicole	9 Veterans Dr	South River	NJ	08882	7022 2410 0000 4929 3706
Allan Julia G	26 Campview Avenue	Keansburg	NJ	07724	7022 2410 0000 4929 3690
Bernzweig Eric Keith & Grace Beth	20 Campview Avenue	Keansburg	NJ	07734	7022 2410 0000 4929 3683
Dnt Holdings Group LLC	655 Amboy Ave Suite 410	Woodbridge	NJ	07095	7022 2410 0000 4929 3676
Amorino Ilana R & Cody	3536 Melcon Farms Way	Jacksonville	FL	32223	7022 2410 0000 4929 3669
12 Camp View Ave LLC	3536 Melcon Farms Way	Jacksonville	FL	32223	7022 2410 0000 4929 3652
Versland Clairazambon & Jens Jr	38 Pineview Ave.	Keansburg	NJ	07734	7022 2410 0000 4929 3645
Zanderzee Inc	15 Constitution Dr	Leonardo	NJ	07737	7022 2410 0000 4929 3638
Padiukov Pierre	31 Pineview Avenue	Keansburg	NJ	07734	7022 2410 0000 4929 3621
Dressler Vincent	16 Collins Street	Keansburg	NJ	07734	7022 2410 0000 4929 3614
		Atlantic Highlands	NJ	07716	7022 2410 0000 4929 3607
Gallagher Hugh	295 Ocean Boulevard	Keansburg	NJ	07734	7022 2410 0000 4929 3591
Marcano Carlos L	48 Campview Pl	Keansburg East	NJ	07734	7022 2410 0000 4929 3591
Cheslow Jerry	3 Stephens Dr	Brunswick	NJ	08816	7022 2410 0000 4929 3584
Wissler Christine	22 Bayview Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3577
Almonte Carmen	21 Pineview Avenue	Keansburg	NJ	07734	7022 2410 0000 4929 3560
166 Center Street LLC	7 East Lawn Drive	Holmdel	NJ	07733	7022 2410 0000 4929 3553
Petzinger Ronnie & Lepore Angela	15 Ridge Road	Parsippany	NJ	07054	7022 2410 0000 4929 3546
26 Bayview LLC % Grobstin	3536 Melcon Farms Way	Jacksonville	FL	32223	7022 2410 0000 4929 3539
Chiocciariello Francesco	40 Bayview Avenue	Keansburg	NJ	07734	7022 2410 0000 4929 3522
Montano Timothy & Coghen Katie	38 Bayview Avenue	Keansburg	NJ	07734	7022 2410 0000 4929 3515
Gerns Charles E & Meyer Patricia A	36 Bayview Avenue	Keansburg	NJ	07734	7022 2410 0000 4929 3508
Leap Builders	102 Howe Lane	Freehold	NJ	07728	7022 2410 0000 4929 3492
5 Campview Keansburg LLC	55 Molly Pitcher Drive	Manalapan	NJ	07726	7022 2410 0000 4929 3485
Ramirez Jose M & Catherine Eh	16 Pineview Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3478
Leap Builders Inc	102 Howe Lane	Freehold	NJ	07728	7022 2410 0000 4929 3461
Truglia Tracee A	18 Pineview Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3454

6. The certified mail return receipt requested envelope addressed to the below listed property owners are marked "Notice Left (No Authorized Recipient Available)". The USPS tracking information for each are attached hereto as **Exhibit D**.

Owners	Mailing Address 1	City	State	Zip	Tracking
Almeida Paul	69 Washington Rock Rd	Watchung	NJ	07060	9589 0710 5270 0436 7071 43
Velasquez Jorge	831 K Main St	Belleville	NJ	07109	9589 0710 5270 0436 7071 67
Tsakonas Athanasios	60 Lott Lane	Staten Island	NY	10314	9589 0710 5270 0436 7071 81
Re Jason R & Karen R	501 Union Ave	Lakehurst	NJ	08733	9589 0710 5270 0188 2519 32
Mccloskey John & Isabel	19 Campview Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3720
Louis-Pierre Wesley & Nicole	9 Veterans Dr	South River	NJ	08882	7022 2410 0000 4929 3706
Allan Julia G	26 Campview Avenue	Keansburg	NJ	07724	7022 2410 0000 4929 3690
Versland Clairazambon & Jens Jr	38 Pineview Ave.	Keansburg	NJ	07734	7022 2410 0000 4929 3645
Dressler Vincent	16 Collins Street	Keansburg	NJ	07734	7022 2410 0000 4929 3614
Marcano Carlos L	48 Campview Pl	Keansburg	NJ	07734	7022 2410 0000 4929 3591
Almonte Carmen	21 Pineview Avenue	Keansburg	NJ	07734	7022 2410 0000 4929 3560
Chiocciariello Francesco	40 Bayview Avenue	Keansburg	NJ	07734	7022 2410 0000 4929 3522
Montano Timothy & Coghen Katie	38 Bayview Avenue	Keansburg	NJ	07734	7022 2410 0000 4929 3515
Gerns Charles E & Meyer Patricia A	36 Bayview Avenue	Keansburg	NJ	07734	7022 2410 0000 4929 3508
Leap Builders	102 Howe Lane	Freehold	NJ	07728	7022 2410 0000 4929 3492
Ramirez Jose M & Catherine Eh	16 Pineview Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3478
Leap Builders Inc	102 Howe Lane	Freehold	NJ	07728	7022 2410 0000 4929 3461
Truglia Tracee A	18 Pineview Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3454
Schumacher Chelsea & Breheny Rich	40 Pineview Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3447
Bossick Gary R. & Joann T.	24 Pineview Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3430
Hollenstein Christopher W & Melani	37 Pineview Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3416
Lee James Jr & Danielle A	34 Pineview Avenue	Keansburg	NJ	07734	7022 2410 0000 4929 3409
Velasquez Jorge	831 K Main St	Belleville	NJ	07109	7022 2410 0000 4929 3393
Vasanthavada Madhav	51 Center Ave	Keansburg	NJ	07734	7022 2410 0000 4929 3386
Barskiy Dmitriy	11 Foulks Terrace	Lincroft	NJ	07738	9589 0710 5270 0188 2519 87

7. The certified mail return receipt requested envelopes addressed to the below listed property owners are “Moving Through Network”. The USPS tracking information for each are attached hereto as **Exhibit C**.

Owners	Mailing Address 1	City	State	Zip	Tracking
Jersey Central Power & Light	One River Centre 331 Newman Springs Road, Bldg. 3	Red Bank	NJ	07701	9589 0710 5270 0436 7070 82
Verizon	540 Broad Street	Newark	NJ	07102	9589 0710 5270 0436 7071 29
Pepe John	4338 Redwood Ave Apt 112B	Marina Del Ray	CA	90292	7022 2410 0000 4929 3713
39-43 Pineview LLC	P.O. Box292	Lakewood	NJ	08701	9589 0710 5270 0188 2519 49
Ellis April B	35 Campview Pl	Keansburg	NJ	07734	7022 2410 0000 4943 6134
Lee Jimmy	220 North Rolling Road	Springfield	PA	19064	7022 2410 0000 4943 6141
45B Campview LLC	184S Livingston Ave 9- 152	Livingston	NJ	07039	7022 2410 0000 4943 6158
16 Bayview LLC	3536 Melcon Farms Way	Jacksonville	FL	32223	70220 0000 4943 6332

8. The certified mail return receipt requested envelope addressed to the below listed property owners us marked by USPS as “Alert - No Access to Delivery Location”. The USPS tracking information with delivery confirmation are attached hereto as **Exhibit E**.

Owners	Mailing Address 1	City	State	Zip	Tracking
Zanderzee Inc	15 Constitution Dr	Leonardo	NJ	07737	7022 2410 0000 4929 3638

9. The certified mail return receipt requested envelope addressed to the below listed property owners were returned as the address was vacant or the business was no longer operating at the location and no further information was available. The original returned envelope has not yet been received, however, the USPS tracking information with delivery confirmation are attached hereto as **Exhibit F**.

Owners	Mailing Address 1	City	State	Zip	Tracking
Ziolkowski Krzysztof & Kinga	26 Pineview Avenue	Keansburg	NJ	07734	9589 0710 5270 0188 2519 94

10. One legal notice has been placed in one of the approved papers of the Borough, more specifically, The Asbury Park Press on September 21, 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 G**.

11. 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 26th day of September, 2025,

Notary Signature: 

PAIGE M. ELKOVICS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES APRIL 15, 2029
COMMISSION: #50220958



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 4 & 5 LOT 20

PROPERTY LOCATION: 28 Pineview Avenue

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

- Current -

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

Date: 9-4-2025
Thomas P. Cusick
Thomas P. Cusick, CTC Tax Collector