



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), Alethia Graham-Francis, The Applicant(s) Herein, whose Address is, 34 Briarwood Ave, Keansburg, NJ 07734, am the Owner(s)  int: \_\_\_\_\_

Prospective Purchaser(s) [ ] int: \_\_\_\_\_ of property located on, 34 Briarwood Ave and designated as Block: 116 and Lot 1 on the Official Keansburg Tax Map.

2. Said property is in a R-5 ZONE, and is \_\_\_\_\_ (Size) and has the following Structures on the property: single-family dwelling

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof: permission to construct a rear deck expansion for residential use

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. 25ft rear yard setback

5. The following is contrary to the Development Ordinance: list & detail all Variances to be sought. Rear yard setback: 25 ft required, 10 ft proposed, see attached zoning denial letter

*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. 116 Lot: 1 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 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  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: \_\_\_\_\_ Date: \_\_\_\_\_

\* 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: [Handwritten Signature] Date: 8/29/2025

Sworn to and subscribed before me on this 29 Day of (Month) August 20. 25

Notary Signature: [Handwritten Signature]  
Date: 8/29/25

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

Seal

Page 3





**Borough of Keansburg**  
Planning/Zoning Office

August 18, 2025

29 Church Street • Keansburg, New Jersey 07734  
Phone: 732/787-0215 • Fax: 732/787-3699

Alethia Graham  
34 Briarwood Avenue  
Keansburg, NJ 07734

**Re:** Zoning Permit Application – Proposed Rear Deck Expansion

Dear Applicant,

After review of your zoning permit application for the proposed rear deck expansion at 34 Briarwood Avenue (Block 116, Lot 1), please be advised of the following:

**1. Denial of Permit**

Your application is **denied** because the proposed rear deck does not comply with the requirements of the R-5 Single-Family Residential Zone under the Keansburg Zoning Ordinance. Specifically:

Schedule of Zoning District Regulations (Chapter XXII):

- Front Yard Setback: Minimum 25 feet required; 10 feet proposed.
- Rear Yard Setback: Minimum 25 feet required; 10 feet proposed.

Pursuant to Chapter 22, “No building or structure shall be erected, enlarged or altered so as to project into or reduce any required front or rear yard.”

Since the proposed deck fails to meet these minimum setback requirements, the zoning permit cannot be issued.

**2. Next Steps**

- If you wish to proceed with the current dimensions, you must apply to the Zoning Board of Adjustment for a **variance** prior to construction.

If you have any questions regarding the variance process, please contact the Planning Board Secretary at 732-787-0215 ext. 223.

Kathy Burgess, Zoning Officer



(347) 551-7063  
34 Briarwood Ave, Keansburg, NJ 07734  
AlethiaGraham@gmail.com

Alethia Graham-Francis  
34 Briarwood Avenue  
Keansburg, NJ 07734  
AlethiaGraham@gmail.com | (347) 551-7063

Date: August 28, 2025

Zoning Board of Adjustment  
Borough of Keansburg  
29 Church Street  
Keansburg, NJ 07734

Re: Variance Application – Proposed Rear Deck Expansion  
Property Address: 34 Briarwood Avenue (Block 116, Lot 1)

Dear Members of the Zoning Board of Adjustment,

I respectfully submit this application for a variance regarding the proposed expansion of my rear deck at 34 Briarwood Avenue. My recent zoning permit application was denied because the proposed construction does not comply with the required setbacks under the R-5 Single-Family Residential Zone. Specifically:

Front Yard Setback: 25 feet required; 10 feet proposed

Rear Yard Setback: 25 feet required; 10 feet proposed

Due to the property's layout and lot constraints, meeting these setback requirements is not feasible without significantly limiting the usability of the rear yard. The proposed deck is intended to provide safe, functional outdoor living space for my family, while maintaining the character of the neighborhood.

#### Justification for Variance

##### 1. Unique Property Conditions / Hardship

The property presents unique constraints that make strict compliance with the zoning requirements difficult. The lot depth and existing placement of the home significantly reduce the usable rear yard area. Without a variance, it would not be possible to construct a functional rear deck that provides safe outdoor living space for the family. The requested variance is therefore necessary to allow reasonable use of the property in line with the intended single-family residential character of the zone.

##### 2. Impact on Surrounding Properties

(347) 551-7063  
34 Briarwood Ave, Keansburg, NJ 07734  
AlethiaGraham@gmail.com

The proposed deck expansion will not cause a substantial detriment to neighboring properties. The structure is consistent in scale and character with other homes and improvements in the neighborhood. The deck will not block light, air, or access to adjoining properties and will be constructed in a manner that maintains privacy and aesthetic appeal.

### 3. Consistency with Zoning Plan and Public Good

Granting the requested variance will not impair the intent or purpose of the Keansburg Zoning Ordinance or Master Plan. The proposed use—a rear deck—remains entirely residential and is customary for properties within the R-5 zone. Allowing the variance will promote the safe and enjoyable use of the property without undermining the broader zoning objectives.

### 4. Minimum Relief Requested

This application seeks only the minimum relief necessary to allow the construction of the deck. The variance request is limited solely to the yard setbacks, and no other deviations from the zoning ordinance are being sought.

Closing

Enclosed please find the completed variance application form, required documentation, and application fee for your review.

Thank you for your time and consideration. I look forward to the opportunity to present my request before the Board.

Sincerely,

Alethia Graham-Francis  
Applicant / Homeowner

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

In the Matter of the application of:

34 Briarwood Ave, Keansburg, NJ 07734

**PROOF OF SERVICE**


County of Monmouth  
State of New Jersey

I Alethia Graham-Francis, being duly sworn on my Oath, Depose and say: I am the owner, Applicant,  
Agent, of Applicant Alethia Graham-Francis, Owner of 34 Briarwood Ave, Keansburg, NJ

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 19 Day of (Month) September 2025

Notary Signature: 

Date: 9/19/2025

Two application packets. **Must** have raised a raised Seal

Seal





**KEANSBURG PLANNING BOARD OF ADJUSTMENT**

George E. Kauffmann Municipal Building  
29 Church Street  
Keansburg, NJ 07734

Kathy Burgess, Planning Board Secretary 732-787-0215 ext220

**In the matter of Appeal: Alethia Graham-Francis**

To: Property Owners within 200 feet

*(Property owner within 200 feet)*

You are hereby notified that has appealed from the action of the Zoning Officer of the Borough of Keansburg for a variance, interpretation, site plan, use variance, from Section R-5 Single-Family Residential Zone 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:

*(Describe your proposed construction project or use and specify the individual relief (variances) you are requesting)*

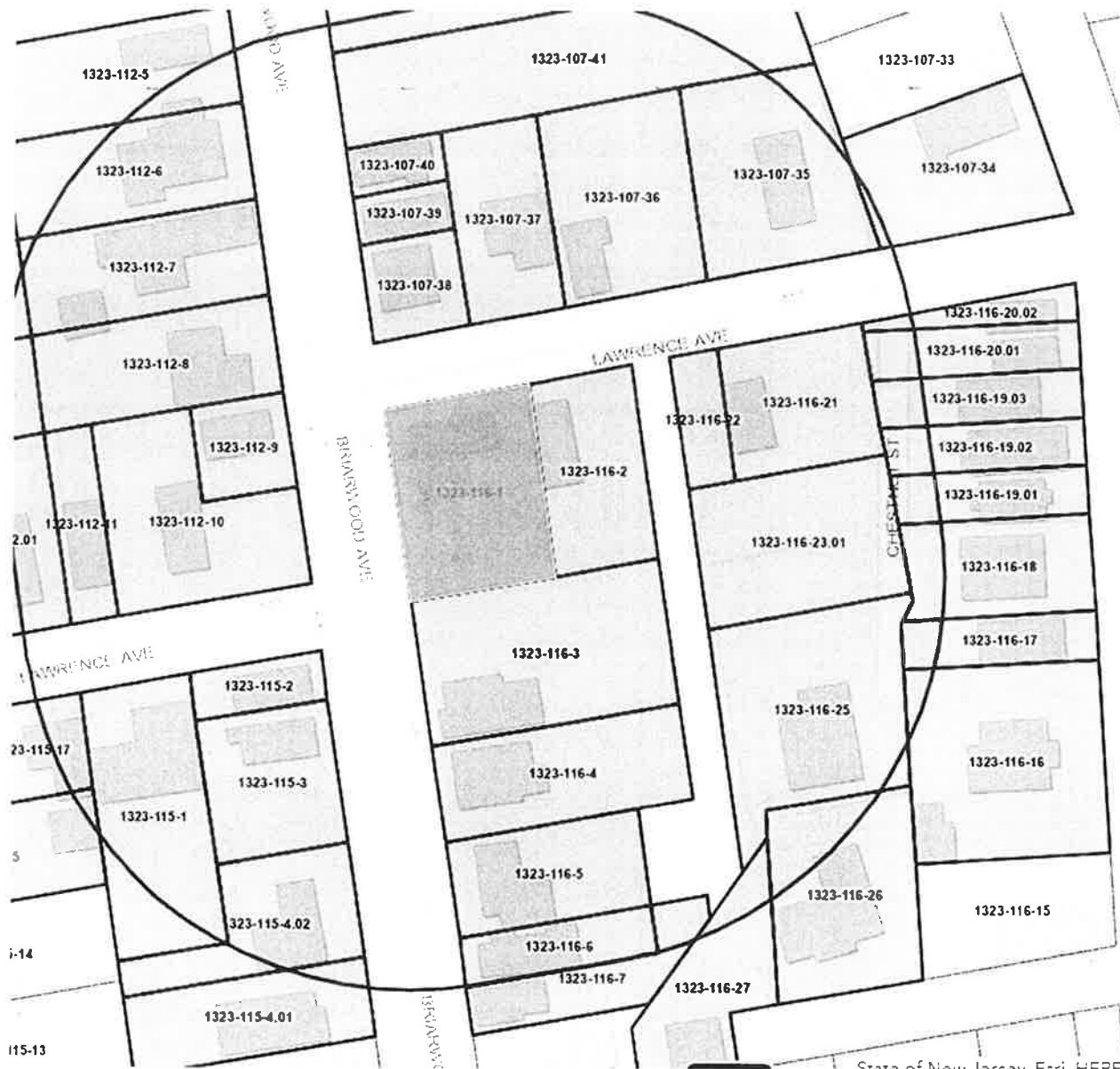
The variance is requested because the proposed construction of a rear deck expansion does not comply with the minimum yard setback requirements under the R-5 Single-Family Residential Zone. Specifically: Required rear yard setback: 25 feet; proposed: 10 feet

On premises located at 34 Briarwood Ave, Keansburg, New Jersey Block: 116 Lot: 1

The Keansburg Planning Board of Adjustment has scheduled the hearing to be held on the 6<sup>th</sup> Day of October, 2025 at 6:00 PM in the Council Chambers of the Municipal Building, 29 Church Street, Keansburg, NJ 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.





State of New Jersey, Erie, HERE

<u>Block/Lot</u>	<u>Owners</u>	<u>Mailing Address</u>		
1323-116-26	VONBERGEN JOHN & L GAROFANO	1 EVERGREEN PLACE	KEANSBURG N J	07734
1323-116-27	MIGNOSI NICHOLAS & POLITANO STACY	1A EVERGREEN PL.	KEANSBURG NJ	07734
1323-116-4	PEPE JOHN	4338 REDWOOD AVE A112B	MARINA DEL REY CA	90292
1323-116-5	KANE KIMBERLY ANN & KARISSA	44 BRIARWOOD AVE.	KEANSBURG NJ	07734
1323-116-6	48 BRIARWOOD LLC	36 SPRING ROAD	LIVINGSTON NJ	07039
1323-116-7	GRILLO PASQUALE & LYNDA	50 BRIARWOOD AVE	KEANSBURG N J	07734
1323-116-2	WIECZORECK ROBERT J	120 LAWRENCE AVENUE	KEANSBURG N J	07734
1323-116-17	BURDICK CARLA	109 FOREST AVENUE	KEANSBURG NJ	07734
1323-116-18	HACKETT JOHN M & CORNELIA	105 FOREST AVENUE	KEANSBURG NJ	07734
1323-116-19.01	RUSSO NICHOLAS RUSSELL	103 FOREST AVENUE	KEANSBURG NJ	07734
1323-116-19.02	CANAL REMIGIO H ETAL	101 FOREST AVENUE	KEANSBURG NJ	07735
1323-116-19.03	CRONIN ROBERT	99 FOREST AVENUE	KEANSBURG NJ	07734
1323-116-20.01	KITTLER JENNIFER	97 FOREST AVE	KEANSBURG NJ	07734
1323-116-20.02	FREEMAN RICHARD & MARC D	95 FOREST AVENUE	KEANSBURG NJ	07734
1323-116-21	BEHR KENNETH S	701 B BRINLEY AVE	BRADLEY BEACH NJ	07720
1323-116-22	KEANSBURG 114 LAWRENCE AVE LLC	PO BOX 708	HOLMDEL NJ	07733
1323-112-6	PARSLEY DOUGLAS	17 BRIARWOOD AVE	KEANSBURG NJ	07734
1323-112-7	ABDELMESSIH HANA	854 POOLE AVE	HAZLET NJ	07730
1323-112-8	MELENDEZ JESSICA	31 BRIARWOOD AVE	KEANSBURG NJ	07734
1323-112-9	SCHWARTZ JULLIE	33 BRIARWOOD AVENUE	KEANSBURG NJ	07734
1323-112-10	SHERIDAN JOHN J	127 LAWRENCE AVE	KEANSBURG N J	07734
1323-112-11	NASSAR ASHLEY N	129 LAWRENCE AVE.	KEANSBURG NJ	07734
1323-112-12.01	REALTY ACE LLC	147 PIPER AVENUE	AVENEL NJ	07001
1323-112-13	MCNELIS KEVIN	48 IDEAL AVE	N. MIDDLETOWN NJ	07748
1323-112-14	SCHOENFELDER PATRICIA	22 BEECHWOOD AVE	KEANSBURG NJ	07734
1323-115-1	RUBAN ROLAND & DONNA	128 LAWRENCE AVENUE	KEANSBURG NJ	07734
1323-115-2	MC MILLEN MEARL	35 BRIARWOOD AVE	KEANSBURG N J	07734
1323-115-3	BERKSHIRE RENTALS LLC	26 RUNNYMEDE COURT	WHIPPANY NJ	07981
1323-115-4.01	CUSICK KATHLEEN	45 BRIARWOOD AVE	KEANSBURG NJ	07734
1323-115-4.02	ROPPOLO MARIO & ELIZABETH	43 BRIARWOOD AVENUE	KEANSBURG NJ	07734
1323-107-36	SLOVER WILLIAM	117 LAWRENCE AVENUE	KEANSBURG NJ	07734
1323-107-37	PEDDE KLAUS & ARLENE	119 LAWRENCE AVE	KEANSBURG N J	07734

1323-107-39	ONISORU CATALIN & CAMELIA	22 BRIARWOOD AVE	KEANSBURG NJ	07734
1323-107-40	KUBIK OLEG & XPRESS MANAGEMENT LLC	3536 MELCON FARMS WAY	JACKSONVILLE FL	32223
1323-107-42	HARMATA THEODORE J III	16 BRIARWOOD AVE	KEANSBURG NJ	07734
1323-115-15	BIELINSKI KIMBERLY & HOLMES ADRIAN	38 BEECHWOOD AVE	KEANSBURG NJ	07734
1323-115-17	MALDONADO MICHAEL	132 LAWRENCE AVE	KEANSBURG NJ	07734
1323-116-1	FRANCIS JON & GRAHAM ALETHIA	34 BRIARWOOD AVE	KEANSBURG NJ	07734
1323-112-5	PORCELLO JOSEPH P JR	13 BRIARWOOD AVE	KEANSBURG NJ	07734
1323-107-41	CANZANELLA THOMAS	18 BRIARWOOD AVE	KEANSBURG NJ	07734
1323-116-23.01	WILL TERESA & BRILL SCOTT	65 CHESTNUT ST	KEANSBURG NJ	07734
1323-116-25	44 CHESTNUT STREET LLC	44 CHESTNUT ST	KEANSBURG NJ	07734
1323-116-16	RAMOS JUSTIN C	113 FOREST AVE.	KEANSBURG NJ	07734
1323-116-3	MACHADO ARMANDO & ROSA	38 BRIARWOOD AVE	KEANSBURG NJ	07734
1323-107-38	DEVIVIO JOHN & MARYANNE	PO BOX 163	ISLAND PARK NY	11558
1323-107-34	BALAZ DENNIS	4626 VIA MARINA 207	MARINA DEL RAY CA	90292
1323-107-35	PARSONS ALYSSA & JOANN & RALPH	109 LAWRENCE AVE	KEANSBURG NJ	07734

Owner	Mailing Address	Mailing Address 2	USPS Certified Mail Tracking #
VON BERGEN JOHN & L GAROFANO	1 EVERGREEN PLACE	KEANSBURG NJ 07734	9589 0710 5270 2596 7677 39
MIGNOSI NICHOLAS & POLITANO STACY	1A EVERGREEN PL.	KEANSBURG NJ 07734	9589 0710 5270 2596 7677 46
PEPE JOHN	4338 REDWOOD AVE A112B	MARINA DEL REY CA 90292	9589 0710 5270 2596 7677 53
KANE KIMBERLY ANN & KARISSA	44 BRIARWOOD AVE.	KEANSBURG NJ 07734	9589 0710 5270 2596 7677 60
48 BRIARWOOD LLC	36 SPRING ROAD	LIVINGSTON NJ 07039	9589 0710 5270 2596 7677 77
GRILLO PASQUALE & LYNDA	50 BRIARWOOD AVE	KEANSBURG NJ 07734	9589 0710 5270 2596 7677 84
WIECZORECK ROBERT J	120 LAWRENCE AVENUE	KEANSBURG NJ 07734	9589 0710 5270 2596 7677 91
BURDICK CARLA	109 FOREST AVENUE	KEANSBURG NJ 07734	9589 0710 5270 2596 7678 07
HACKETT JOHN M & CORNELIA	105 FOREST AVENUE	KEANSBURG NJ 07734	9589 0710 5270 2596 7678 38
RUSSO NICHOLAS RUSSELL	103 FOREST AVENUE	KEANSBURG NJ 07734	7022 2410 0000 3886 2258
CANAL REMIGIO H ETAL	101 FOREST AVENUE	KEANSBURG NJ 07735	9589 0710 5270 2596 7678 45
CRONIN ROBERT	99 FOREST AVENUE	KEANSBURG NJ 07734	9589 0710 5270 2596 7678 14
KITTLER JENNIFER	97 FOREST AVE	KEANSBURG NJ 07734	9589 0710 5270 2596 7678 21
FREEMAN RICHARD & MARC D	95 FOREST AVENUE	KEANSBURG NJ 07734	9589 0710 5270 2596 7678 52
BEHR KENNETH S	701 B BRINLEY AVE	BRADLEY BEACH NJ 07720	9589 0710 5270 2596 7678 69
KEANSBURG 114 LAWRENCE AVE LLC	PO BOX 708	HOLMDEL NJ 07733	9589 0710 5270 2596 7678 76
PARSLEY DOUGLAS	17 BRIARWOOD AVE	KEANSBURG NJ 07734	9589 0710 5270 2596 7678 83
ABDELMESSIH HANA	854 POOLE AVE	HAZLET NJ 07730	9589 0710 5270 2596 7678 90
MELLENDEZ JESSICA	31 BRIARWOOD AVE	KEANSBURG NJ 07734	9589 0710 5270 2596 7679 06
SCHWARTZ JULLIE	33 BRIARWOOD AVENUE	KEANSBURG NJ 07734	9589 0710 5270 2596 7679 13
SHERIDAN JOHN J	127 LAWRENCE AVE	KEANSBURG NJ 07734	9589 0710 5270 2596 7679 20
NASSAR ASHLEY N	129 LAWRENCE AVE.	KEANSBURG NJ 07734	9589 0710 5270 2596 7679 37
REALTY ACE LLC	147 PIPER AVENUE	AVENEL NJ 07001	9589 0710 5270 2596 7679 44
MCNELIS KEVIN	48 IDEAL AVE N.	MIDDLETOWN NJ 07748	9589 0710 5270 2596 7679 51
SCHOENFELDER PATRICIA	22 BEECHWOOD AVE	KEANSBURG NJ 07734	9589 0710 5270 2596 7679 68
RUBAN ROLAND & DONNA	128 LAWRENCE AVENUE	KEANSBURG NJ 07734	9589 0710 5270 2596 7679 75
MC MILLEN MEARL	35 BRIARWOOD AVE	KEANSBURG NJ 07734	9589 0710 5270 2596 7679 82
BERKSHIRE RENTALS LLC	26 RUNNYMEDE COURT	WHIPPANY NJ 07981	9589 0710 5270 2596 7679 99
CUSICK KATHLEEN	45 BRIARWOOD AVE	KEANSBURG NJ 07734	9589 0710 5270 2596 7680 02
ROPPOLI MARIO & ELIZABETH	43 BRIARWOOD AVENUE	KEANSBURG NJ 07734	7022 2410 0000 3886 2241
SLOVER WILLIAM	117 LAWRENCE AVENUE	KEANSBURG NJ 07734	9589 0710 5270 2596 7675 17
PEDDE KLAUS & ARLENE	119 LAWRENCE AVE	KEANSBURG NJ 07734	9589 0710 5270 2596 7675 93
ONISORU CATALIN & CAMELIA	22 BRIARWOOD AVE	KEANSBURG NJ 07734	9589 0710 5270 2596 7676 61
KUBIK OLEG & XPRESS MANAGEMENT LLC	3536 MELCON FARMS WAY	JACKSONVILLE FL 32223	9589 0710 5270 2596 7675 24
HARMATA THEODORE J III	16 BRIARWOOD AVE	KEANSBURG NJ 07734	9589 0710 5270 2596 7676 09
BIELINSKI KIMBERLY & HOLMES ADRIAN	38 BEECHWOOD AVE	KEANSBURG NJ 07734	9589 0710 5270 2596 7676 78
MALDONADO MICHAEL	132 LAWRENCE AVE	KEANSBURG NJ 07734	9589 0710 5270 2596 7675 31
PORCELLO JOSEPH P JR	13 BRIARWOOD AVE	KEANSBURG NJ 07734	9589 0710 5270 2596 7676 16
CANZANELLA THOMAS	18 BRIARWOOD AVE	KEANSBURG NJ 07734	9589 0710 5270 2596 7676 85
WILL TERESA & BRILL SCOTT	65 CHESTNUT ST	KEANSBURG NJ 07734	9589 0710 5270 2596 7675 48
44 CHESTNUT STREET LLC	44 CHESTNUT ST	KEANSBURG NJ 07734	9589 0710 5270 2596 7676 23
RAMOS JUSTIN C	113 FOREST AVE.	KEANSBURG NJ 07734	9589 0710 5270 2596 7676 92
MACHADO ARMANDO & ROSA	38 BRIARWOOD AVE	KEANSBURG NJ 07734	9589 0710 5270 2596 7675 55
DEVIVIO JOHN & MARYANNE	PO BOX 163	ISLAND PARK NY 11558	9589 0710 5270 2596 7676 30
BALAZ DENNIS	4626 VIA MARINA 207	MARINA DEL RAY CA 90292	9589 0710 5270 2596 7677 08
PARSONS ALYSSA & JOANN & RALPH	109 LAWRENCE AVE	KEANSBURG NJ 07734	9589 0710 5270 2596 7675 62
NJ Natural Gas Company	1415 Wyckoff Road	Wall, NJ 07719	9589 0710 5270 2596 7676 47
Jersey Central Power & Light One River Centre	331 Newman Springs Road, Bldg. 3	Red Bank, NJ 07701	9589 0710 5270 2596 7677 15
Keansburg Board of Fire Commissioners	29 Church Street	Keansburg, NJ 07734	9589 0710 5270 2596 7675 79
Cablevision Raritan Valley Attn.: Construction Department	275 Centennial Avenue CN 6805	Piscataway, NJ 08855	9589 0710 5270 2596 7676 54
Keansburg Water & Sewer	29 Church Street	Keansburg, NJ 07734	9589 0710 5270 2596 7677 22
Verizon	540 Broad Street	Newark, NJ 07102	9589 0710 5270 2596 7675 86



**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 116 LOT 1

PROPERTY LOCATION: 34 Briarwood Ave, Keansburg, NJ 07734

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

TAXES ARE PAID UP UNTIL NOVEMBER.

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

Date: 8/25/25

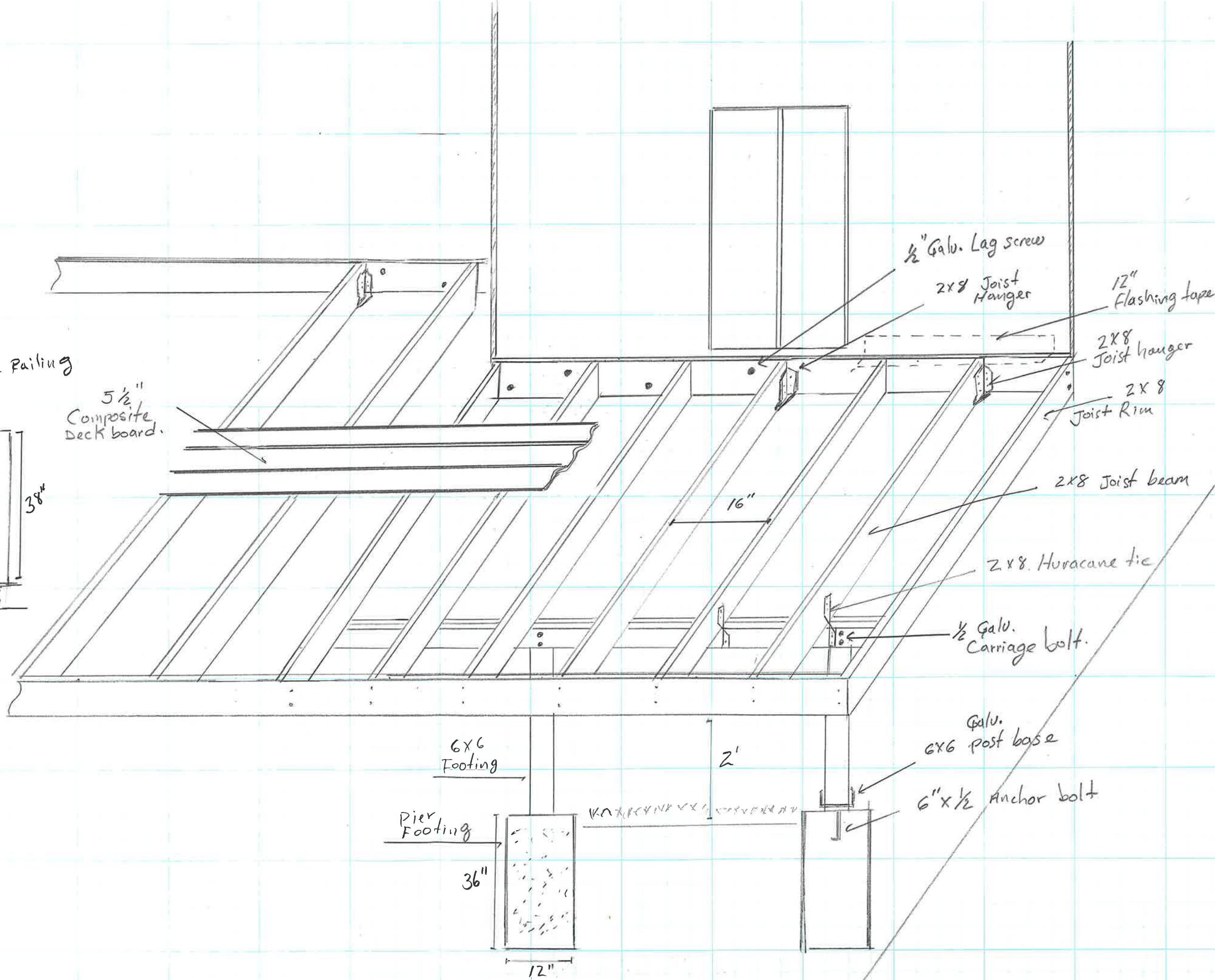
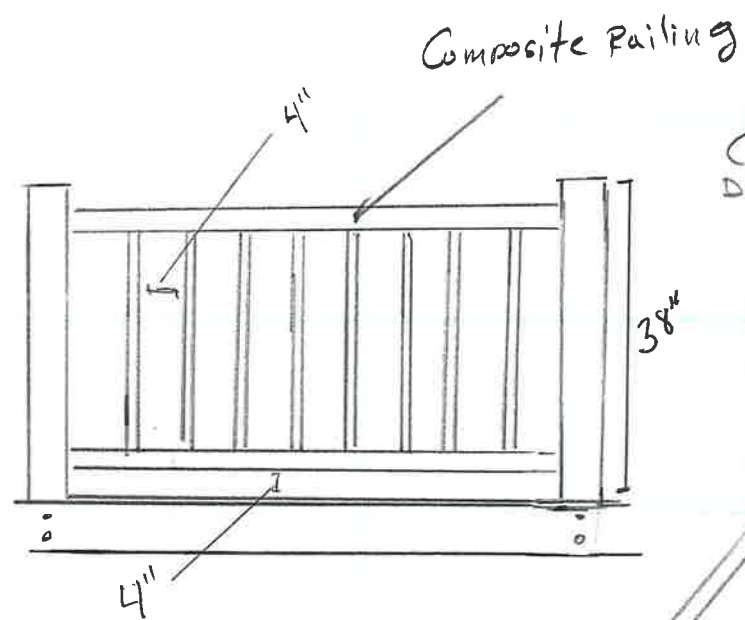
Thomas P Cusick  
Thomas P. Cusick, CTC Tax Collector

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

Tax Collector  
Keansburg Borough  
Monmouth County



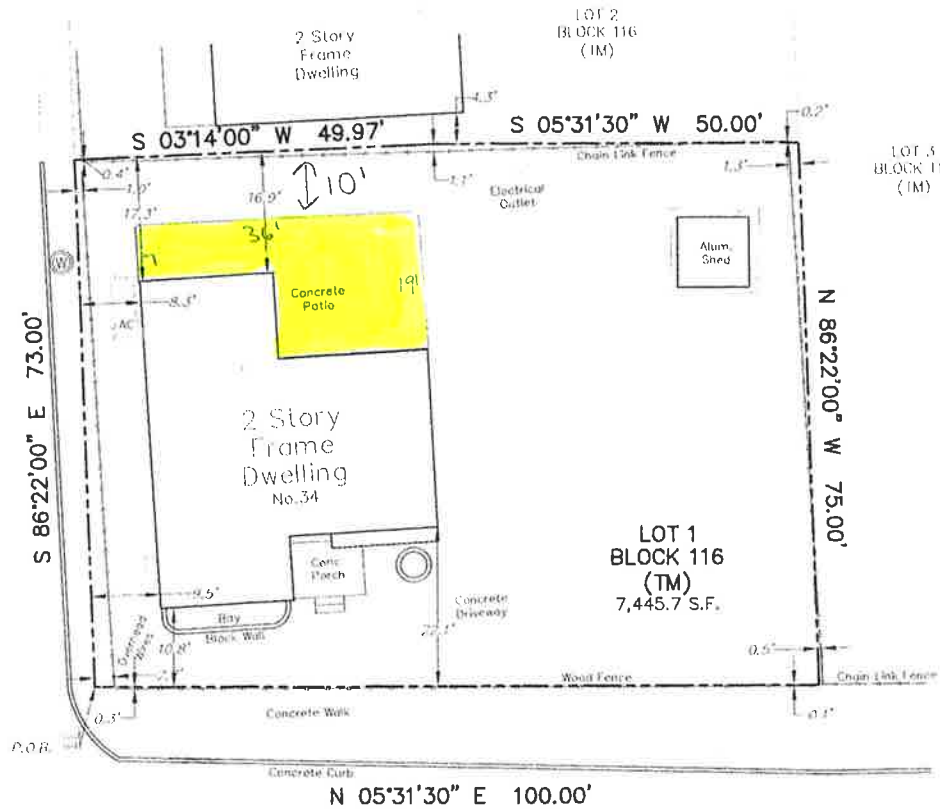




# Plot Plan



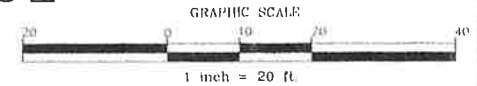
LAWRENCE STREET  
35' ROW



This survey certified to:  
Alethia Graham-Francis & Jon Francis

This survey references:  
Deed Book 9356 Page 2530  
Survey of Property by Lakeland  
Surveying, Inc., dated 10/20/2020

Notes:  
Field Survey Performed on 8/22/2025  
Subject to an accurate title search  
Subject to documents of record



SURVEY OF PROPERTY Tax Lot 1 - Block 116 34 Briarwood Avenue, Borough of Keansburg Monmouth County, New Jersey				PROJECT NUMBER 203242[25]
FIELD: JRS    DWN BY: JCS    CHECKED: JSG    DATE: 8/26/2025				REFERENCE NUMBER -
SCALE 1" = 20'				-



4 West Main Street | Rockaway | NJ  
 Ph: (973) 625 5670 | Fx: (973) 625 4121  
 www.LakelandSurveying.com  
 Certificate of Authorization #24GA28790001

MARC J. CIFONE, Professional Land Surveyor  
 JEFFREY S. GRUNN, Professional Land Surveyor

N.J. P.L.S. LIC. No. 24GS04132900  
 N.J. P.L.S. LIC. No. 24GS04339900

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 17:27-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such comments, if any, below the surface of the land not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has not been raised with of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.

Aerial View and Shaded Top Not for Current Market - as shown submitted from the - include not purchase to BL 2020, C 111 625 8 18, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



AFFIDAVIT OF PUBLICATION

Order Number : 11653699

STATE OF WISCONSIN  
Brown County

Of the **Asbury Park Press**, a newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, deposeth and saith that the advertisement of which the annexed is a true copy, has been published in said newspaper in the issue:

09/11/2025

Legal Clerk

*Denise Roberts*

Notary Public State of Wisconsin County of Brown

*6-21*

My commission expires

DENISE ROBERTS  
Notary Public  
State of Wisconsin

BOROUGH OF KEANSBURG PLANNING BOARD OF ADJUSTMENT NOTICE OF  
PUBLIC HEARING

PLEASE TAKE NOTICE that Alethia Graham-Francis (the Applicant) has applied to the Planning Board of Adjustment of the Borough of Keansburg for variance relief from the requirements of the Zoning Ordinance of the Borough of Keansburg for the property located at 34 Briarwood Avenue, Keansburg, New Jersey, also known as Block 116, Lot 1 on the official Tax Map of the Borough of Keansburg. The applicant seeks variances for relief from the required yard setbacks in the R-5 Single-Family Residential Zone in order to construct a rear deck expansion, as follows: Rear Yard Setback – 25 feet required, 10 feet proposed. This application is scheduled to be heard at a public meeting of the Keansburg Planning Board on October 6, 2025, at 6:00 p.m. at the Keansburg Municipal Building, 29 Church Street, Keansburg, New Jersey 07734. Any interested party may appear at said hearing, either in person or by attorney, and be heard with respect to this application. All documents related to this application are available for public inspection during regular business hours at the office of the Planning Board Secretary, Borough Hall, 29 Church Street, Keansburg, NJ.

September 11 2025

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Dated: September 11, 2025

Applicant:  
Alethia Graham-Francis  
34 Briarwood Avenue  
Keansburg, NJ 07734