

Site Plan Application – Planning Board of Adjustment

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

Name: Joseph Ryan Case# _____
 Address: 92 Seadreeze way Date: _____
Kearnsburg NS 07734 _____
 Phone #: 908-6104-0628 Cell # _____

- 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) _____ # submitted
Available from the Tax Assessor, includes total properties & Utilities
- A Certification of taxes being paid (include w/total sets) _____ # submitted
 This certification is available from the Tax Collector
- 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) _____ # submitted
Must be submitted ten (10) days prior to Planning Board meeting
- 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), Joseph Ryan, The Applicant(s) Herein, whose Address is, 92 Sea Creeze way Keansburg NJ 07731, am the Owner(s) int: I

Prospective Purchaser(s) [] int: _____ of property located on, _____ and designated as Block: _____ and Lot _____ on the Official Keansburg Tax Map.

2. Said property is in a _____ ZONE, and is _____ (Size) and has the following Structures on the property: first floor ranch with full basement shed, garage

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof: elevating existing 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.
Minimum lot area Required (7500 sq ft) proposed (5,000) Minimum lot frontage required (25') proposed (50), Minimum front yard setback - proposed (20.9'), (25' 25') proposed (14.1' - 5.9'), Minimum side yard setback required (32.5') proposed (20.9'), Minimum rear yard setback (Required (25') proposed (31), Maximum lot coverage principle building required (25%) proposed (19%), Minimum lot coverage all around (50') proposed (35%), Max Building Height
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: _____ Lot: _____ intended to be used? [] YES [] NO
7. Has the property been separated from an adjoining parcel? [] YES [] NO, if so when no
If YES, has The Planning Board approved the subdivision, _____ Date: _____

Requirements (35' / 2.5) proposed 2 stories, Minimum improved off-street parking (driveway) non-conforming request (4) proposed (3)

Statement & Variance Sheet - Continued:

8. Has there been any previous appeal involving this parcel/premises? [] YES [] NO Int: NO

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 [] 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, DRAWN 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: 1/25/25

* 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 25th Day of January 20

25
Owner's Signature: [Signature] Date: 01/25/25

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

Notary Signature: [Signature]
Date: 1/25/25

Two (2) application packets Must have raised Seal



Seal

PUBLIC NOTICE

PLEASE TAKE NOTICE that Joseph Ryan (the Applicant) submitted a Development Application to the Borough of Keansburg with respect to the property located at 92 Seabreeze way, Keansburg, New Jersey, more formally identified as Block 6, Lot 11, 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: putting a second story addition on to my 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: _____% allowed; whereas _____% proposed."

Please look at the detached form to view all Variances needed to move forward with the project

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 November 10th 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. 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).

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.

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.

22-7.3c – Nonconforming Uses, Building or Structure. No nonconforming use may be expanded.

22-5.5e – Setback variances required:

Description	Required	Proposed
Minimum Lot Area	7,500 sf	5,000 sf
Minimum Lot Frontage	75'	50
Minimum Front Yard Setback (Seabreeze Way)	25'	14.1'
(Pinewood Pl)	25'	5.9'
Minimum Side Yard Setback	7.5'	15.1'
Minimum Side Yard Setback (Total)	32.5'	20.9'
Minimum Rear Yard Setback	25'	31'
Maximum Lot Coverage- Principal Building	25%	19%
Minimum Lot Coverage All	50%	35%
Maximum Building Height	35'/2.5 Stories	2Stories
Minimum Improved Off- Street Parking (driveway non-conforming)	4	3

Construction and repair of sidewalks, curbs, and driveways. 2.11;
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.

Vehicles shall not be parked on any front lawn without site approval from the Planning Board of Adjustment.

New constructed addition must meet current FEMA requirements.

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

OCT 28 2025


BY:

**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 Joseph Ryan, 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 29 Day of (Month) Oct 2025

Notary Signature: 

Date: 10/29/25

CANDACE LANG
Notary Public, State of New Jersey
My Commission Expires May 22, 2029

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 10 LOT 11

PROPERTY LOCATION: 92 Seabreeze Way, Keansburg

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: 11-4-25
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





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

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FOR NEW BUSINESS / COMMERCIAL APPLICANTS ONLY

ALL NEW BUSINESSES THAT ARE SUBJECT TO AN ANNUAL MERCANTILE LICENSE MUST OBTAIN AN INITIAL BACKGROUND CHECK, MERCANTILE LICENSE AND POSSIBLE BOARD OF HEALTH LICENSE.

IF YOUR NEW BUSINESS WILL BE **PURCHASING, SELLING OR DISTRIBUTING FOOD ITEMS** YOU MUST OBTAIN A BOARD OF HEALTH LICENSE

PLEASE CONTACT THE **BOARD OF HEALTH SECRETARY** AT 732-787-0215 X114

IF YOUR NEW BUSINESS WILL BE **CONDUCTING RETAIL TRANSACTIONS WITH THE PUBLIC** YOU MUST OBTAIN A MERCANTILE LICENSE

PLEASE CONTACT THE **MUNICIPAL CLERK'S OFFICE** AT 732-787-0215 X112



Borough of Keansburg

Fire Official

Bureau of Fire Safety

29 Church Street - Keansburg, NJ 07734

Phone: 732-787-0215 ext. 224 Fax: 732-787-3699

October 14, 2022

Keansburg Planning Board
29 Church Street
Keansburg, NJ 07734

Members of the board of planning and zoning,
In reference to the number of applications to the zoning and planning boards for homes built on undersized lots and asking for variances for front, back and side setbacks, I have concern about houses being built too close to one another. On number of occasions, recently being 9-7-2022 at 31 Center Ave where the fire quickly spread to the adjacent home that was only a few feet away. On another occasion in 2008 where 3 homes burnt to the ground on Jahn Street because the fire spread very quickly (within a minute) to the very close adjacent homes (with a few feet of each other). So it concerns me when we allow homes to be built on undersize lots being granted through variances and not considering the close proximity of the homes around it and without the requirement of a residential fire sprinkler system. A fire sprinkler system will drastically increase the chances of survival, also reduces fire damage dramatically and can even reduce the cost of homeowners insurance. So, I ask the board to consider requesting or possibly requiring a Residential Fire Sprinkler System 13D in these cases.

Residential Fire Sprinklers Importance:

- Automatic sprinklers are important components of complete system designs for fire prevention in buildings because they are extremely effective and reliable.
- The civilian death rate was 81% lower, in residences with fire sprinklers than in those without them.
- The Average firefighters' injury rate was roughly 80% lower when fire sprinklers were present during fires.
- The death rate from residential fires was reduced by 90%. when fire sprinklers and hardwired smoke alarms were installed.
- The Fires were kept to the room of origin 97% of the time, in the presence of a fire sprinkler.

Source: americanfire

Thank you for your consideration in this matter and if anyone should have any questions feel free to contact me.

Sincerely:

Arthur V Boden

A handwritten signature in cursive script that reads "Arthur V Boden".

Fire Official

Keansburg Borough

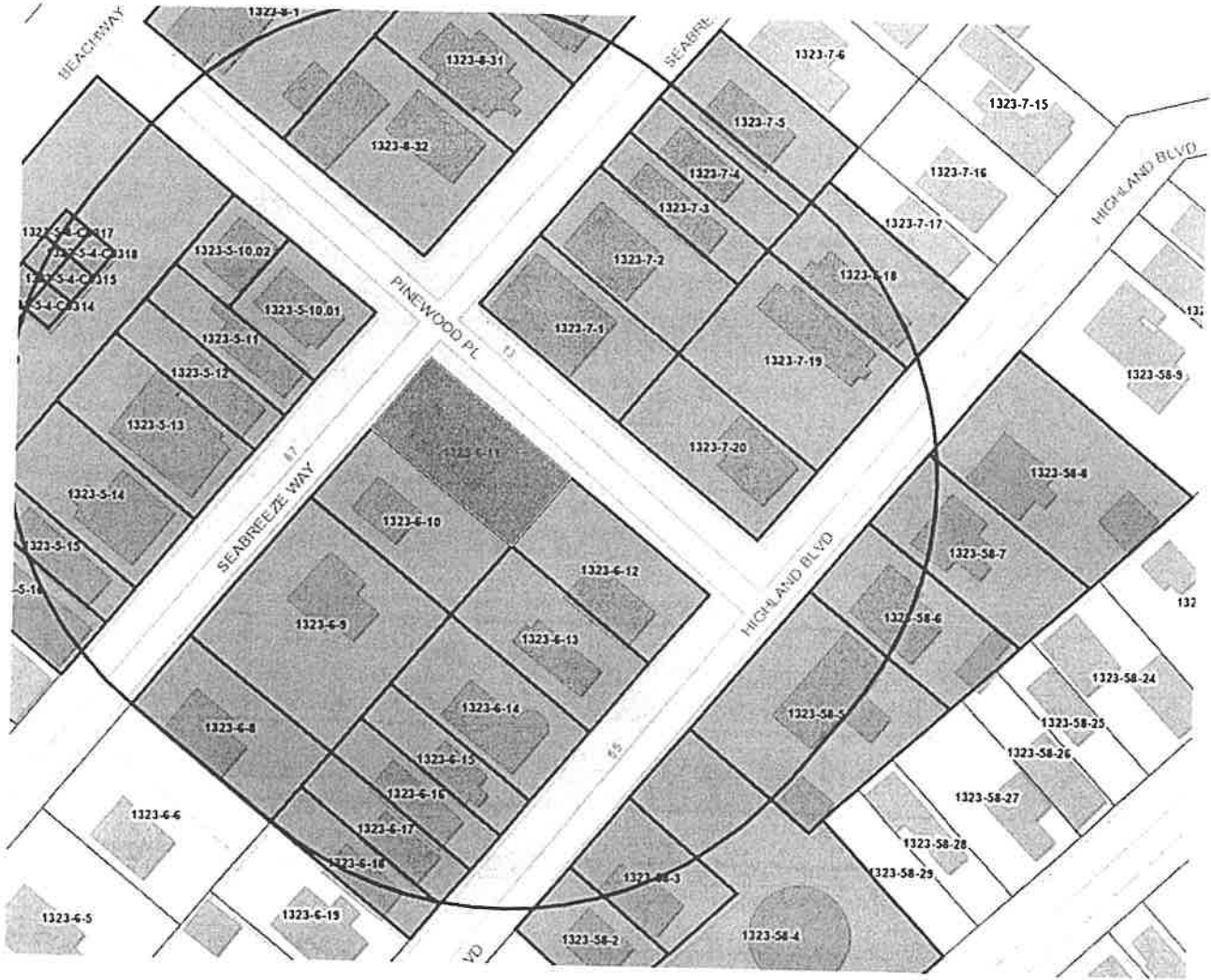
29 Church St.

Keansburg, New Jersey 07734

Phone: 732-787-0215 ext. 224

Fax: 732-787-3699

arthur.boden@keansburg-nj.us



Block/Lot	Owners	Mailing Address	
1323-58-4	BORO OF KEANSBURG - WATER PLANT ✓	29 CHURCH STREET ✓	KEANSBURG N.J. 07734
1323-5-4	THE DUNES AT BEACHWAY A CONDOMINIUM ✓	400 BEACHWAY ✓	KEANSBURG NJ 07734
1323-7-18	ARTHUR ALYN LLC ✓	1 OGRADY COURT	ORANGEBURG NY 10962
1323-8-31	QUICK STEPHEN D & LISA BARRE ✓	77 SEABREEZE WAY	KEANSBURG NJ 07734
1323-7-19	ATRIUM DEVELOPMENT ASSOCIATES LLC ✓	3983 PARK AVENUE	EDISON NJ 08820
1323-7-3	LAKSHMI CAPITAL LLC ✓	31 WOOD AVENUE	PORT MONMOUTH NJ 07758
1323-7-4	MDSM PROPERTIES, LLC ✓	74 SEABREEZE WAY	KEANSBURG NJ 07734
1323-7-5	GO TREND LLC ✓	68 SEABREEZE WAY	KEANSBURG NJ 07734
1323-6-8	LAKSHMI CAPITAL LLC ✓	31 WOOD AVE	PORT MONMOUTH NJ 07758
1323-6-10	MILLER PATRICK & KING DOUGLAS W ✓	94 SEABREEZE WAY	KEANSBURG NJ 07734
1323-6-11	RYAN LOUIS A & JOSEPH ✓	92 SEABREEZE WAY	KEANSBURG NJ 07734
1323-6-14	CANTWELL EVA ✓	73 HIGHLAND BLVD	KEANSBURG NJ 07734
1323-6-15	WALL THOMAS J ✓	79 OCEAN BLVD	KEANSBURG N.J. 07734
1323-6-16	MORALES KATILAN M & BRYAN ✓	77 HIGHLAND BLVD	ATLANTIC HIGHLANDS NJ 07716
1323-6-17	LOPES MAUREEN T ✓	79 HIGHLAND BLVD	KEANSBURG NJ 07734
1323-5-10.01	WALTERS VERONICA ✓	89 SEABREEZE WAY	KEANSBURG NJ 07734
1323-5-10.02	11 PINEWOOD LLC ✓	12 THORNE PLACE	MIDDLETOWN NJ 07748
1323-5-11	SIMMERS DAVID & GARGANO DAWN ✓	91 SEABREEZE WAY	KEANSBURG NJ 07734
1323-5-12	MONTAGNE JAMES & LEONORE ✓	93 SEABREEZE WAY	KEANSBURG NJ 07734
1323-5-13	SORRENTINO JOSEPH & LAUREN ✓	95 SEABREEZE WAY	KEANSBURG NJ 07734
1323-5-14	LOPEZ SANTOS JR. ✓	86 WEST CENTRAL AVENUE	BERGENFIELD NJ 07621
1323-5-15	DEPAOLA JOHN & MURPHY LEO ✓	8 COVENTRY COURT	MANALAPAN NJ 07726
1323-58-3	BARSKIY DMITRIY ✓	119 TINGLEY LANE	EDISON NJ 08820
1323-58-7	WINKLER MARY ELLA ✓	54 HIGHLAND BLVD	KEANSBURG NJ 07734
1323-58-8	ESCOBAR TERESITA & KELLER MARK ✓	50 HIGHLAND BLVD	KEANSBURG NJ 07734
1323-58-6	BARTL RONALD & DIANE ✓	60 HIGHLAND BLVD	KEANSBURG NJ 07734
1323-58-2	VOGEL MARY E & ABEL ANN M TRUSTEE ✓	186 ROUNDABOUT TRAIL	KEANSBURG NJ 07734
1323-6-18	ROMAN ELIZABETH A ✓	81 HIGHLAND BLVD	CAMDEN DE 19934
1323-6-12	MCMURRAY MARY A ✓	67 HIGHLAND BOULEVARD	KEANSBURG NJ 07734
1323-6-13	SANGALANG TIFFANY & NIEVES JESUS ✓	69 HIGHLAND BLVD	KEANSBURG NJ 07734
1323-6-9	KING DOUGLAS ✓	96 SEABREEZE WAY	KEANSBURG NJ 07734
1323-7-20	59 HIGHLAND BLVD LLC ✓	3536 MELCON FARMS WAY	JACKSONVILLE FL 32223

1323-8-1	SEREVETAS NICHOLAS ✓	651 TENNET ROAD	MANALAPAN NJ	07726
1323-8-2.01	SAUTNER FRANK & KIMBERLY ✓	284 BEACHWAY	KEANSBURG NJ	07734
1323-8-30	BRODEUR IRENE & KHAN ABDUL G ✓	73 SEABREEZE WAY	KEANSBURG NJ	07734
1323-5-4-C0212	BY THE BEACH LLC ✓	432 BEACHWAY	KEANSBURG NJ	07734
1323-5-4-C0313	CKN CO-OP LLC ✓	P.O. BOX 815	KEYPORT NJ	07735
1323-5-4-C0314	410 BEACHWAY ASSOC LLC %KESSLER ✓	277 BROAD STREET	BLOOMFIELD NJ	07005
1323-5-4-C0315	SOUZA ISABEL ✓	C6 LILY COURT	ROSELLE NJ	07203
1323-5-4-C0316	416 BEACHWAY LLC ✓	26 WARREN STREET	RUMSON NJ	07760
1323-5-4-C0317	IMICRM LLC ✓	428 BEACHWAY	KEANSBURG NJ	07734
1323-5-4-C0318	BEACH 434 LLC ✓	235 1ST STREET	KEYPORT NJ	07735
1323-58-5	KOBLENTZ LILI & SCHRUBA WILLIAM ✓	62 HIGHLAND BLVD	KEANSBURG NJ	07734
1323-5-16	LOBAITO PAUL & MIRTES ✓	7 TRANQUIL COURT	FREEHOLD NJ	07728
1323-8-32	SEABREEZE REALTY LLC ✓	651 TENNENT ROAD	MANALAPAN NJ	07726
1323-7-1	HADDAD ISAM & ALHAM ✓	96 PARKVIEW TERRACE	LINCROFT NJ	07738
1323-7-2	ACERO LOUIS ✓	7 CIRIOLLO RD	MANALAPAN NJ	07726