



Borough of Keansburg
Code Enforcement Department

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

January 29, 2025

Ryan Louis & Joseph
92 Seabreeze Way.
Keansburg, NJ 07734

Re: **Addition - Denied**
92 Seabreeze Way, Keansburg, NJ 07734
Block/Lot: 6/11
Zone: R-5
Base Flood Elevation: AE-11'
Design Flood Elevation: 12'

Dear Applicant:

I have received the above referenced application is to construct an addition. The Application is denied. The applicant has submitted the following document in support of this application:

- Zoning Development Permit Application, dated 01/21/25.
- Copy of a survey prepared by Leeper Land Group LLC, dated 05/17/21.
- Hand drawn proposed floor plan, undated.
- Elevation certificate prepared Ronald Trinidad, dated 05/30/24.

The new construction would have to be setback from the property line as set forth in 22-5.5e for a distance of twenty-five (25) feet.

I have also included a second page of information that you may need to include in your notices should you wish to appear before the Board.

If you wish to pursue this application you are directed to the Keansburg Planning Board of Adjustment for a formal hearing to grant the necessary variances which would be needed to permit the construction and for final approvals. Please see the Planning Board Secretary, who will answer any question you may have regarding the Planning Board application.

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.