

Site Plan Application – Planning Board of Adjustment

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

Name: Winsolar Orca 4, LLC - Arka Ghosh Case# _____
 Address: 133 Shore Boulevard Date: _____
Keansburg, NJ 07734
 Phone #: _____ Cell # 917-971-5588

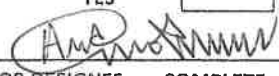
Application: (2 original copies notarized, pg. 3 - 21 total sets)	_____	# submitted
Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial)	_____	# submitted
Proof of Service (2 copies notarized, pg. 5 - include w/above)	_____	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	_____	# submitted
Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties & Utilities</i>	_____	# submitted
A Certification of taxes being paid (include w/total sets) <i>This certification is available from the Tax Collector</i>	_____	# 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) <i>Must be submitted ten (10) days prior to Planning Board meeting</i>	_____	# 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 _____
 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), Winsolar Orca 4, LLC, The Applicant(s) Herein, whose Address is,
133 Shore Boulevard, Keansburg, NJ 07734, am the Owner(s) [] Int: _____

Prospective Purchaser(s) [] Int: _____ of property located on, _____ and designated as

Block: 33 and Lot 14 on the Official Keansburg Tax Map.

2. Said property is in a _____ ZONE, and is _____ (Size) and has the following

Structures on the property: None

3. Request is hereby made for permission to: (Indicate type(s) of structure(s) and use thereof:

Construct a single-family dwelling.

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.

See attached sheet.

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. 33 Lot: 14 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: _____

SITE PLAN APPLICATION – PLANNING BOARD OF ADJUSTMENT

Winsolar Orca 4, LLC – Arka Gosh
133 Shore Boulevard

5. The following is contrary to the Development Ordinance: list & detail all Variances to be sought:

	<u>Required</u>	<u>Existing and Proposed</u>
<u>Lot Area</u>	5,000 sf.	2,500 sf.
<u>Lot Frontage</u>	50 sf.	25 sf.
<u>Lot Shapes (Diameter)</u>	42	10
<u>Side Yard</u>	7.5 sf./15 sf.	4.5 sf./9 sf.
<u>Rear Yard</u>	25 sf.	23 sf.
<u>Lot Coverage Buildings</u>	25%	30.1%

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 N/A

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 \$ _____

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: Arka Ghosh Date: 9/26/2025
Arka Ghosh; Managing Member
Winsolar Orca 4, LLC

Sworn to and subscribed before me on this 26 Day of (Month) September, 2025

Notary Signature: Catherine A. Geiselman

Date: 9-26-25

Two (2) application packets Must have raised Seal

Seal
Page 3
CATHERINE A. GEISELMAN
A Notary Public of New Jersey
My Commission Expires March 26, 2026

PUBLIC NOTICE

PLEASE TAKE NOTICE that application will be made by WINSOLAR ORCA 4, LLC, to the Keansburg Planning Board of Adjustments pursuant to the Borough Zoning Ordinance for variances for minimum lot area (5,000 s.f. required, 2,500 s.f. existing and proposed); minimum lot frontage (50 s.f. required, 25 s.f. existing and proposed); minimum side yard setback (7.5 s.f. required, 4.5 s.f. proposed); minimum side yard setback - total (15 s.f. required, 9 s.f. proposed); minimum rear yard setback (25 s.f. required, 23 s.f. proposed) and maximum lot coverage - Principal Building (25% permitted, 30.1% proposed) and lot shape diameter (42' required, 10' proposed) in order to build one single family dwelling, on property known as 133 Shore Boulevard, Keansburg, New Jersey, Block 33, Lot 14, and any other bulk variances and/or design waivers which may be found to apply to the application as submitted or as the same may be amended during the course of consideration by the Board.

Any person or persons affected by this appeal may have an opportunity to be heard at the meeting to be held December 8, 2025, at 6:00 p.m. in the Municipal Building, George E. Kauffmann Municipal Building, 29 Church Street, Keansburg, NJ 07734. All documents relating to this application may be inspected by the public between the hours of 9:00 a.m. and 4:00 p.m. in the office of the Secretary of the Board in the Municipal Building.

MARRIOTT CALLAHAN & BLAIR
James J. Kinneally, III, Esq. for the Firm
Attorneys for WINSOLAR ORCA 4, LLC
732-449-7474

**AFFIDAVIT OF PROOF OF SERVICE
AND PUBLICATION OF PUBLIC NOTICE**

STATE OF NEW JERSEY:

COUNTY OF MONMOUTH: SS.

JAMES J. KINNEALLY, ESQ., of full age, being duly sworn according to law, deposes and says:

1) My principal office is at 520 Washington Boulevard in the municipality of the Borough of Sea Girt, County of Monmouth, and State of New Jersey.

2) I am the attorney for the applicants, WINSOLAR ORCA 4, LLC, in a proceeding before the Planning Board of Adjustments of the Borough of Keansburg, regarding 133 Shore Boulevard, Keansburg, New Jersey

3) On November 6, 2025, at least ten (10) days prior to the hearing date I gave personal notice by certified mail of this hearing to all property owners located within 200 feet of the property located at 133 Shore Boulevard, Keansburg, New Jersey, and

4) On November 9, 2025, at least ten (10) days prior to the hearing date, I published, as required by law, a notice in the Asbury Park Press.

5) Attached to this "Affidavit of Proof of Service" are:

1. A true copy of the notice sent by certified mail to the property owners located within 200 feet of the property together with copies of the white receipts.
2. A list of property owners located within 200 feet of the property who were served.
3. A copy of the public notice published in the Asbury Park Press.



JAMES J. KINNEALLY, III

Sworn and subscribed before me this

11 day of November, 2025



A NOTARY PUBLIC OF
THE STATE OF NEW JERSEY

CATHERINE A. GEISELMAN
A Notary Public of New Jersey
My Commission Expires March 26, 2026

SEP 19 2025



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 33 LOT 14

PROPERTY LOCATION: 133 Shore Blvd, 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: 9-15-25
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**





<i>Block/Lot</i>	<i>Owners</i>	<i>Mailing Address</i>			
1323-26-16	BORO OF KEANSBURG-BEACH FRONT	29 CHURCH ST	KEANSBURG NJ	07734	
1323-33-6	LI GEORGE & TIAN XIAOJING	66 KNOX AVE	CLIFFSIDE PARK NJ	07010	
1323-33-7	ENCISO MARIA TERESA & MORANTE ALB	64 BRAINARD AVE	PORT MONMOUTH NJ	07758	
1323-33-12	ON THE BAY CONDOMINIUM	139 SHORE BLVD	KEANSBURG NJ	07734	
1323-33-3	REINES MARY	21 TRUEX PLACE	MIDDLETOWN NJ	07748	
1323-33-14	YABLON LISA & EHREN	190 NOTTINGHAM WAY	HILLSIDE NJ	07205	
1323-34-17	PETERSON GAIL	119 WOODLAND AVE	KEANSBURG NJ	07734	
1323-184-5	BORO OF KEANSBURG-BEACH FRONT	29 CHURCH ST	KEANSBURG NJ	07734	
1323-34-18	GUFFREDO RITA	45 PICKET PLACE	FREEHOLD NJ	07728	
1323-33-15	XU ZHENGHONG	255 SOUTH SEVENTH STREET	HIGHLAND PARK NJ	08904	
1323-33-16	JUDE QIRINN LLC	139 ESSEX STREET #17	NEW YORK NY	10002	
1323-33-17	TUCKER ALFRED E.	16 LAWRENCE AVE.	KEANSBURG N.J.	07734	
1323-33-18	LENGEN KENNETH & MARIA T	16 MOESER PLACE	OLD TAPPAN NJ	07675	
1323-33-19	EMILY USA G.JACOBELLI CECALIA.	626 ADAM STREET	HOBOKEN NJ	07030	
1323-34-5	MULLER JENNIFER & NUÑEZ FRANCISCO	142 SHORE BOULEVARD	KEANSBURG NJ	07734	
1323-34-7	RYAN JOHN CHARLES JR & PATRICK HUG	1 BEACONLIGHT AVE	KEANSBURG NJ	07734	
1323-34-12	RODRIGUEZ ELEAZAR A & HILDA	131 WOODLAND AVENUE	KEANSBURG NJ	07734	
1323-34-13	DASSING STEPHEN & THERESA	129 WOODLAND AVE	KEANSBURG NJ	07734	
1323-34-15	JAMES DIANE	123 WOODLAND AVE.	KEANSBURG NJ	07734	
1323-34-16	PETERSON GAIL	119 WOODLAND AVENUE	KEANSBURG NJ	07734	
1323-33-13	ABDELMESSIH HANA	864 POOLE AVE	HAZLET NJ	07730	
1323-33-8	BARDIS SPYROS & ANGELA	113 SECOND AVE	BRADLEY BEACH NJ	07720	
1323-33-9	THOMAS MICHAEL JR&KRISKOVTZ JOYCE	147 SHORE BOULEVARD	KEANSBURG NJ	07734	
1323-33-2	WALSH TIM	40 BRIGHTON STREET	STATEN ISLAND NY	10307	
1323-34-6	DELELLO CHRISTINE	144 SHORE BLVD	KEANSBURG NJ	07734	
1323-34-1	PUYUNKO FRED & BONNIE B	120 SHORE BLVD	KEANSBURG NJ	07734	
1323-34-2.01	HART MANAGEMENT LLC	1 DICKINSON LANE	EAST WINDSOR NJ	08520	
1323-34-2.02	HART MANAGEMENT LLC	1 DICKINSON LANE	EAST WINDSOR NJ	08520	
1323-34-4	LAWLOR JOSEPH	136 SHORE BLVD	KEANSBURG NJ	07734	
1323-34-20	ENRIGHT THOMAS & EILEEN	24 LAWRENCE AVE	KEANSBURG NJ	07734	
1323-33-4	ROCCHIO PAT & PATRICIA	288 FLAGG PL	STATEN ISLAND NY	10304	
1323-33-12-C0001	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734	

1323-33-12-C0002	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734
1323-33-12-C0003	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734
1323-33-12-C0004	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734
1323-33-1	BOGGIER WILLIAM C & ELIZABETH K	41 WOOTTON RD	ESSEX FIELDS NJ	07021