

Site Plan Application – Planning Board of Adjustment

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

Name: LEAD BUILDERS INC. Case# _____
 Address: 28 BELLEVIEW AVE Date: 11/20/25
KEANSBURG, NJ 07734
 Phone #: 8482077082 Cell # _____

Application: (2 original copies notarized, pg. 3 - 21 total sets)	<u>21</u>	# 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>	<u>21</u>	# submitted
A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector	<u>21</u>	# submitted
A Copy of a Survey (less than 3 years old - 21 total sets)	<u>21</u>	# submitted
Architectural Plans (include w/packet - 21 total sets)	<u>21</u>	# 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.).	<u>21</u>	# 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>	<u>1</u>	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	<u>1</u>	# 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: Michael Kenny

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), LEAP BUILDERS INC The Applicant(s) Herein, whose Address is,
102 HOWE LA FREEHOLD NJ 07728, am the Owner(s) int: MR

Prospective Purchaser(s) int: owner of property located on, 28 BELKVIEW AVE and designated as

Block: 16 and Lot 8 on the Official Keansburg Tax Map.

2. Said property is in a A1 ZONE, and is 5,000 SQ FT (size) and has the following
Structures on the property: 1 NEW SINGLE FAMILY DWELING

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof:
VARIANCE FOR FRONT YARD SETBACK
WITH ENCROACHMENT.

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. 22-5.5R

5. The following is contrary to the Development Ordinance: list & detail all Variances to be sought.
22-5.5R SETBACK
- MINIMUM FRONT YARD IS LESS THAN 25'
ANY OTHER VARIANCE THE BOARD MAY REQUIRE.

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. 16 Lot: 8 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 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: M. Kelly Date: 11/20/25

* 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 20 Day of NOV 20

Owner's Signature: M. Kelly Date: 11/20/25

Sworn to and subscribed before me on this 20 Day of (Month) November 2025

Notary Signature: [Signature]
Date: 11/20/25



Two (2) application packets Must have raised Seal

Seal

Keansburg Planning Board of Adjustment Notice of Hearing

You are hereby notified that Leap Builders, Inc. has appealed from the action of the Zoning Officer of the Borough of Keansburg with respect to the property located 28 Belleview Ave, Keansburg, NJ more formally identified as Block:16 Lot: 8 for a variance, interpretation, site plan, use variance, of the Development Regulations of Borough of Keansburg, Chapter 22 for a permit to construct a single family structure in connection with subject application, the applicant will be seeking approval for the following variances:

- 22-5.5e- Setback variances required:
 - Minimum Front Yard setback is less than a required 25 Feet;
- Any other variances the Board may require in the course of hearing this application

The Keansburg Planning Board of Adjustment has scheduled the hearing to be held on the 8th day of December 2025 at 6:30 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 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 by the public between the hours of 9:00 a.m. and 4:00 p.m. during the days it is open for business.



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 16 LOT 8

PROPERTY LOCATION: 28 Belleview Ave, 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: 11-13-25
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**





<u>Block/Lot</u>	<u>Owners</u>	<u>Mailing Address</u>			
1323-15-2	GRANDVIEW APTS AFFORDABLE HOUSING	104 CARR AVENUE	KEANSBURG NJ	07734	
1323-16-8	LEAP BUILDERS INC	264 HIGHWAY 36 EAST	MIDDLETOWN NJ	07748	
1323-17-7.01	WINSOLAR ORCA LLC	83 KENNEDY WAY	KEANSBURG NJ	07734	
1323-17-9	LUTIN NATALIA	764 BORDENTOWN AVENUE	SOUTH AMBOY NJ	08879	
1323-17-10	BAIRD GEORGE J & MARINELISS	16 OCEANVIEW AVENUE	KEANSBURG NJ	07734	
1323-16-37	CARBONE ANTONIETTA	101 CENTER AVE	KEANSBURG NJ	07734	
1323-17-3	COCUZZA JAMES JR & MEGAN	98 KETCHAM ROAD	FARMINGDALE NJ	07727	
1323-17-4	ROSA DONNA ETALS	38 OCEANVIEW AVENUE	KEANSBURG NJ	07734	
1323-17-5	RAUPP CRYSTAL	36 OCEANVIEW AVE	KEANSBURG NJ	07734	
1323-17-6	MCCANN VERONICA A	34 OCEANVIEW AVENUE	KEANSBURG NJ	07734	
1323-16-27	CORDOVA MARINA	17 OCEANVIEW AVENUE	KEANSBURG NJ	07734	
1323-16-29	WAWRZONKIEWICZ LEONORE	21 OCEANVIEW AVE	KEANSBURG NJ	07734	
1323-16-30	25 OCEANVIEW AVENUE LLC	1385 NJ-35 #228	MIDDLETOWN NJ	07748	
1323-16-32	31 OCEANVIEW LLC	6 CLOVERLEAF DRIVE	MARLBORO NJ	07746	
1323-16-33	GRADZKI THOMAS & MARGARET	148 77TH ST	BROOKLYN NY	11209	
1323-16-9	VESEY STEPHANY	26 BELLEVUE AVE	KEANSBURG NJ	07734	
1323-16-11	PALEMO LENORA	22 BELLEVUE AVE	KEANSBURG NJ	07734	
1323-16-14	SHAH LINDA	12 BELLEVUE AVE	KEANSBURG NJ	07734	
1323-16-2	KING & QUEEN 103 LLC	580 PIERSON STREET	WESTFIELD NJ	07090	
1323-16-4	94 SHORE ASSOCIATES LLC	60 BAYSIDE PARKWAY	MIDDLETOWN NJ	07748	
1323-16-5	VILARINHO ALESSANDRA	34 BELLEVUE AVE	KEANSBURG NJ	07734	
1323-16-1	105 OCEANWAY LLC	564 BEACH 136TH STREET	QUEENS NY	11694	
1323-16-12	MAHMOD EBRAHIM	20 BELLEVUE AVE	KEANSBURG NJ	07734	
1323-16-34	KORENSTEIN BRIAN	37 OCEANVIEW AVE.	KEANSBURG NJ	07734	
1323-16-35	AMOAKO WAMLEY BEN & JOYCE	39 OCEANVIEW AVENUE	KEANSBURG NJ	07734	
1323-16-31	56 WILLIS LLC	84 STILLWELL ROAD	LEONARDO NJ	07737	
1323-17-8	DOHERTY PATRICK J & MARY	26 OCEANVIEW AVE	KEANSBURG NJ	07734	
1323-16-13	NOLAN MICHAEL P JR	47 TELEGRAPH HILL RD	HOLMDEL NJ	07733	
1323-16-26	GAROFANO JOSEPH & ESPOSITO NICHOL	11 OCEANVIEW AVE	KEANSBURG NJ	07734	
1323-16-10	SUNSHINE PROPERTIES IV LLC	6 GREEN STREET	METUCHEN NJ	08840	