



YOUR GOALS. OUR MISSION.

KNPB-R6030

December 4, 2025
Via Email

MacKenzie Bittle, Planning Board Secretary
Borough of Keansburg
29 Church Street
Keansburg, NJ 07734

**Re: Bulk Variance Request
28 Belleview Avenue
Block 16, Lot 7 & 8
Single Family Residential (R-5A) Zone
First Engineering Review**

Dear Ms. Bittle:

As requested, we have reviewed the following documents submitted in support of a Bulk Variance request for the above referenced application:

1. Building Permit Floor Plans/Notes, Floor Plans/Site Plan and Elevations/Details, prepared by Albert Ondar of A. Ondar Design Architecture, dated February 5, 2025, last revised December 3, 2025, consisting of three (3) sheets.
2. Final Location Survey, prepared by James B. Goddard, P.L.S., of Land Control Services, LLC, dated October 7, 2025, last revised December 3, 2025, consisting of one (1) sheet.
3. Planning Board of Adjustment Resolution dated November 20, 2025.

Our review of the submitted plans indicates a violation of the minimum front yard setback requirement associated with the construction of the single-family home. Specifically, the plans show a 2-foot long by 19-foot wide second-floor overhang extending into the front setback area by 2 feet resulting in a front yard setback of 23.10 feet whereas 25 feet is required in the R-5A Zone. As such, the apparent deviation requires front yard setback variance relief from the Keansburg Borough Planning Board of Adjustment.

The applicant shall provide testimony to justify the granting of the required front yard setback variance relief for the constructed second-floor overhang. The applicant shall be prepared to demonstrate to the Board that the granting of the requested variance will have no impairment of the zoning plan.

Should you have any questions or require additional information, please call.

Very truly yours,

T & M ASSOCIATES

FRANCIS W. MULLAN, P.E., C.M.E.
BOROUGH OF KEANSBURG
PLANNING BOARD OF ADJUSTMENT ENGINEER

FWM:GG:LZ

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