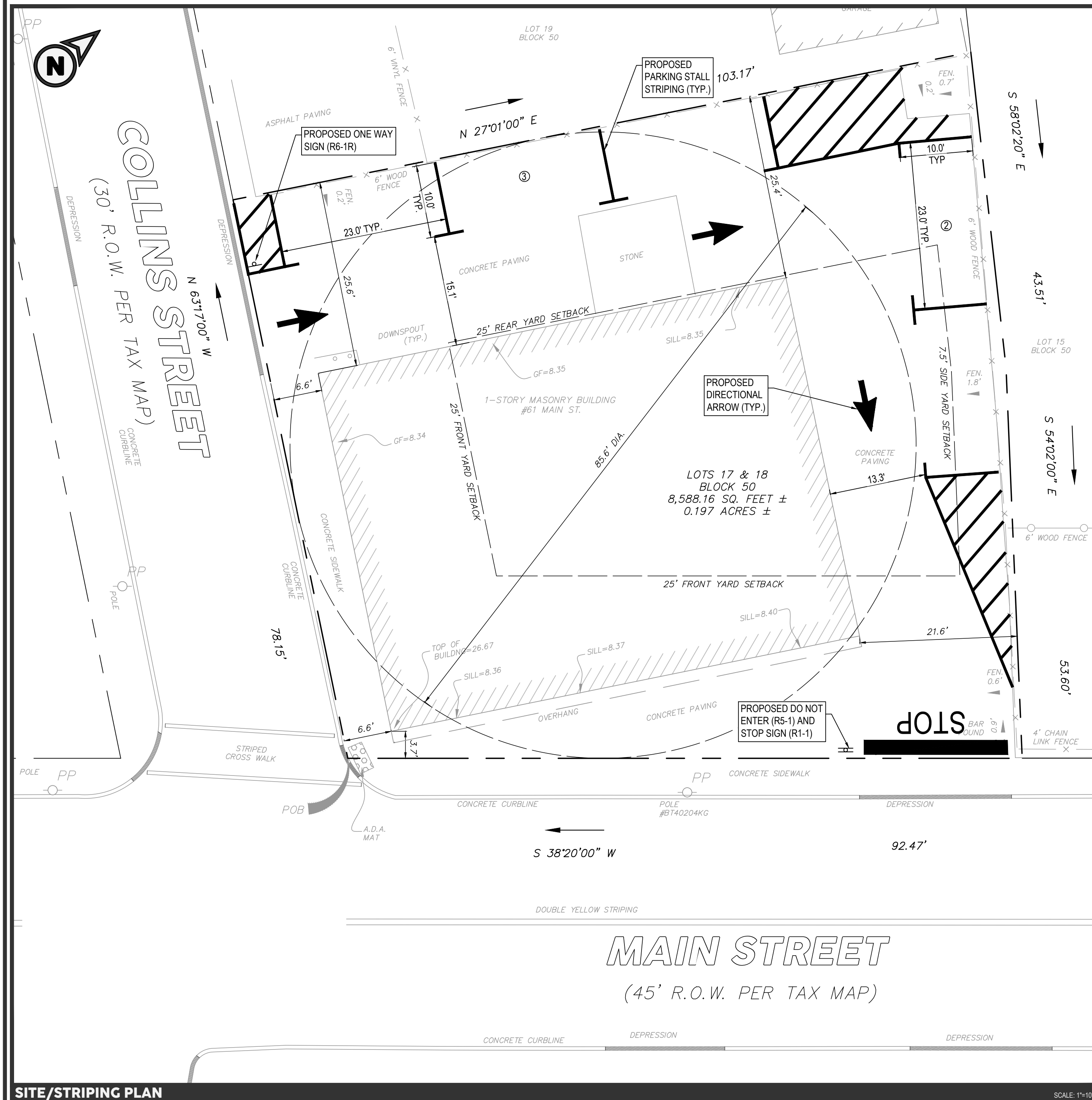


VARIANCE PLAN

61 MAIN STREET

BLOCK 50, LOTS 17 & 18
BOROUGH OF KEANSBURG
MONMOUTH COUNTY, NEW JERSEY



PROPERTY OWNERS WITHIN TWO HUNDRED FEET

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
28	6	1308 EMBURY AVE. LLC 1346 W MARTIN LUTHER KING LOS ANGELES CA 90007	50	11	BARR, MICHAEL J 10 CENTER AVE KEANSBURG, NJ 07734	50	21	BIGELOW, RYAN & VICTORIA 11 COLLINS ST KEANSBURG, NJ 07734
28	7	PACO PROPERTIES, LLC PO BOX 621086 LOS ANGELES, CA 90062	50	12	DEANGELO, NICOLE 8 CENTER AVE KEANSBURG, NJ 07738	50	22	FS PROPERTIES, LLC 1385 HIGHWAY 35, SUITE 145 MIDDLETOWN, NJ 07748
28	8	60 MAIN ST LLC 17 E BLACKJACK BRANCH WY ST. JOHNS, FL 32259	50	13	MARDONE, JOSEPH P V 41-43 MAIN STREET KEANSBURG, NJ 07738	51	12	HORACE, DIANE M 18 COLLINS ST KEANSBURG, NJ 07734
28	9	FELICIO, JOHN & CHRISTOPHER JASARAH 55 MAIN ST KEANSBURG, NJ 07734	50	14	SMITH, GLENN 45 MAIN STREET KEANSBURG, NJ 07738	51	13	DRESSLER, VINCENT 16 COLLINS STREET KEANSBURG, NJ 07734
28	10	SUNSHINE PROPERTIES V, LLC 6 GREEN STREET METUCHEN, NJ 08840	50	15	BLOOGETT, WILLIAM O 51 MAIN ST KEANSBURG, NJ 07734	51	14	MELLES STELLA ANNA P.O. BOX 204 KEANSBURG, NJ 07734
29	1	DORFMAN, DMITRIY 27 WATERVIEW COURT STATEN ISLAND, NY 10305	50	16	34 CARR, LLC 177 E BLACKJACK BRANCH WY ST. JOHNS, FL 32259	51	15	D'ANGELO, ANTHONY & DOMINGO, WALTER 267 16TH AVENUE NEWARK, NJ 07103
29	2	QUESTA JR, JOSE & MARTINEZ L ET ALS 72 MAIN STREET KEANSBURG, NJ 07734	50	19	MAGUIRE, PAUL S & DIANE M 7 COLLINS ST KEANSBURG, NJ 07734	51	16	DEMERASKI, DEBRA R. 75 MAIN ST KEANSBURG, NJ 07734
29	3	MURPHY, LORI A 14 JOHNSON LANE KEANSBURG, NJ 07734	50	20	RODEN, MATTHEW KAI 9 COLLINS ST KEANSBURG, NJ 07734	51	17	GILLIARD, ELLEN 77 MAIN ST KEANSBURG, NJ 07734
						51	18	WALTERS, LORRAINE 11 SEELEY AVE. KEANSBURG, NJ 07734

GENERAL NOTES

- LOCATION: BLOCK 50, LOTS 17 & 18
61 MAIN STREET
BOROUGH OF KEANSBURG
MONMOUTH COUNTY, NEW JERSEY
TAX MAP SHEET # 9
- OWNER/APPLICANT: DAVID & JUSTINE RUSSO
61 MAIN STREET
KEANSBURG, NJ 07734
- LOT AREA: 8,588.16 S.F. (0.197 ACRES)
- ZONE DISTRICT: R-5 RESIDENTIAL ZONE
- EXISTING USE: SINGLE-FAMILY
- PROPOSED USE: VIDEO/PHOTOGRAPHY STUDIO & PRODUCTION
- INFORMATION SHOWN TRANSFERRED FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY LOCATED AT: No. 61 MAIN STREET, KEANSBURG BOROUGH, 07734, NJ, COUNTY OF MONMOUTH, LOTS 17 AND 18, BLOCK 50" PREPARED BY GEOSPATIAL SURVEYING & LAYOUT, DATED SEPTEMBER 29, 2025.
- THE PROPERTY APPEARS ON THE NATIONAL FLOOD INSURANCE PROGRAM - FIRM FLOOD INSURANCE RATE MAP, BOROUGH OF KEANSBURG, NEW JERSEY, MONMOUTH COUNTY, MAP NUMBER 34025C0034F, REvised PRELIMINARY DATE OF SEPTEMBER 25, 2023. SUBJECT SITE IS LOCATED WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- ELEVATIONS AS SHOWN ARE BASED ON NAVD83 DATUM PER SURVEY REFERENCED.
- ALL PROPOSED CONSTRUCTION TO BE IN CONFORMANCE WITH THE BOROUGH OF KEANSBURG STANDARDS DETAILS.
- THIS PLOT PLAN MAKES NO CERTIFICATION OR REPRESENTATION AS TO THE LOCATION OF ANY UNDERGROUND ELECTRICAL, PHONE OR CABLE CONDUITS AND/OR WIRES WHICH MAY BE PRESENT ON THE SITE.
- CONTRACTOR IS RESPONSIBLE FROM OBTAINING A ROAD OPENING PERMIT FROM THE BOROUGH OF KEANSBURG PRIOR TO ANY WORK WITHIN THE TOWNSHIP'S RIGHT OF WAY.

ZONING TABULATION

ZONING DISTRICT:	R-5 (RESIDENTIAL DISTRICT)		
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,500 S.F.	8,588.16 S.F.	8,588.16 S.F.
MINIMUM LOT FRONTAGE (MAIN STREET)	75 FT.	92.47 FT.	92.47 FT.
MINIMUM LOT FRONTAGE (COLLINS STREET)	75 FT.	78.15 FT.	78.15 FT.
MINIMUM LOT SHAPE DIAMETER	35 FT.	85.6 FT.	85.6 FT.
MINIMUM FRONT YARD SETBACK (MAIN STREET)	25 FT.	3.7 FT.*	3.7 FT.*
MINIMUM FRONT YARD SETBACK (COLLINS STREET)	25 FT.	6.6 FT.*	6.6 FT.*
MINIMUM SIDE YARD SETBACK (EACH)	7.5 FT.	21.6 FT.	21.6 FT.
MINIMUM REAR YARD SETBACK	25 FT.	25.4 FT.	25.4 FT.
MAXIMUM BUILDING COVERAGE	25%	39.4%*	39.4%*
MAXIMUM IMPERVIOUS LOT COVERAGE	50%	97.4%*	97.4%*
MAXIMUM BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.
MAXIMUM NUMBER OF STORIES	2.5	1	1

* PRE-EXISTING, NONCONFORMITY

LOT COVERAGE BREAKDOWN

EXISTING LOT COVERAGE	PROPOSED LOT COVERAGE
BUILDING OVERHANG	NO CHANGE
BUILDING OVERHANG	102 S.F.
CONCRETE PAVEMENT	4,978 S.F.
TOTAL	5,080 S.F.
(8,361 S.F. / 8,588.16 S.F. = 0.974)	97.4%

BUILDING COVERAGE BREAKDOWN

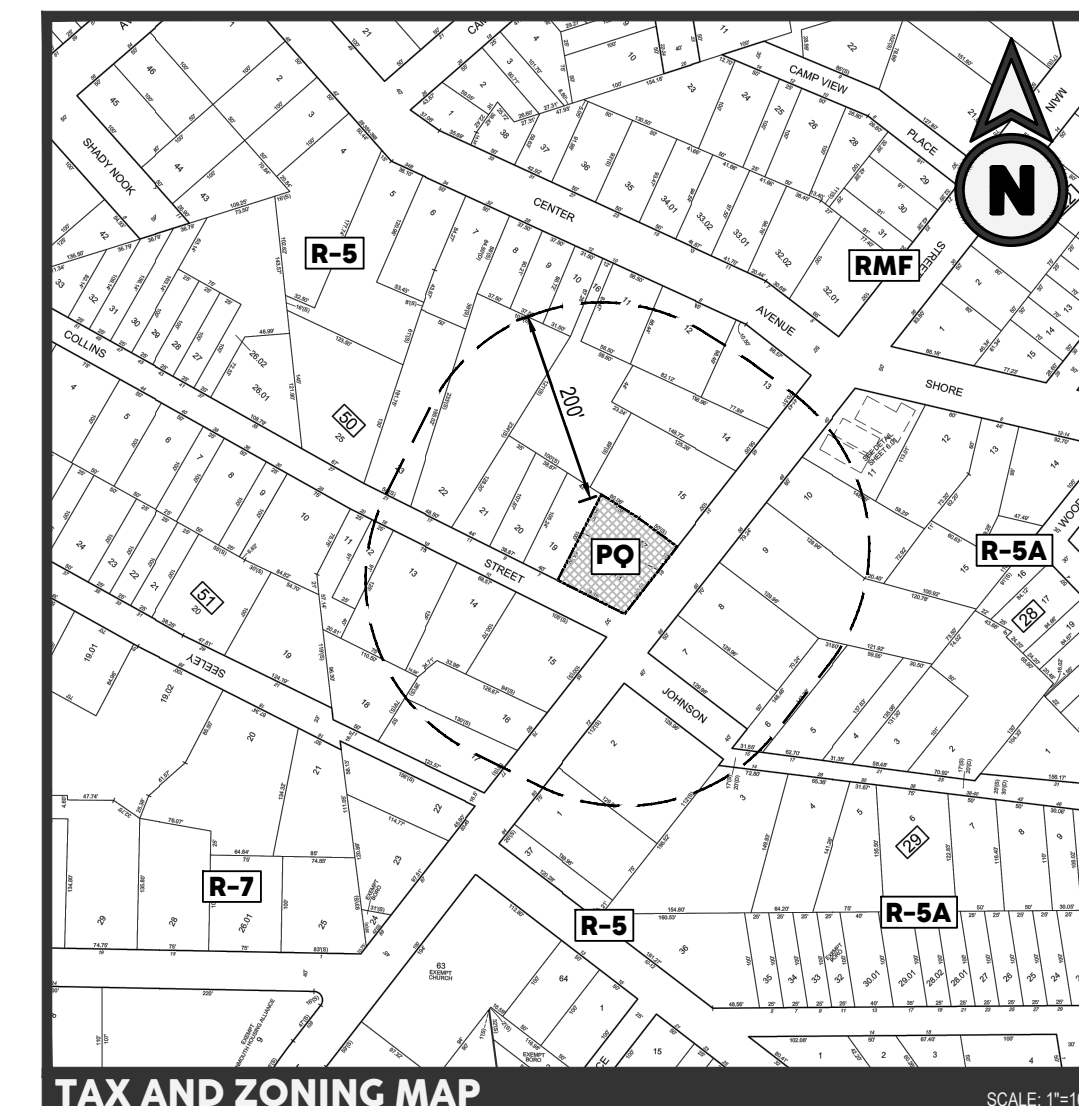
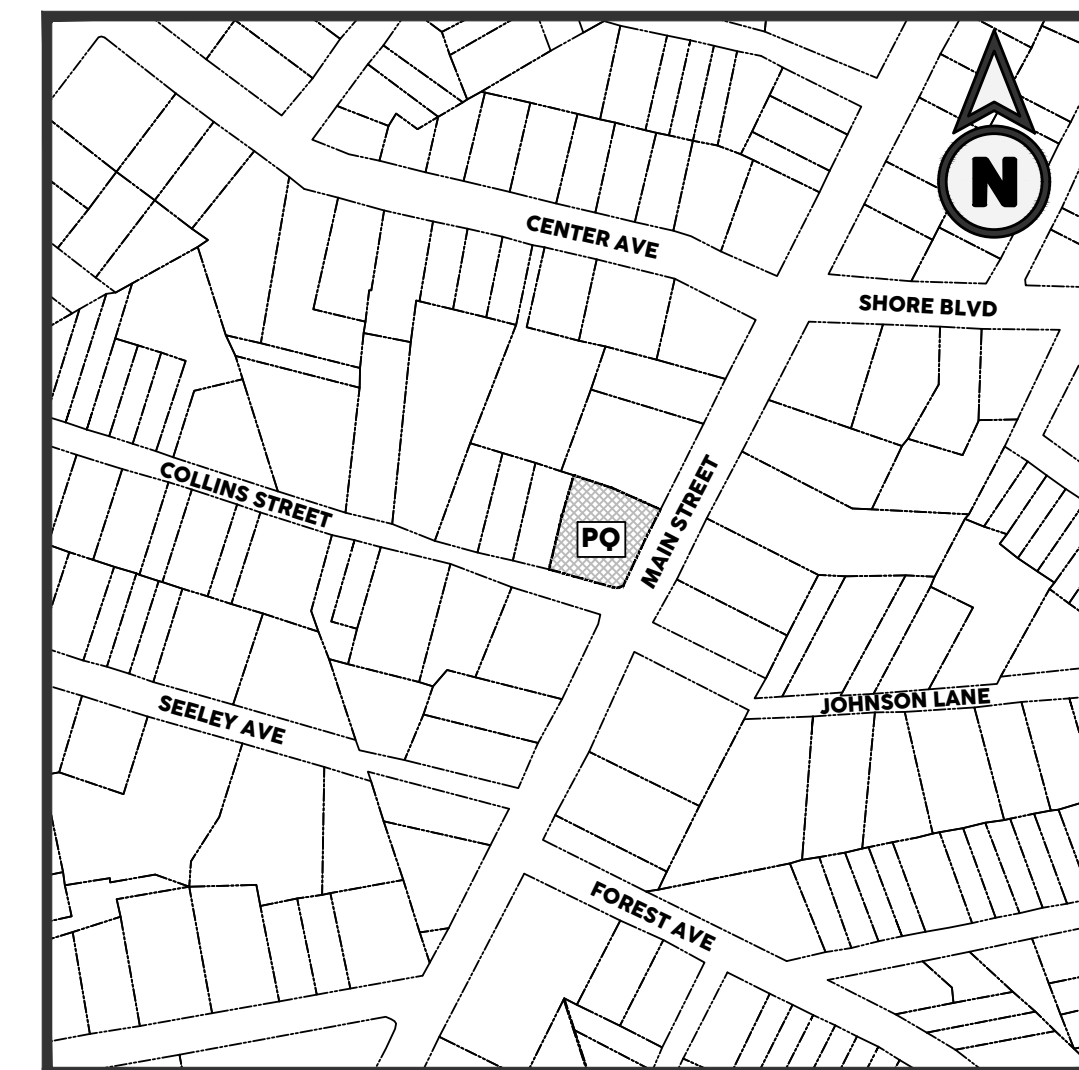
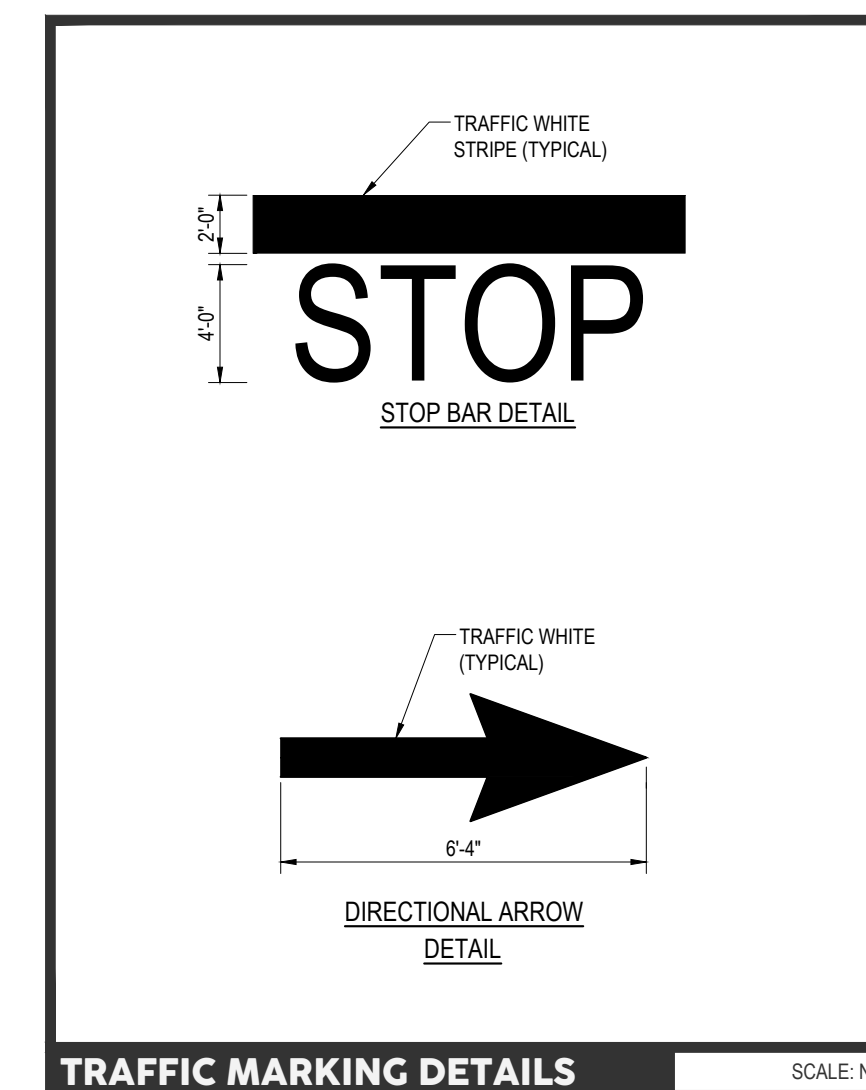
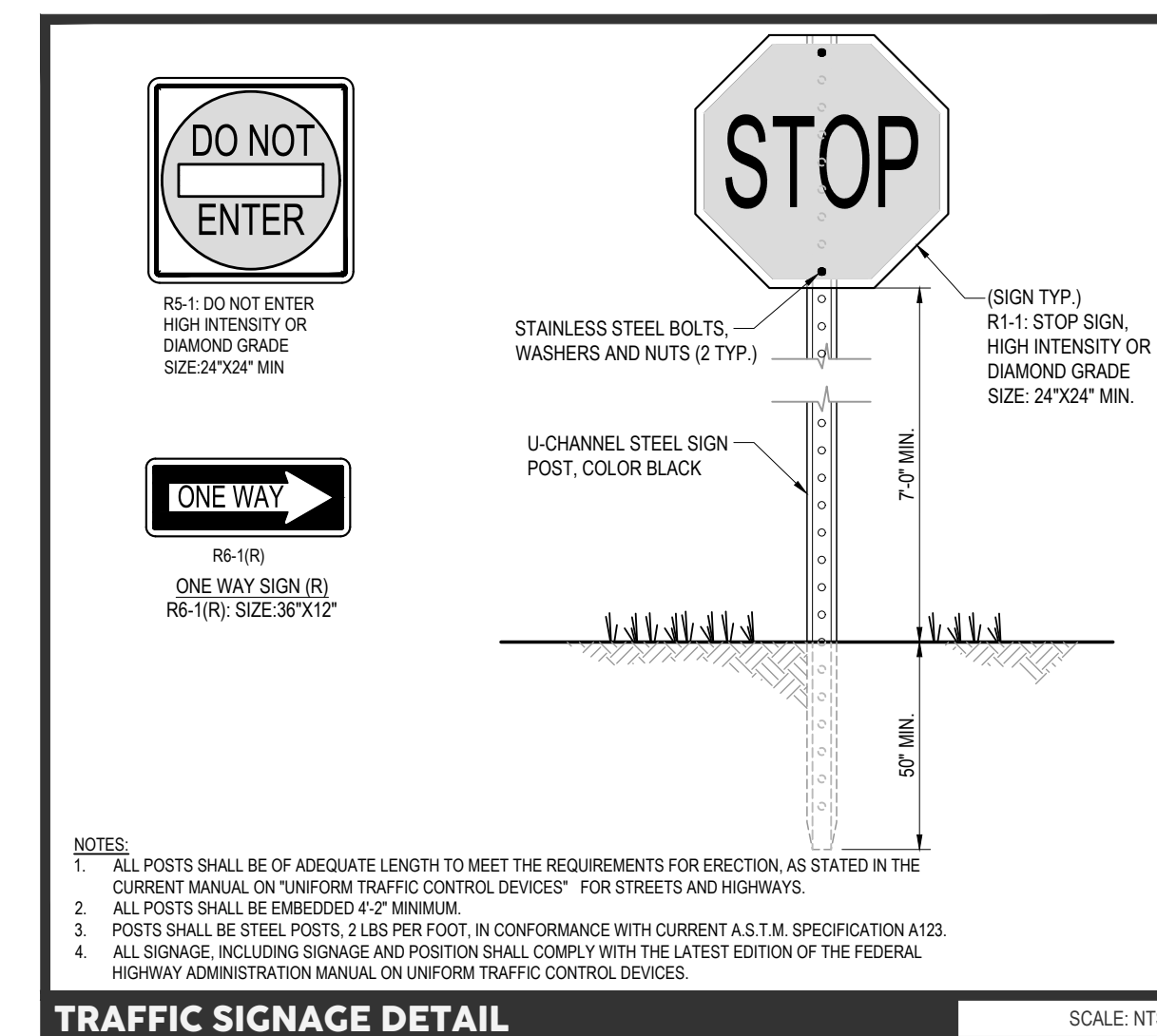
EXISTING BUILDING COVERAGE	PROPOSED BUILDING COVERAGE
BUILDING OVERHANG	NO CHANGE
BUILDING OVERHANG	102 S.F.
TOTAL	3,363 S.F.
(3,363 S.F. / 8,588.16 S.F. = 0.394)	39.4%

PARKING BREAKDOWN

OFF STREET PARKING REQUIRED	
RETAIL STORE:	
1 PER 200 S.F. OF GFA	= 16.4 SPACES
3,281 X (1 SPACE / 200 SF)	
TOTAL PARKING SPACES REQUIRED	= 17 SPACES
TOTAL PARKING SPACES PROVIDED	= 5 SPACE(V)
(V) VARIANCE REQUESTED	

VARIANCES REQUESTED

SECTION	DESCRIPTION
\$22-9.3.a.3	A MINIMUM PARKING COUNT OF 17 SPACES ARE REQUIRED, WHEREAS A PARKING COUNT OF 5 SPACES IS BEING PROPOSED.
\$22-5.5.a	DETACHED SINGLE FAMILY, MUNICIPAL PARKS, FRATERNAL ORGANIZATIONS, ESSENTIAL SERVICES AND COMMUNITY RESIDENCES ARE PERMITTED USES; WHEREAS A VIDEO/PHOTOGRAPHY STUDIO AND PRODUCTION USE IS BEING PROPOSED.



revisions

manTERRA DESIGN LLC

61 MAIN STREET
BLOCK 50, LOTS 17 & 18
61 MAIN STREET
BOROUGH OF KEANSBURG
MONMOUTH COUNTY, NEW JERSEY

VARIANCE PLAN

GIOVANNI MANILIO, PE
NEW JERSEY PROFESSIONAL ENGINEER 47552

BOROUGH OF KEANSBURG ZONING BOARD OF ADJUSTMENT

BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE
BOROUGH ENGINEER	DATE

drawn by nt date 10.20.2025
checked by jam
job no. 25106 scale as noted

po box 275
somerville, nj 08876
908.800.5500
manterraesign.com
certificate of authorization: 24GA28327100

manTERRA DESIGN LLC

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