



## KEANSBURG PLANNING BOARD OF ADJUSTMENT

George E. Kauffmann Municipal Building  
29 Church Street  
Keansburg, NJ 07734

Kathy Burgess, Planning Board Secretary 732-787-0215 ext220

### Site Plan Application Packet Cover Sheet

**Statement:** The applicant(s) will carefully build their Site Plan packet which will be held as an important Document. Please follow all the listed instructions as outlined on this Cover Sheet.

**Pg.1- Checklist page** - Fill out completely, and sign (case # excluded). Please leave a valid Cell Phone Number so as not to hold up the application if a problem arises. List the amount of copies (21) submitted. This will be checked by The Planning Board Secretary.

**Pgs.2 & 3 - Statement & Variance** sheets that must be notarized. Two applications must have a raised Notary seal. The remaining applications may be copied.

**Pg. 4 - Copy of Notice to Adjoining property owners.** (200 foot search) This is the notice that the applicant must send to all residents within 200 feet of their property. *The list of property owner(s) is available from the Tax Assessor's Office.* **The date of the hearing MUST be obtained from the Planning Board Secretary to include in the notice after the packet is deemed complete.**

**Pg. 5 - Proof of Service** - Notarized sheet from applicant of 200 foot service.

**Pg. 6 - Certification by Tax Collector** that taxes are "Paid in Full" by Block & Lot.

Additional items that must be included, and are listed on the Checklist page # 1:

- A) Copies of the Zoning Denial letter
- B) Copy of the Survey (Less than 3 years old).
- C) Architectural Plans, with front & side height elevations.
- D) Plot Plans, including existing & proposed setbacks. Note: On use variances or other than single family homes, plot plan to include, but not limited to; A Key Map, a map showing all buildings within 200 foot of the proposed work site. Plans Drawn to Scale
- E) All plans are to be folded; and are to be stored in legal folders.
- F) Affidavit of Publication (Star Ledger 973-392-4104 or Asbury Park Press 732-643-3661)
- G) Certified Mail return receipts enclosed. Including Utilities & Borough of Keansburg.
- H) Application Fee: 1 Check \$ as per Fee Schedule/non-refundable fee.
- I) Escrow Fees: 1 Check \$ as per fee schedule/refundable balance

**Escrow:** additional fees may be required due to the approval process at the Planning Board level. The applicant will be notified via phone.

**Please Remember** - Applicants must build their Packets according to the instructions listed on this sheet and all instruction sheets that follow. Applicants must submit all notarized copies as listed as well as the total quantities listed. Total packets must be delivered to Borough Hall, 20 days prior to Meeting!

# Site Plan Application – Planning Board of Adjustment

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

Name: Hatchet Realty, LLC Case# \_\_\_\_\_  
 Address: 50 Sylvia Terrace Date: 10/31/2025  
Middletown, NJ 07748  
 Phone #: 908-403-4999 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)	<u>21</u>	# submitted
Proof of Service (2 copies notarized, pg. 5 - include w/above)	<u>TBP</u>	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	<u>TBP</u>	# submitted
Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties &amp; Utilities</i>	<u>1</u>	# submitted
A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector	<u>1</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>NA</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) <b><i>Must be submitted ten (10) days prior to Planning Board meeting</i></b>	<u>TBP</u>	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	<u>TBP</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: \_\_\_\_\_

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), Hatchet Realty, LLC, The Applicant(s) Herein, whose Address is,  
50 Sylvia Terrace, Middletown, NJ 07748, am the Owner(s)  int: \_\_\_\_\_

Prospective Purchaser(s)  int: \_\_\_\_\_ of property located on, 61 Main St. and designated as  
Block: 50 and Lots 17/18 on the Official Keansburg Tax Map.

2. Said property is in a R-5 ZONE, and is .156 acres (Size) and has the following  
Structures on the property: one commercial building and associated improvements.

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof:  
Utilize the existing site for a photography and video production studio.

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.

Use Variance: Commercial/light industrial/studio use in the R-5 Zone.

Front Yard Setback Variance: 3.5' (Main Street) and 6.6' (Collins Street) existing, where 25'  
is required.

Side Yard Setback Variance: Minimum 7.5'; 21.6' existing and proposed.

Parking Variance: 17 off street spaces required, 5 spaces proposed.

Lot Coverage: 50% permitted, 100% existing and proposed

*Details and Variances can be obtained/rom the Zoning Denial Letter which must be included in packet*

6. Is the entire tract of land, Block. 50 Lot: 17/18 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 Yes, if application is approved.

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 \$ To be advised.

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: [Signature] Date: 11/11/25

\* 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 7 Day of November 2025

Owner's Signature: [Signature] Date: 11/07/2025

Sworn to and subscribed before me on this 7<sup>th</sup> Day of (Month) November 2025

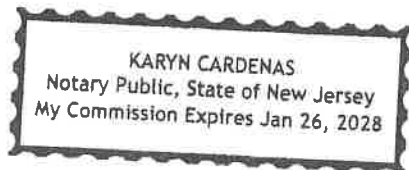
Notary Signature: [Signature]

Date: November 7, 2025

Two (2) application packets Must have raised Seal

Seal

Page 3



BOROUGH OF KEANSBURG  
MONMOUTH COUNTY  
NOTICE OF HEARING

Pursuant to N.J.S.A. 40:55D-12, IN THE MATTER OF THE APPLICATION OF HATCHET REALTY, LLC for premises known as Block 50, Lots 17 and 18 on the Official Tax Map of the Borough of Keansburg.

**PLEASE TAKE NOTICE** that the Keansburg Planning Board of Adjustment ("Board") will hold a public hearing on Monday, January 12, 2026 at 6:00 p.m. at the George E. Kauffmann Municipal Building, 29 Church Street, Keansburg, New Jersey, to consider the application of Hatchet Realty, LLC ("Applicant") for premises known as Block 50, Lots 17 and 18, as shown on the Official Tax Map of the Borough of Keansburg and located at 61 Main Street, Keansburg, New Jersey ("Property"). The Property is located in the Borough's R-5 Zone.

The Applicant seeks approval to utilize the existing site for a photography and video production studio, which constitutes a commercial/light industrial/studio use not permitted in the R-5 Zone, and therefore requires use variance approval pursuant to N.J.S.A. 40:55D-70(d).

In conjunction with the application, the Applicant seeks bulk variance relief pursuant to N.J.S.A. 40:55D-70(c), including but not limited to the following:

- Front yard setback variances for existing setbacks of approximately 3.5 feet along Main Street and 6.6 feet along Collins Street, where 25 feet is required;
- Existing side yard setback variance where a minimum of 7.5 feet is required, with approximately 21.6 feet existing and proposed;
- Parking variance where 17 off-street parking spaces are required and 5 spaces are proposed;
- Existing lot coverage variance where 50% is permitted and 100% exists and is proposed.

The Applicant expressly applies for any and all additional variances, waivers, interpretations, exceptions, and other relief as may be reflected on the plans and application materials on file, as the same may be amended from time to time without further notice, and as may be deemed necessary or appropriate by the Board during its review of the application.

**PLEASE TAKE FURTHER NOTICE** that you are entitled to appear at said public hearing, either in person or through an attorney or other authorized representative, and present any comments, objections, or evidence you may have concerning the granting of the requested

approvals. The hearing may be carried to one or more subsequent dates without further notice.

The application and supporting documents are on file with the Keansburg Planning Board of Adjustment and are available for public inspection during normal business hours at the George E. Kauffmann Municipal Building, 29 Church Street, Keansburg, New Jersey. Questions regarding the application may be directed to the Planning Board Secretary at (732) 787-0215.

ZAGER FUCHS, PC

/s/ Kevin Asadi /s/

Attorneys for Applicant

AFFIDAVIT OF MAILING


STATE OF NEW JERSEY

SS.

COUNTY OF MONMOUTH

Laurie C. Saccani, of full age, being duly sworn, according to law, upon her oath, deposes and says:

1. I am a paralegal at the law firm of Zager Fuchs, P.C., 119 Avenue at the Common, Suite 4, Shrewsbury, New Jersey.
2. On **December 18, 2025**, a copy of the Public Notice regarding Hatchet Realty, LLC, **January 12th, 2026** Hearing before the Keansburg Planning Board of Adjustment was mailed to all property owners within a 200' radius of the subject premises as shown on Exhibit "A" annexed hereto entitled "LIST OF PROPERTY OWNERS" along with attached list of utility companies, by certified mail, return receipt requested, postage prepaid.
3. Attached as Exhibit "B" are the Original Stamped Certified Receipts as further evidence of said mailing.
4. All notices were given at least ten (10) days prior to the date of said hearing before the Keansburg Planning Board of Adjustment.

  
Laurie C. Saccani

Sworn and subscribed to before me  
this 5th day of January, 2026.

  
Notary Public

JOANNE CHIUSANO  
A NOTARY PUBLIC OF NEW JERSEY  
COMMISSION NO. 50227443  
MY COMMISSION EXPIRES 11/1/2029



**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 50 LOT 17

PROPERTY LOCATION: 61 Main St. Keansburg, NJ 07734

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: 11-3-25  
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

