



## Borough of Keansburg

Planning/Zoning Office

29 Church Street • Keansburg, New Jersey 07734  
Phone: 732/787-0215 • Fax: 732/787-3699

Date: August 26, 2025

David Russo & Justine Russo  
Hatchet Realty LLC  
50 Sylvia Terrace  
Middletown, NJ 07748

Re: Zoning Permit Application No. 25-4111  
Property Address: 61 Main Street, Block 50, Lot 17/18  
Proposed Use: Video Production Company Office and Studio

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Dear Mr. and Mrs. Russo:

Your zoning permit application for the above-referenced property has been reviewed by this office. The property is located within the R-5 Single-Family Residential Zone of the Borough of Keansburg.

Pursuant to the Borough of Keansburg Land Development Ordinance, permitted principal uses are limited to detached single-family dwellings and customary accessory residential uses. A Video Production Company Office and Studio constitutes a commercial/light industrial use, which is not a permitted use in the R-5 Zone. Accordingly, your application is denied.

If you wish to pursue this use at the property, you must apply to the Keansburg Zoning Board of Adjustment for a Use Variance. Please contact the Board Secretary, Mackenze Bittle, at (732) 787-0215 ext. 223, for information regarding the variance application process, submission requirements, and applicable deadlines.

In addition to the required use variance, the following relief will be necessary based on the plans submitted:

- Use Variance: Commercial/light industrial office/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' required; existing conditions do not conform.

- Parking Variance: Sixteen (16) off-street spaces required at 1 space per 200 sq. ft. of office area; insufficient parking provided.
  - Lot Coverage Variance: 100% proposed where 50% maximum coverage is permitted.
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Determination:

The proposed use is not permitted in the R-5 Zone. A use variance and associated bulk variances must be obtained from the Planning/Zoning Board of Adjustment prior to any further consideration of this application.

Should you have any questions, please contact this office prior to filing with the Board.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathy Burgess", with a long horizontal flourish extending to the right.

Kathy Burgess  
Zoning Officer  
Borough of Keansburg