

Site Plan Application – Planning Board of Adjustment

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

Name: Heri Luethike & Christopher Curran Case# _____

Address: 11 Waterview Place Date: _____
Keansburg, NJ 07734

Phone #: 701-983-7725 / 701-625-2841 Cell # _____
Heri Curran

Application: (2 original copies notarized, pg. 3 - 21 total sets)	_____	# submitted
Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial)	<u>N/A</u>	# 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>	_____	# submitted
A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector	_____	# submitted
A Copy of a Survey (less than 3 years old - 21 total sets)	_____	# submitted
Architectural Plans (include w/packet - 21 total sets)	_____	# 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.).	_____	# 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>	_____	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	_____	# 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), Keri Luethke & Christopher Corcoran The Applicant(s) Herein, whose Address is,

11 Waterview Place, Keansburg NJ 07734, am the Owner(s) [] int: _____

Prospective Purchaser(s) [] int: _____ of property located on, Waterview Pl and designated as

Block: 24 and Lot 2 on the Official Keansburg Tax Map.

2. Said property is in a R-5A ZONE, and is 25' x 70' (Size) and has the following

Structures on the property: Single Family Home

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof:

Elevate an existing single family home and add a small addition with deck to create a single family home.

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. Yes

5. The following is contrary to the Development Ordinance: list & detail all Variances to be sought.

① Interior lot: Requirement 5,000 SF, Existing 1,750 SF, Proposed 1,750 SF

② Frontage: Required 50ft, Existing 7.5ft, proposed 25 ft

③ Min Yard Required: Front 25' Required, 9.5ft existing, 9.5ft proposed / side Required 7.5ft, existing 2.9ft / 5.2ft, proposed 2.9ft / 5.2ft

④ Total side Required 15ft, Existing 8.1ft, proposed 8.1ft.
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: 24 Lot: 2 intended to be used? [X] YES [] NO

7. Has the property been separated from an adjoining parcel? [] YES [X] NO, if so when _____

If YES, has The Planning Board approved the subdivision, _____ Date _____

⑤ Rear Required 25ft, existing 21.1ft, proposed 21.1ft (13.1ft to deck, 10.1ft to staire)

⑥ Lot diameter 35ft required, 10ft existing, 10ft proposed

⑦ Max Building ~~depth~~ maximum gross lot coverage: All Required 50%, existing 53.8%, proposed 45.7%

⑧ Building gross lot coverage: Building Required 25%, existing 34.1%, proposed 37.5%

* Clearly laid out on next page *

Statement & Variance Sheet - Continued:

8. Has there been any previous appeal involving this parcel/premises? [] YES 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

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 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: [Signature] [Signature] [Signature] [Signature] Date: 12/16/2025

* 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 _____ Day of _____ 20

Owner's Signature: _____ Date: _____

Sworn to and subscribed before me on this 17th Day of (Month) December 2025

Notary Signature: [Signature]

Date: Dec 17 2025

Two (2) application packets Must have raised Seal

Seal



ZONING CONFORMANCE

DEVELOPMENT REGULATIONS - 22 ATTACHMENT 5
SCHEDULE OF ZONING DISTRICT REGULATIONS

R-5A	REQUIREMENT	EXISTING	PROPOSED
INTERIOR LOT			
AREA	5,000 SF.	* 1,750 SF.	* 1,750 SF. NC
FRONTAGE	50'	* 25'	* 25' NC
MINIMUM YARD REQUIREMENTS			
FRONT	25'	* 9.5'	* 9.5' NC
SIDE	7.5'	* 2.9' / 5.2'	* 2.9' / 5.2' NC
TOTAL SIDES	15'	* 8.1'	* 8.1' NC
REAR	25'	* 21.1'	* 21.1' NC 13.1' (TO DECK) 10.1' (TO STAIR)
LOT SHAPE			
LOT DIA.	35'	* 10'	* 10' NC
MAXIMUM BUILDING HEIGHT			
HEIGHT	35'	< 35'	34.9'
STORIES	2½	1	2
MINIMUM GROSS GROUND FLOOR AREA			
FLOOR AREA	600 SF.	* 577 SF.	639 SF.
MAXIMUM GROSS LOT COVERAGE			
ALL	50.0%	* 53.8% (1)	45.7% (3)
BUILDING	25.0%	* 34.1% (2)	✓ 37.5% (4)

* EXISTING NON-CONFORMANCE
NC NO CHANGE
✓ VARIANCE REQUIRED

(1) 596 SF. (EXIST. HOUSE FOOTPRINT)
* 346 SF. (EXIST. FRONT & SIDE WALKS REAR PATIO)
942 SF. / 1,750 SF. = 0.538 = 53.8%

(2) 596 SF. / 1,750 SF. = 0.341 = 34.1%

(3) 596 SF. (EXIST. HOUSE FOOTPRINT)
61 SF. (PROP. ADDITION)
* 123 SF. (PROP. DRIVEWAY)
800 SF. / 1,750 SF. = 0.457 = 45.7%

(4) 657 SF. / 1,750 SF. = 0.375 = 37.5%

INFORMATION TAKEN FROM EXISTING CONDITION SURVEY BY:
JASEN S. LEATHERMAN, P.L.S.
1009 SHEILA DRIVE
TOMS RIVER, NJ 08753
DATED: 11/1/25

**KEANSBURG PLANNING BOARD OF ADJUSTMENT
NOTICE OF HEARING
PUBLIC NOTICE**

COPY OF NOTICE TO
ADJOINING PROPERTY OWNERS

PLEASE TAKE NOTICE that Keri Luethke & Christopher Corcoran submitted a Development Application to the Borough of Keansburg with respect to the property located at 11 Waterview Place, Keansburg, New Jersey, more formally identified as Block 24, Lot 2, Keansburg, New Jersey (R-5A Zone).

Specifically, the Applicant is seeking Site Plan Approval, Use Variance Approval, Bulk Variance Approval, and / or other potential relief associated with the request to effectuate the following: The Application will require approval for the following Variance(s):

****SEE ZONING CONFORMANCE TABLE BELOW****

Additionally, the Applicant will also be seeking relief for any and all other Variances / Design Waivers / Submission Waivers which are necessary, or which may become necessary, during the Public Hearing process.

PLEASE TAKE FURTHER NOTICE that the Public Hearing will be held by the Keansburg Planning Board of Adjustment at Keansburg Borough Hall, Municipal Building, located at 29 Church Street, Keansburg, NJ. The Public Hearing will take place on February 9th, 2026 at 6:00 p.m.

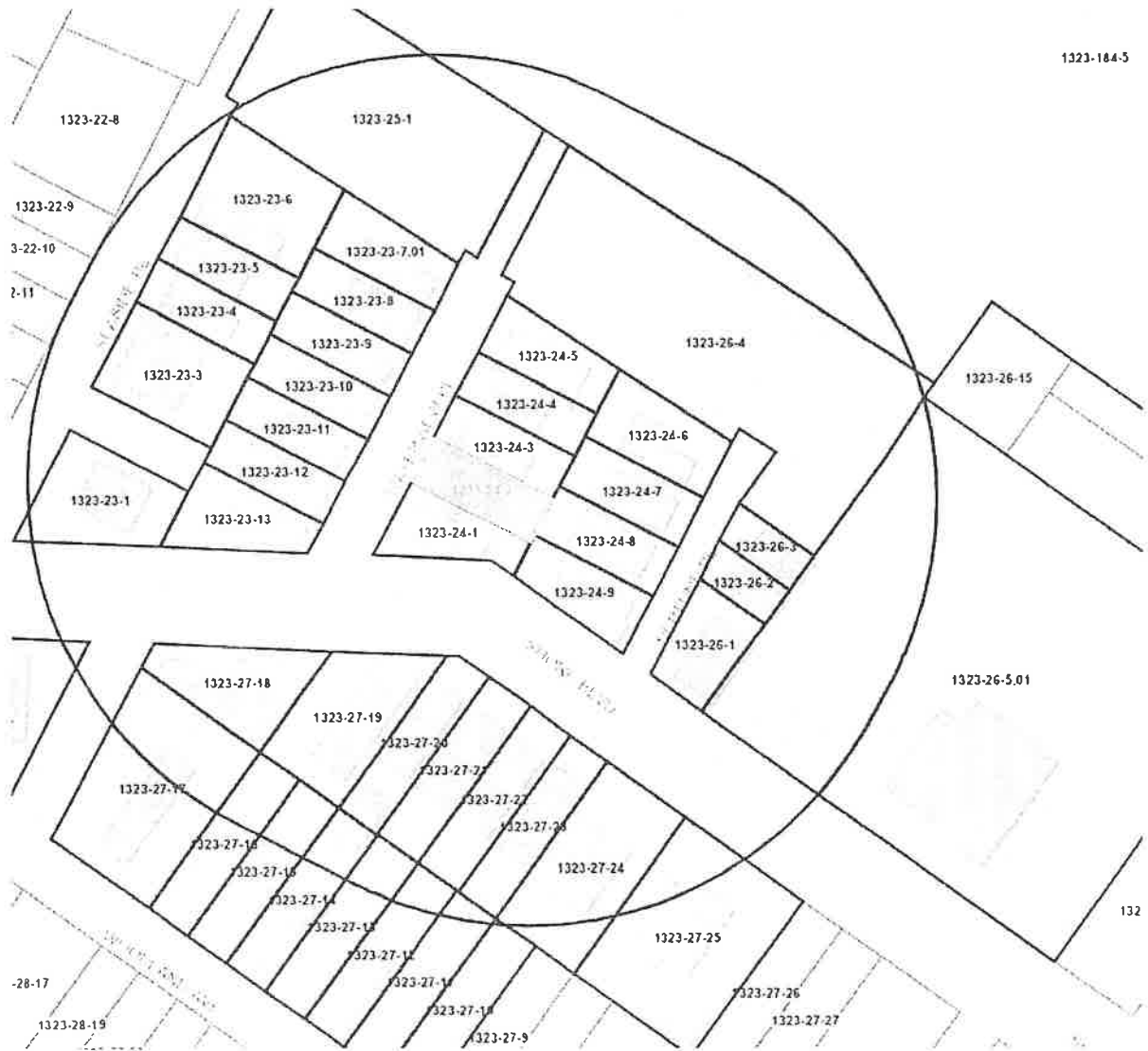
Members of the Public are welcome to, and encouraged to, observe / participate / attend the Hearing.

The Application information / plans will likely be available for public inspection, on the Borough Website at least ten (10) days in advance of the Hearing. The Borough's website is www.keansburgnj.gov. The Application materials / plans / documents can also be reviewed, in the Zoning Office, located at the Keansburg Borough Hall, Municipal Building, 29 Church Street, Keansburg, New Jersey.

Members of the public who have questions, comments, or concerns regarding the Meeting process, the Meeting format, or the public review of document process, should contact the Board Secretary (during regular Borough hours) at (732) 787-0215 (x223).

ZONING CONFORMANCE TABLE

ZONING CONFORMANCE			
REQ.	REQUIREMENT	EXISTING	PROPOSED
INTERIOR LOT			
AREA	5,000 SF	1,750 SF	1,750 SF, NC
FRONTAGE	50'	25'	25', NC
MINIMUM YARD REQUIREMENTS			
FRONT	15'	95'	95', NC
SIDE	15'	25' / 50'	25' / 50', NC
TOTAL SIDES	15'	41'	20', NC
REAR	15'	20'	20', NC
			15' (TO DECK) 10' (TO STAIR)
LOT SHAPE			
LOT D.W.	35'	10'	10', NC
MAXIMUM BUILDING HEIGHT			
HEIGHT	35'	< 35'	34.9'
STORIES	1.2	1	2
MINIMUM GROSS GROUND FLOOR AREA			
FLOOR AREA	600 SF	577 SF	639 SF
MAXIMUM GROSS LOT COVERAGE			
ALL	50.0%	53.8% (1)	45.7% (2)
BUILDING	25.0%	34.1% (2)	31.5% (2)
EXISTING NON-CONFORMANCE			
NC	NO CHANGE		
V	VARIANCE REQUIRED		
(1)	306 SF. EXIST. HOUSE FOOTPRINT, 248 SF. EX. ST. FRONT & SIDE WALKS REAR PATIO, 942 SF. 1750 SF. 0.538 = 53.8%		
(2)	306 SF. 1750 SF. 0.341 = 34.1%		
(3)	306 SF. EX. ST. HOUSE FOOTPRINT, 158 SF. PROP. ADDITION, 32.05. PROP. DRIVEWAY, 200 SF. 1750 SF. 0.457 = 45.7%		
(4)	306 SF. 1750 SF. 0.315 = 31.5%		
INFORMATION TAKEN FROM EXISTING CONDITIONS SURVEY BY JENSEN, LEATHEMAN, PLS. 008 SHELBY DRIVE TOMS RIVER, NJ 08053 DATED: 11/25			



Block/Lot	Owners	Mailing Address	City	Zip
1923-18-5	X BORO OF KEANSBURG-BEACH FRONT	29 CHURCH ST	KEANSBURG NJ	07734
1323-24-9	X MOREIRA RAFAEL SILVA	2400 DAYTON AVENUE	UNION NJ	07083
1323-25-1	X NERI INVESTMENT LLC	341 LAKESIDE AVE	ANDOVER NJ	07821
1323-26-4	X BORO OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734
1323-26-5	X BORO OF KEANSBURG	29 CHURCH ST	KEANSBURG NJ	07734
1323-24-7	X PONQUINETTE JUSTIN C & MARIAM	45 NICKLAOS LANE	FARMINGDALE NJ	07727
1323-27-16	X ASTERLEE LLC	15 CONSTITUTION DR	LEONARDO NJ	07737
1323-27-16	X AFFORDABLE FOR ALL LLC	504 HOOPER AVE	TOMS RIVER NJ	08753
1323-27-21	X O DWYER HOLDINGS LLC	79 WASHINGTON STREET	KEYPORT NJ	07735
1323-27-29	X O DWYER HOLDINGS LLC	79 WASHINGTON STREET	KEYPORT NJ	07735
1323-27-24	X KEYS ROBIN RENEE	44 SHORE BLVD	KEANSBURG NJ	07734
1323-27-25	X SMITH STACY LIN & PROCEL JOSE LUI	129 CENTER AVENUE	ATLANTIC HIGHLANDS NJ	07716
1323-28-14	X 12 SHORE BLVD LLC	131 HARVARD ROAD	LINDEN NJ	07036
1323-27-17	X AGUIAR WILFRED E & DMITRZAK ANDREA	3 WOODLAND AVE	KEANSBURG NJ	07734
1323-27-13	X REILLY JOHN & ARLETA WILLIAMS K	270 SEAMAN AVE #A2	NEW YORK NY	10034
1323-27-14	X DATO LORI	18 BAYSHORE MOBILE MANOR	HAZLET NJ	07730
1323-27-15	X ZANDERZEE INC	15 CONSTITUTION DR	LEONARDO NJ	07737
1323-24-6	X VIDHYADHARAN ARUN RAJ	3401 NORTH OAKS BOULEVARD	NORTH BRUNSWICK NJ	08902
1323-24-8	X 5 NEPTUNE PLACE LLC	158 CONCORD AVE	LEONARDO NJ	07737
1323-27-12	X SD OF NJ LLC	611 WILDWOOD RD	ALLENHURST NJ	07711
1323-27-10	X WICHOWSKI ROBERT A & MARIANNE	15 PHILLIPS MILL DRIVE	MIDDLETOWN NJ	07734
1323-26-1	X CUEVAS EDWARD	41 SHORE BLVD	KEANSBURG NJ	07734
1323-26-2	X VANIDURAI ARTHI & RAMACHANDRAN NANDAK	6100 BLUE BELLE DRIVE	CENTER VALLEY PA	18034
1323-26-3	X GILBERT SUSAN & MICHAEL	1 NEPTUNE PL	KEANSBURG NJ	07734
1323-24-2	BALABAN KERI	178 MARSHA DR	MIDDLETOWN NJ	07748
1323-24-3	X 22 BELLEVIEW LLC	3536 MELCON FARMS WAY	JACKSONVILLE FL	32223
1323-24-4	X MEROLA ANTOINETTE N	9 WATERVIEW PL.	KEANSBURG NJ	07734
1323-23-5	X FOULKE CHRISTOPHER I	209 BRINLEY AVE	BRADLEY BEACH NJ	07720
1323-23-4	X THUMM CARALINE	23 SEASIDE PL	KEANSBURG NJ	07734
1323-23-5	X 22 SEASIDE LLC	145 FINUCANE PLACE	WOODMERE NY	11598
1323-23-6	X MC DONALD JOHN J & JACQUILINE	160 CENTRAL AVE	WEST KEANSBURG NJ	07734
1323-23-7	X JOSEPH FLORISBETH	19 WATERVIEW PLACE	KEANSBURG NJ	07734

323-23-10	X FOSTER HOWARD & KARINA	16 WATERVIEW PL	KEANSBURG NJ	07734
34-1323-23-13	X SCHWARTZ EUGENE & BARBARA	1594 CRIMSON RD	TOMS RIVER NJ	08755
35-1323-24-1	X ALI HOSSAM	2726 FORD ST	BROOKLYN NY	11235
36-1323-23-14	X CHANG HELEN	15 WATERVIEW PL.	KEANSBURG NJ	07734
37-1323-23-12	X BELLINI MICHAEL & ADRIENNE	50 MONTCLAIR AVE	NUTLEY NJ	07110
38-1323-23-8	X 18 OCEANVIEW MANAGEMENT LLC	160-23 79TH STREET	HOWARD BEACH NJ	11414
39-1323-23-9	X RAHEB BRIAN J	17 WATERVIEW PL.	KEANSBURG NJ	07734
40-1323-23-1	X RIVERA KAREN ANN	21 SHORE BLVD	KEANSBURG NJ	07734
41-1323-24-5	X LORDET JESSICA	134 ORCHARD ST APT 15	NEW YORK NY	10002
42-1323-27-14	X ZIELENSKI RICHARD & MAUREEN	17 WOODLAND AVE	KEANSBURG NJ	07734
43-1323-27-19	X RIVERA RICHARD J	34 SHORE BOULEVARD	KEANSBURG NJ	07734
44-1323-27-20	X MLF MANAGEMENT LLC	3536 MELCON FARMS WAY	JACKSONVILLE FL	32223
45-1323-27-22	X IB HOLDINGS MCR1 NJ LLC	PO BOX 3143	LONG BRANCH NJ	07740

**Keansburg Planning Board of Adjustment
Borough of Keansburg, Monmouth County, New Jersey**

in the Matter of the application of:

PROOF OF SERVICE

County of Monmouth
State of New Jersey

Keri Luethke
Christopher Cocoran

being duly sworn on my Oath, Depose and say: I am the owner, Applicant,
Agent, of Applicant Chris Cocoran, Keri Luethke

That at the date herein after stated I served a Notice of which the annexed is a true Copy, upon the following property owners each of whose property is within Two Hundred Feet of the property of the Applicant to be affected in this matter, in the manner following, that is to say:

- A. Personally, by handing such a true copy to said property owners, being residents of the Borough of Keansburg as follows: (Attachment)
- B. By mailing via registered mail, such a true copy to the last known address of the property owners, as shown by the most recent Tax list of said Borough, said persons being non-residents of said Borough, as follows: (Attachment)
- C. One legal notice to be placed in one of the approved papers of the Borough - The Star Ledger (973-392-4104) or The Asbury Park Press (732-643-3661). An affidavit of Publication, along with an actual copy of the publication must be filed with the Planning Board Secretary.

Sworn to and subscribed before me on this 17th Day of (Month) December 2025

Notary Signature: [Signature]

Date: Dec-17-2025

Two application packets. Must have raised a raised Seal

Seal





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 24 LOT 2

PROPERTY LOCATION: 11 Waterview Place

The Status of Property taxes at the above location are as follows:

All taxes are paid for 2025 -

Should any additional information or an update be required; please utilize the above contact numbers.

Date: 12/15/2025
Thomas P. Cusick
Thomas P. Cusick, CTC Tax Collector

I verify that this information accurately reflects municipal tax records.

Tax Collector
Keansburg Borough
Monmouth County



