

# Site Plan Application – Planning Board of Adjustment

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

Name: Shannon Campeau Case# \_\_\_\_\_

Address: 160 Highland Boulevard Date: \_\_\_\_\_

Keansburg, NJ 07734

Phone #: 732-832-1924 Cell # \_\_\_\_\_

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) \_\_\_\_\_ # 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)  
Available from the Tax Assessor, includes total properties & Utilities \_\_\_\_\_ # 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)  
**Must be submitted ten (10) days prior to Planning Board meeting** \_\_\_\_\_ # 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), Shannon Campeau, The Applicant(s) Herein, whose Address is, 160 Highland Boulevard, Keansburg Borough, am the Owner(s)  int:

Prospective Purchaser(s)  int: \_\_\_\_\_ of property located on, 160 Highland Boulevard and designated as

Block: 68 and Lot 5 on the Official Keansburg Tax Map.

2. Said property is in a R-5 ZONE, and is 3,062 SF (Size) and has the following

Structures on the property: 1 story frame dwelling (to be removed)

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

Residential 2 story four (4) bedroom frame dwelling on piles [843 SF] and proposed shed [120 SF]

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. yes- variances required

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

Please see attached sheet.

*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. 68 Lot: 5 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  NO int: \_\_\_\_\_

If so, state date of filing: \_\_\_\_\_ List all the details and results of the Appeal.

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9. By filing this application does the applicant (s) waive any and all rights gained previously n/a

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: \_\_\_\_\_

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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 instal1ed 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 \$ 450

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: 9/26/2025

\* 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

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Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Sworn to and subscribed before me on this 26th Day of (Month) September 2025

Notary Signature: [Signature]

Date: 9/24/2025

Two (2) application packets Must have raised Seal

Seal

Page 3

PAMELA BORGHI  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires on 5/31/2027

September 25, 2025

Borough of Keansburg  
29 Church Street  
Keansburg, NJ 07734

**Re: 160 Highland Boulevard, Borough of Keansburg**

To whom it may concern:

The following variance are being sought:

1. BULK 'C' VARIANCE: § 22 - (SCHEDULE OF ZONING DISTRICT REGULATIONS): FRONT SETBACK
  - REQUIRED: MINIMUM FRONT SETBACK = 25 FT.
  - EXISTING: CONDITION = 9.1 FT.
  - PROPOSED: CONDITION = 16.5 FT.
2. BULK 'C' VARIANCE: § 22 - (SCHEDULE OF ZONING DISTRICT REGULATIONS): SIDE SETBACK
  - REQUIRED: MINIMUM SIDE SETBACK = 7.5 FT.
  - EXISTING: CONDITION = 2.4 FT.
  - PROPOSED: CONDITION = 3.0 FT.
3. BULK 'C' VARIANCE: § 22 - (SCHEDULE OF ZONING DISTRICT REGULATIONS): TOTAL OF TWO - SIDE SETBACK
  - REQUIRED: MINIMUM TOTAL SIDE SETBACK = 15 FT.
  - EXISTING: CONDITION = 13.3 FT.
  - PROPOSED: CONDITION = 9.9 FT.
4. BULK 'C' VARIANCE: § 22 - (SCHEDULE OF ZONING DISTRICT REGULATIONS): BUILDING COVERAGE
  - REQUIRED: MAXIMUM BUILDING COVERAGE = 25%
  - EXISTING: CONDITION = 29.4%
  - PROPOSED: CONDITION = 31.5%
5. BULK 'C' VARIANCE: § 22 - (SCHEDULE OF ZONING DISTRICT REGULATIONS): LOT COVERAGE
  - REQUIRED: MAXIMUM LOT COVERAGE = 50%
  - EXISTING: CONDITION = 63.5%
  - PROPOSED: CONDITION = 74.6%
6. BULK 'C' VARIANCE: § 22 - (SCHEDULE OF ZONING DISTRICT REGULATIONS): ACCESSORY BUILDING REAR SETBACK
  - REQUIRED: MINIMUM ACCESSORY REAR SETBACK = 5 FT.
  - EXISTING: CONDITION = N/A
  - PROPOSED: CONDITION = 1.1 FT.

## PUBLIC NOTICE

PLEASE TAKE NOTICE that on the February 9, 2026, at the Borough of Keansburg Municipal Building, 29 Church Street, Keansburg, NJ 07734 the Borough of Keansburg Planning Board of Adjustment will hold a hearing on the application Shannon and Chris Campeau, at which time and place all interested persons will be given an opportunity to be heard. Said meeting will take place at 6:00 P.M.

The location of the site in question is in the R-5 Single Family Residential, Block 68, Lot 5, more commonly known as 160 Highland Blvd, Keansburg, NJ. The Applicant is proposing to demolish the existing structure and construct a single-family dwelling. The Applicant is requesting the following variances:

1. Minimum lot area: A minimum lot area variance is needed 5,000sf is required and Applicant is proposing 3,062sf, and is existing condition.
2. Minimum lot frontage: A minimum lot frontage variance is needed where 50 feet is required and Applicant is proposing 39.2 feet, and is existing condition.
3. Minimum Front Setback: A minimum front setback variance is needed where 25 feet is required and Applicant is proposing 16.5 feet.
4. Minimum combined side yards: A minimum combined side yard setback variance is needed where 15 feet is required and Applicant is proposing 9.9 feet.
5. Maximum Building Coverage: A maximum building coverage variance is needed where 25% feet is permitted and Applicant is proposing 31.5.
6. Maximum Impervious Coverage: A maximum impervious coverage variance is needed where 50% is permitted and Applicant is proposing 74.6.
7. Minimum rear yard setback (shed): A minimum rear yard setback variance is needed for the shed where 5.5 feet is required and Applicant is proposing 1.1 feet.
8. Minimum Side Yard Setback: A minimum side yard setback variance is needed where 7.5 feet is required and Applicant is proposing 3.0 feet.

and any other variances and/or design waivers that the Borough of Keansburg Planning Board of Adjustment may deem appropriate and proper for the purpose of demolishing the existing structure and constructing a single family dwelling.

A copy of said application and documents are on file with the Borough of Keansburg Planning Board of Adjustment Borough of Keansburg Municipal Building, 29 Church Street, Keansburg, NJ 07734 and may be inspected during normal business hours by all interested parties prior to the said meeting.

JOSEPH D. CORONATO, JR., ESQ.  
ATTORNEY FOR THE APPLICANT  
121 WASHINGTON STREET  
TOMS RIVER, NJ 0875  
732-808-4600

PROOF OF SERVICE OF NOTICE OF APPLICATION HEARING  
BOROUGH OF KEANSBURG PLANNING BOARD OF  
ADJUSTMENT

AFFIDAVIT

STATE OF NEW JERSEY:

COUNTY OF OCEAN:

RE:               Keansburg Planning Board of Adjustment, case # XXX  
                    Variance Application  
                    Shannon Campeau, Applicant  
                    160 Highland Blvd  
                    Tax Map Block 68, Lot 5

I, Joseph D. Coronato, Jr., Esq., being of full age, having been duly sworn according to law, deposes & says:

1. I am an attorney at law of the State of New Jersey, representing the applicant, Shannon Campeau, and I have personal knowledge of the facts set forth herein.
2. On January 28, 2025, I personally caused the attached Public Notice to be mailed by certified mail to all owners of property within 200 feet of the property to be affected by the above referenced application in the manner provided by law. A true copy of the notice and the names and addresses of those so notified, and the date-stamped certified receipts, are attached to this affidavit.
3. I also caused the Notice of the Public Hearing which was published in the Asbury Park Press on January 28, 2025, in the Monmouth County edition, a copy of which is attached. Additionally, please find the newspaper's Affidavit of Publication.
4. I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

*Joseph D. Coronato, Jr.*

Joseph D Coronato, Jr., Esq.  
CORONATO LAW  
121 Washington Street  
Toms River, New Jersey 08753



**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 68 LOT 5

PROPERTY LOCATION: 110 Highland Boulevard

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

- Taxes Are Current -

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

Date: 11-13-25  
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



New

New

OFFICE OF THE TAX ASSESSOR

Date: 01/15/2026

In compliance with Municipal Land Use Law, New Jersey Statutes Annotated 40A:55D-12, the attached list is certified to be a list of those property owners within 200 feet of the following:

Block 68 Lot 5 Qualifier

These Companies must be notified in addition to the Property Owners:

NJ Natural Gas Company ✓  
1415 Wyckoff Road  
Wall, New Jersey 07719 1

Cablevision Raritan Valley ✓  
275 Centennial Avenue CN 6805 4  
Piscataway, NJ 08855  
Attn.: Construction Department

Jersey Central Power & Light ✓  
One River Centre 2  
331 Newman Springs Road, Bldg. 3  
Red Bank, NJ 07701

Keansburg Water & Sewer ✓  
29 Church Street 5  
Keansburg, NJ 07734

Keansburg Board of Fire Commissioners ✓  
29 Church Street  
Keansburg, NJ 07734 3

Verizon ✓  
540 Broad Street 6  
Newark, NJ 07102

If property is located on a County Road:

Monmouth County Planning Board ✓  
Hall of Records Annex  
Freehold, NJ 07728 -

IF PROPERTY IS LOCATED NEAR A SURROUNDING TOWN PLEASE CHECK WITH THEM FOR OWNER INFORMATION.

Alex J. Worth  
Tax Assessor

BOROUGH OF KEANSBURG

JAN 15 2026

TAX ASSESSOR



1323-4-7

1323-4-25

1323-67-1

1323-4-6

1323-4-26

1323-67-9

3-4-5

1323-4-27

1323-67-21

1323-4-28

1323-68-7

1323-67-10

1323-67-11

1323-4-29

1323-68-8

1323-67-12

1323-4-30

1323-68-6

1323-68-9

1323-67-13

1323-67

1323-68-10

1323-67-14

1323-68-4

1323-68-11

1323-67-15

W. MILAN AVE.

1323-68-14

1323-68-12

1323-67-16

1323-68-3

1323-68-13

3-68-1

1323-68-2

W. HIGHLAND BLVD.

1323-67-46 01

1323-69-6

1323-69-7

1323-69-8

1323-67-45

1323-69-5

1323-69-4

1323-69-2

1323-69-3

13

1323-67-44

1323-69-9

<u>Block/Lot</u>	<u>Owners</u>	<u>Mailing Address</u>			
1323-4-32	BEACHVIEW REALTY LLC ✓	1253 EAST 29TH STREET ✓	BROOKLYN NY	11210	
1323-67-14	SMIT SCOTT ✓	12 ST. PETERS PL	KEANSBURG N.J.	07734	
1323-67-14	SMIT SCOTT ✓	12 ST. PETERS PL	KEANSBURG N.J.	07734	
1323-68-11	MCDONOUGH CALLIE & GALATRO JOSEPH ✓	13 ST. PETERS PL.	KEANSBURG NJ	07734	
1323-68-12	SINGH BRAJESH ✓	57 MORRIS LANE	PISCATAWAY NJ	08854	
1323-68-14	PIGOTT JAMES K ✓	33 MAPLEWOOD AVE	KEANSBURG NJ	07734	
1323-68-4	DILLULLIO VINCENT & KATHLEEN ✓	162 HIGHLAND BLVD	KEANSBURG NJ	07734	
1323-68-5	CAMPEAU CHRISTOPHER J & SHANNON B ✓	160 HIGHLAND BLVD	KEANSBURG NJ	07734	
1323-4-3	FITZGERALD MARY ANN ✓	190 SEABREEZE WAY	KEANSBURG NJ	07734	
1323-4-6	LEON JEFFREY & CHRISTINE ✓	178 SEABREEZE WAY	KEANSBURG NJ	07734	
1323-67-14	MATRISCIANI MONTY F TRUSTEE ✓	37 MUIRFIELD ROAD	KEANSBURG NJ	07734	
1323-4-7	174 SEABREEZE WAY LLC ✓	701 B BRINLEY AVE	JACKSON NJ	08527	
1323-4-8	COGLIANO BARTHOLOMEW & HELEN K ✓	170 SEABREEZE WAY	BRADLEY BEACH NJ	07720	
1323-4-9	COSENTINO MICHAELA & MARY ✓	166 SEABREEZE WAY	KEANSBURG NJ	07734	
1323-67-14	CARMS PLACE LLC ✓	PO BOX 405	KEANSBURG NJ	07734	
1323-4-24	RUPPERT JASON DAVID ✓	141 HIGHLAND BLVD	MARLBORO NJ	07746	
1323-4-25	SHARKEY ALLISON ✓	145 HIGHLAND BLVD	KEANSBURG NJ	07734	
1323-4-26	BELLOTTI JOS & JACQUELINE ✓	149 HIGHLAND BLVD	KEANSBURG NJ	07734	
1323-4-27	ZINNA BERNADETTE ✓	155 HIGHLAND BLVD	KEANSBURG NJ	07734	
1323-4-28	DELACRUZ ANTOLIN & DALAIMI ✓	157 HIGHLAND BLVD	KEANSBURG NJ	07734	
1323-4-29	JHONSON-MONTERO MAYERLIN ROSA ✓	163 HIGHLAND BLVD	KEANSBURG NJ	07734	
1323-4-30	REYES MANUEL ✓	165 HIGHLAND BLVD	KEANSBURG NJ	07734	
1323-4-31	BONNEY WILLIAM & DIANA ✓	175 HIGHLAND BLVD	KEANSBURG NJ	07734	
1323-4-4	BURNS MICHAEL J & NANCY ✓	186 SEABREEZE WAY	KEANSBURG N.J.	07734	
1323-4-5	TITAN ACQUISITIONS ✓	84 STILLWELL ROAD	LEONARDO NJ	07737	
1323-69-11	CLIFF EDGE INVESTMENTS 1 LLC ✓	250 GORGE RD APT 27G	CLIFFSIDE PARK NJ	07010	
1323-69-3	ARONNE RONALD & MARIA ✓	54 MAPLEWOOD AVE	KEANSBURG NJ	07734	
1323-69-4	MANSONET ALEXANDRA ✓	50 MAPLEWOOD AVE	KEANSBURG NJ	07734	
1323-69-5	HOFFMAN FRANCIS T & KATHLEEN ✓	40 MAPLEWOOD AVE.	KEANSBURG NJ	07734	
1323-69-6	ROMAN EMIGDIO G & FERBER IRIS YESI ✓	34 MAPLEWOOD AVE	KEANSBURG NJ	07734	
1323-69-7	DALTON CHARLES C ✓	26 MAPLEWOOD AVE	KEANSBURG NJ	08527	
1323-69-8	BISNAJITH ALESIA & FIGUEROA FELIX ✓	24 MAPLEWOOD AVENUE	KEANSBURG NJ	07734	

1323-67-1	LIGHTHOUSE INTERNATIONAL ENTERPRISE ✓	145 FINUCANE PLACE	WOODMERE NY	11598
1323-68-8	7 ST PETERS PLACE LLC ✓	701 B BRINLEY AVE	BRADLEY BEACH NJ	07720
1323-68-3	SMIT FREDERICK R & CLAIRE ✓	43 MAPLEWOOD AVE	KEANSBURG NJ	07734
1323-68-1	PALMER THOMAS ✓	25 MAPLEWOOD AVE	KEANSBURG NJ	07734
1323-68-1	MORELLI ALEXA D & EMMA DANIEL C ✓	53 MAPLEWOOD AVE.	KEANSBURG NJ	07734
1323-68-2	TAS RUSTU ✓	210 HIGHLAND BOULEVARD	KEANSBURG NJ	07734
1323-67-1	ELG54 LLC ✓	PO BOX 4104	MIDDLETOWN NJ	07748
1323-67-1	JINIER TED BRIAN & VATNIK KATRINA ✓	20 ST. PETERS PLACE	KEANSBURG NJ	07734
1323-68-9	9 ST PETERS PLACE LLC ✓	701 B BRINLEY AVE	BRADLEY BEACH NJ	07720
1323-68-1	11 SAINT PETERS PL LLC ✓	608 DEAL ROAD	OCEAN NJ	07712
1323-68-6	BRADLEY CIARA ✓	28 NEWPORT DRIVE	MANALAPAN NJ	07726
1323-68-7	MANTELLO PAUL & LAURA ✓	1385 STATE HWY 35	MIDDLETOWN NJ	07748