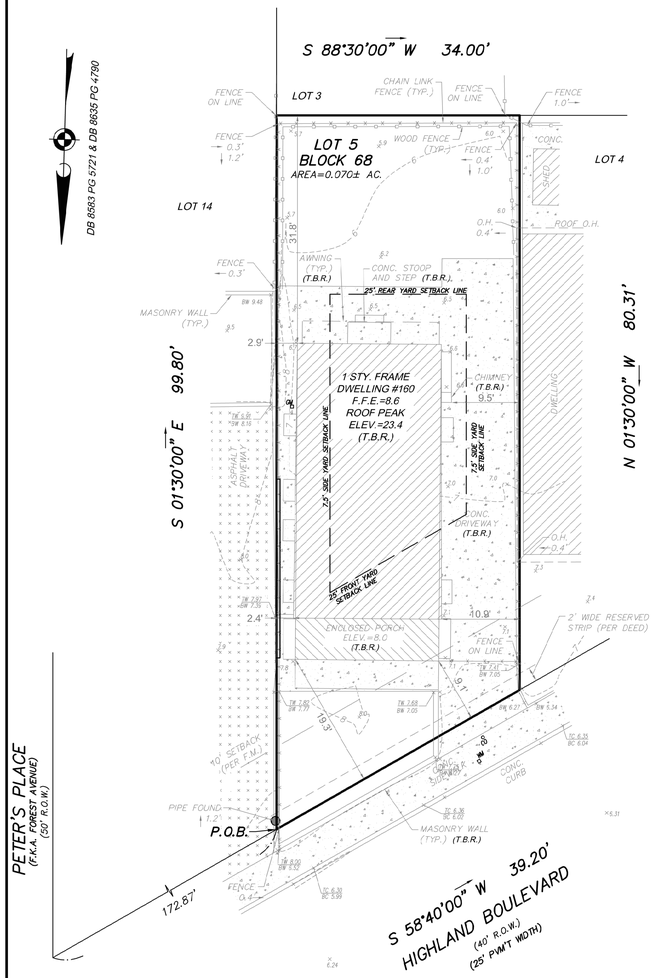
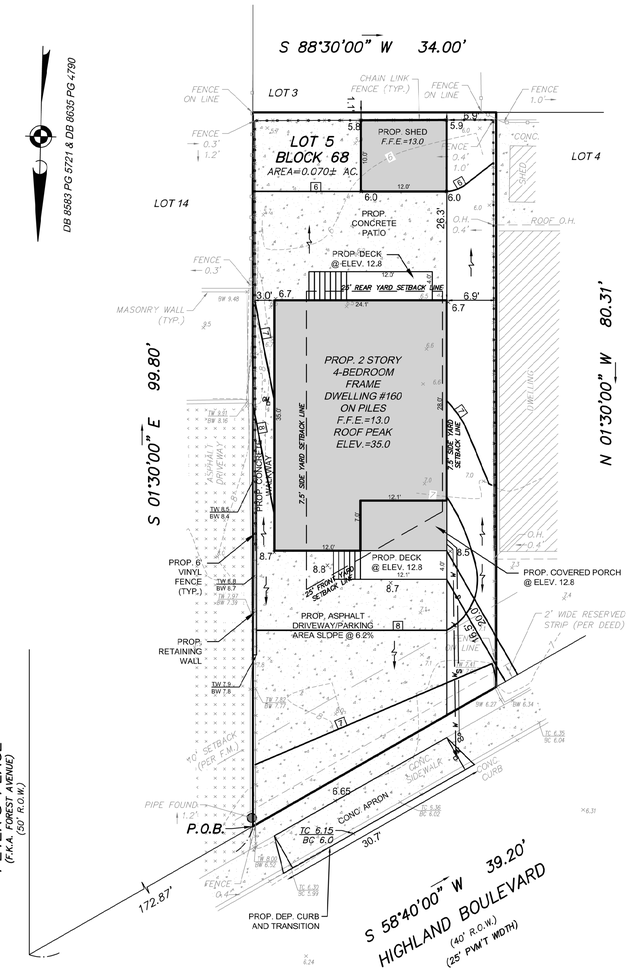


EXISTING SITE CONDITIONS

SCALE: 1"=10'

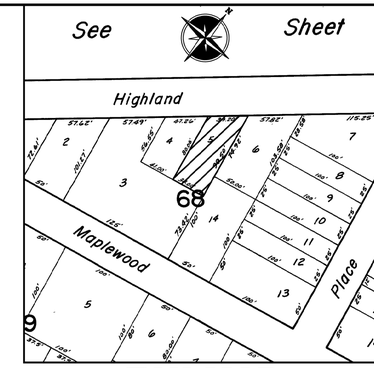


PROPOSED SITE CONDITIONS

SCALE: 1"=10'

NAIL SET
ELEV=6.47
BENCHMARK
NAVD 1988 DATUM

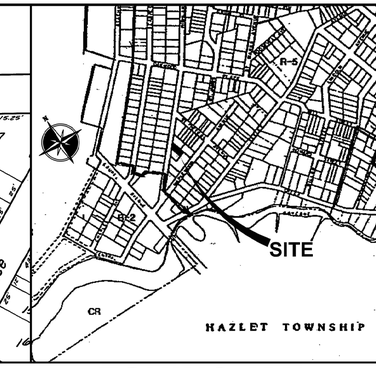
10 0 10 20
SCALE IN FEET
(1"=10')



TAX MAP

SCALE: 1"=75'

TAX MAP INFORMATION TAKEN FROM "TAX MAP" BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY" SHEET NUMBER #12



ZONING MAP

SCALE: 1"=500'

KEY MAP

SCALE: 1"=500'

ZONE R-5 REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 S.F.	3,062 S.F.*	N.C.
MIN. LOT FRONTAGE	50 FT.	39.2 FT.*	N.C.
MIN. FRONT SETBACK	25 FT.	9.1 FT.*	16.5 FT.**
MIN. SIDE SETBACK			
ONE SIDE	7.5 FT.	2.4 FT.*	3.0 FT.**
TOTAL OF TWO	15 FT.	13.3 FT.*	9.9 FT.**
MIN. REAR SETBACK	25 FT.	31.8 FT.	26.3 FT.
MAX. BUILDING COVERAGE	25%	29.4%*	31.5%**
MAX. IMPERVIOUS COVERAGE	50%	63.5%*	74.8%**
MAX. BUILDING HEIGHT:			
FEET	35 FT.	16.4 FT.	27.4 FT.
STORIES	2.5 STY.	1 STY.	2 STY.
MIN. GROSS RESIDENTIAL GROUND FLOOR AREA:			
1 STORY	800 S.F.	784 S.F.*	–
2 STORIES	600 S.F.	–	1,516 S.F.

* – EXISTING NON–CONFORMING
** – VARIANCE REQUIRED
N.C. – NO CHANGE

BUILDING COVERAGE

DESCRIPTION	EXISTING	PROPOSED
DWELLING	764 S.F.	758 S.F.
ENCLOSED PORCH	116 S.F.	85 S.F.
SHED	0 S.F.	120 S.F
BUILDING LOT COVERAGE	900 S.F.	963 S.F.
LOT AREA	3,062 S.F.	
TOTAL BUILDING LOT COVERAGE	29.4%	31.5%

IMPERVIOUS COVERAGE

DESCRIPTION	EXISTING	PROPOSED
BUILDING COVERAGE	900 S.F.	963 S.F.
ROOF OVERHANG	42 S.F.	0 S.F.
CONCRETE	1,001 S.F.	559 S.F.
ASPHALT	0 S.F.	770 S.F.
PORCH & STEPS	0 S.F.	150 S.F.***
IMPERVIOUS LOT COVERAGE	1,943 S.F.	2,292 S.F.
LOT AREA	3,062 S.F.	
TOTAL IMPERVIOUS LOT COVERAGE	63.5%	74.8%

*** - OPEN PORCHES AND DECKS SHALL BE EXCLUDED WHEN THEY DO NOT EXCEED 30% OF THE PRINCIPAL BUILDING'S GROUND FLOOR AREA

ACCESSORY REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
SHED			
MIN. SIDE SETBACK	5 FT.	-	6.9 FT.
MIN. REAR SETBACK	5 FT.	-	1.1 FT.**
MAX. BUILDING HEIGHT	12 FT.	-	10 FT.

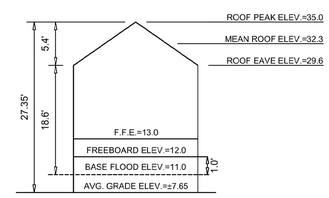
* - EXISTING NON-CONFORMING
** - VARIANCE REQUIRED
N.C. - NO CHANGE

NOTES:

1. THIS MAP IS NOT A SURVEY.
2. THE PURPOSE OF THIS MAP IS FOR OBTAINING ZONING APPROVAL FROM THE BOROUGH OF KEANSBURG FOR THE CONSTRUCTION OF A SINGLE FAMILY DWELLING WITH BULK 'C' VARIANCES AND APPURTENANT SITE IMPROVEMENTS.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 5, BLOCK 68, BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 5/5/25.
4. PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
5. PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON CURRENT FIRM MAP #34024C0034F, DATED 9/25/2009.
6. PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON PRELIMINARY FIRM MAP #34024C0034G, DATED 1/31/2014.
7. EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
8. EXISTING WATER AND SANITARY SEWER SERVICE CONNECTIONS TO BE REUSED FOR THE CONSTRUCTION OF THE NEW DWELLING.
9. ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
10. THIS PROPERTY LOCATED WITHIN THE R-5 ZONE (SINGLE-FAMILY RESIDENTIAL).
11. ALL ROOF LEADERS SHALL BE DIRECTED TOWARDS HIGHLAND BOULEVARD.
12. MORGAN ENGINEERING HAS NOT EVALUATED THE SUBSURFACE SOIL CONDITIONS TO ASCERTAIN THE DEPTH TO GROUNDWATER OF THE SEASONAL HIGH WATER TABLE.
13. LIMIT OF DISTURBANCE: 3,460 S.F. / ±0.079 AC.
14. AS PER § 22-9.3 EXHIBIT 1 IN THE KEANSBURG MUNICIPAL CODE, 4-BEDROOM SINGLE FAMILY DETACHED DWELLINGS REQUIRE (3) OFF-STREET PARKING SPACES. (3) PARKING SPACES HAVE BEEN PROVIDED IN THE PROPOSED DRIVEWAY/PARKING AREA.
15. THERE ARE NO STREAMS, FLOODPLAINS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS ON THE PROJECT SITE.

VARIANCE LIST:

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 = 74.8%
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.



BUILDING HEIGHT DETAIL

N.T.S.

200' PROPERTY OWNERS LIST

Block/Lot	Owners	Mailing Address			
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
1323-67-10	MATRISCIANI MONTY F TRUSTEE	37 MUIRFIELD ROAD	JACKSON NJ	08527
1323-67-11	CARMS PLACE LLC	PO BOX 405	MARLBORO NJ	07746
1323-4-3	FITZGERALD MARY ANN	190 SEABREEZE WAY	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
1323-4-6	LEON JEFFREY & CHRISTINE	178 SEABREEZE WAY	KEANSBURG NJ	07734
1323-4-7	174 SEABREEZE WAY LLC	701 B BRINLEY AVE	BRADLEY BEACH NJ	07720
1323-4-8	COGLIANO BARTHOLOMEW & HELEN K.	170 SEABREEZE WAY	KEANSBURG N J	07734
1323-4-9	COSENTINO MICHAEL A & MARY	166 SEABREEZE WAY	KEANSBURG N J	07734
1323-4-24	RUPPERT JASON DAVID	141 HIGHLAND BLVD	KEANSBURG NJ	07734
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 N J	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 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
1323-69-11	CLIFF EDGE INVESTMENTS 1 LLC	250 GORGE RD APT 27G	CLIFFSIDE PARK NJ	07010
1323-68-4	DILLULIO VINCENT & KATHLEEN	162 HIGHLAND BLVD	KEANSBURG N J	07734
1323-68-5	CAMPEAU CHRISTOPHER J & SHANNON B	160 HIGHLAND BLVD	KEANSBURG NJ	07734
1323-67-13	SMIT SCOTT	12 ST. PETERS PL	KEANSBURG N.J.	07734
1323-68-14	PIGOTT JAMES K	33 MAPLEWOOD AVE	KEANSBURG N J	07734
1323-69-3	ARONNE RONALD & MARIA	54 MAPLEWOOD AVE	KEANSBURG N J	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 & FERRER IRIS YESI	34 MAPLEWOOD AVE	KEANSBURG NJ	08527
1323-69-7	DALTON CHARLES C	26 MAPLEWOOD AVE	KEANSBURG NJ	07734
1323-69-8	BISNAUTH ALESIA & FIGUEROA FELIX	24 MAPLEWOOD AVENUE	KEANSBURG NJ	07734
1323-68-8	7 ST PETERS PLACE LLC	701 B BRINLEY AVE	BRADLEY BEACH NJ	07720
1323-68-13	PALMER THOMAS	25 MAPLEWOOD AVE	KEANSBURG NJ	07734
1323-67-12	LIGHTHOUSE INTERNATIONAL ENTERPRISE	145 FINUCANE PLACE	WOODMERE NY	11598
1323-67-15	LGS4 LLC	PO BOX 4104	MIDDLETOWN NJ	07748
1323-67-16	JINIER TED BRIAN & VATNIK KATRINA	20 ST. PETERS PLACE	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
1323-68-3	SMIT FREDERICK R & CLAIRE	43 MAPLEWOOD AVE	KEANSBURG N J	07734
1323-68-9	9 ST PETERS PLACE LLC	701 B BRINLEY AVE	BRADLEY BEACH NJ	07720
1323-68-10	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

200' UTILITIES LIST

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

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

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

Keansburg Water & Sewer
29 Church Street
Keansburg, NJ 07734

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

Verizon
540 Broad Street
Newark, NJ 07102

ABBREVIATIONS

TC / BC – TOP/BOTTOM CURB GRADE
TW / BW – TOP/BOTTOM WALL
F.F.E. – FIRST FLOOR ELEVATION
B.F.E. – BASEMENT FLOOR ELEVATION
G.F.E. – GARAGE FLOOR ELEVATION
C.S.E. – CRAWL SPACE ELEVATION
T.B.R. – TO BE REMOVED
N.T.S. – NOT TO SCALE

LEGEND

EXISTING / PROPOSED

TREE LINE
FENCE LINE
WATER LINE
WATER VALVE
SANITARY SEWER LINE
SANITARY CLEANOUT
MANHOLE
GAS LINE
INLET
CONTOURS
MINOR
MAJOR
SPOT ELEVATION
SURFACE FLOW DIRECTION
LIMIT OF DISTURBANCE
SILT FENCE

PREPARED FOR: *SHANNON & CHRIS CAMPEAU*

"THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON-SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS."

REV	DATE	DESCRIPTION	BY

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN engineering & surveying
P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

DONNA M. BULLOCK
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 41931

APPROVED BY:
KEANSBURG BOROUGH ZONING BOARD

CHAIRPERSON DATE

SECRETARY DATE

ENGINEER DATE

VARIANCE PLAN FOR PROPOSED DWELLING

#160 HIGHLAND BOULEVARD

LOT 5 BLOCK 68

TAX MAP SHEET #12

BOROUGH OF KEANSBURG

COUNTY OF MONMOUTH NEW JERSEY

Scale:	Drawn By:	Date:	JOB #.	CAD File #	Sheet #
1"=10'	JJT	9/17/25	E25–00154	PLOTPLAN	1 OF 1