



KNPB-R6070

February 4, 2026
Via Email

MacKenzie Bittle, Planning Board Secretary
Borough of Keansburg
29 Church Street
Keansburg, NJ 07734

**Re: Proposed Dwelling Raise/Add 2nd-Story & 2-Story Rear Addition with Bulk Variances
Keri Luethke Corcoran
11 Waterview Place
Block 24, Lot 2
First Engineering Review**

Dear Ms. Bittle:

As requested, we have reviewed the above referenced application to raise the existing 1-story dwelling, add a second-story level, a 2-story rear addition and a rooftop deck on the property located at 11 Waterview Place. The applicant, Keri Luethke Corcoran, has submitted the following documents in support of this application:

1. Plan entitled “House Elevation, Addition & Alteration to: The Luethke Residence, 11 Waterview Place, Keansburg, NJ 07734”, prepared by Ron Grammer, A.I.A., of Grammer Designs, LLC, dated December 15, 2025, last revised February 3, 2026, consisting of three (3) sheets.
2. Plan entitled “Existing Condition Survey for Block 24, Lot 2, Borough of Keansburg, Monmouth County, NJ” prepared by Jasen S. Leatherman, P.L.S., dated November 1, 2025, consisting of one (1) sheet.
3. Copy of Elevation Certificate prepared by Jasen S. Leatherman, P.L.S., dated November 1, 2025.
4. Certification of Taxes, signed by Thomas P. Cusick, Tax Collector, Borough of Keansburg, dated December 15, 2025.
5. Planning Board Application dated December 17, 2025.

A. Project Description

The subject property, also known as 11 Waterview Place, is an interior lot located within the Single-Family Residential (R-5A) Zoning District with road frontage along Waterview Place to the north. Currently, the property contains a one-story frame dwelling with associated concrete walk along the southerly side yard and a concrete patio and utility room in the rear yard. An existing service walkway with associated paver block planters and steps leading to the front door provides entry access to the existing dwelling. The one-story dwelling sits atop a crawl space and is located in the “AE” Flood Zone, with a Base Flood Elevation (BFE) of 12.0 feet.

The applicant is proposing to raise the one-story dwelling, add a second-story level and construct a 2-story rear addition with a new elevated rear deck and steps. Other improvements include a roof deck with associated railing and an access driveway extending from Waterview Place. The elevated dwelling has a building height of approximately 34’-11”, 3 bedrooms, 3 bathrooms, and an attached in-tandem 2-car garages. The ground floor of the proposed elevated dwelling will be used



exclusively as garage spaces, and the upper two floors will be used as living spaces. The proposed development does not meet the required bulk standards related to lot area, lot frontage, building coverage, number of stories, front, sides and rear setbacks in the R-5A Single Family Residential Zone; therefore, standard ‘c’ bulk variances are required.

B. Bulk Requirements

In accordance with Section 22-6.9 of the Ordinance, the proposed residential redevelopment may be permitted as a conditional use in the R-5A Zone provided that the use conforms to the bulk requirements as follows:

	DESCRIPTION	REQUIRED	EXISTING	PROPOSED
1	Minimum Lot Area	5,000 SF	1,750 SF	No Change
2	Minimum Lot Frontage	50’	25’	No Change
3	Minimum Front Yard Setback - <i>Principal Bldg.</i>	25’	9.50 ^(E)	No Change
4	Minimum Side Yard Setback - <i>Principal One Side</i> - <i>Principal Total</i>	7.5’ 15’	2.90’/5.20’ ^(E) 8.10’ ^(E)	No Change
5	Minimum Rear Yard Setback - <i>Principal Bldg.</i>	25’	21.1’ ^(E)	No Change
6	Lot Shape Diameter	35’	10’ ^(E)	No Change
7	Min. Gross Residential Ground Floor Area	600 SF	577 SF ^(E)	639 SF
8	Maximum Lot Coverage – <i>Principal Bldg.</i>	25%	34.1% ^(E)	37.5%^(V)
9	Maximum Lot Coverage – <i>All</i>	50%	53.8% ^(E)	47.50%
10	Maximum Building Height - <i>Principal Story</i> - <i>Principal Height</i>	2 ½ - Story 35’	1 - Story < 35’	3 – Story^(V) 34’ – 11”
11	Minimum Improved Off-Street Parking*	2 Spaces	0 ^(E)	2

(E) – Existing Nonconformity

(V) – Variance

*Exhibit 1, (Subsection 22-9.3) of the Ordinance requires a total of two (2) Off-Street Parking Spaces for each proposed 2-bedroom, single semi-detached dwelling unit. Specifically, Section 22-9.3. a.5 states “A one-car garage and driveway combination shall count as 2 off-street parking spaces, provided the driveway measures a minimum of thirty (30’) feet in length between the face of the garage door and the sidewalk or thirty-five (35’) to the curblin. Two-car garage and driveway combination shall count as 4.0 off-street parking spaces, provided the minimum width of the driveway is twenty (20’) feet and its minimum length is as specified above for a one-car garage.”

The proposed garage and driveway combination associated with the elevated dwelling does not provide a minimum length of thirty (30’) feet between the face of the garage door and the sidewalk nor a distance of thirty-five (35’) feet to the curblin and therefore cannot accommodate any parked vehicles. However, two (2) in-tandem off-street parking spaces are provided on the ground floor attached garage appear to comply with the minimum required off-street parking requirements.

C. Dimensional “c” Variance Considerations

Upon hearing testimony and input from the public (if any), the Board should evaluate the positive and negative criteria set forth below to determine whether the Applicant has met its burden of



proof for a “c(1)” or “c(2)” variance for the bulk conditions and pre-existing non-conformities noted in the chart above, as well as variances per the below Sections of the Ordinance regarding construction of non-compliant structures, as listed below:

1. Section 22-5-2.c of the Ordinance states that no building or structure shall hereafter be erected and no existing building or structure shall be moved, altered, added to or enlarged, nor shall any land or building or portion of a building or structure to be used, designed, or arranged to be used for any purpose unless in conformity with all of the regulations herein specified for the district in which it is located. **The applicant proposes to raise the one-story dwelling, add a second-story level and construct a 2-story rear addition with a new elevated rear deck and steps which do not comply with several bulk regulations of the R-5A Zoning District.**
2. Section 22-7.3.e of the Ordinance states that any nonconforming structure shall be more than partially destroyed, then the structure may not be rebuilt, restored or repaired, except in conformity with this Chapter. Destruction to the extent that rebuilding, repair or restoration requires removal or demolition of any remaining portions of the damaged part of the structure such that the only major components of the original structure utilized in such building, repair or restoration are the foundation or exterior walls shall be prima facie evidence that the structure has been more than partially destroyed. **The applicant proposes to raise the one-story dwelling, add a second-story level and construct a 2-story rear addition with a new elevated rear deck and steps which do not comply with several bulk regulations of the R-5A Zoning District.**
3. Positive Criteria for “c(1)” Hardship Variance

The finding of a “c(1)” hardship would address the following:

- a. *by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or*
- b. *by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or*
- c. *by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structure lawfully existing thereon, or the strict application of any regulations...would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such property.*

It should be noted that the finding of the hardship must be for the specific property in question (i.e., it must be unique to the area). Note also that a hardship variance cannot be granted by a self-created hardship or personal hardship of the applicant.

4. Positive Criteria for “c(2)” flexible variance

The finding of a “c(2)” flexible variance to permit relief from zoning regulations where an alternative proposal results in improved planning would address the following:

- a. *The purposes of the MLUL would be advanced by the deviation, and*
- b. *The benefits of the deviation from the zoning ordinance requirements would substantially outweigh any detriment.*



The finding of the benefits must be for the specific property in question—it must be unique to the area. The zoning benefits resulting from permitting the deviation(s) must be for the community and not merely for the private purposes of the owner. It has been held that the zoning benefits resulting from permitting the deviation(s) are not restricted to those directly obtained from permitting the deviation(s) at issue; the benefits of permitting the deviation can be considered in light of benefits resulting from the entire development proposed. Notwithstanding the above, the Board should consider only those purposes of zoning that are actually implicated by the variance relief sought.

a. The Municipal Land Use Law (NJSA 40:55D-70) requires the applicant to satisfy *both* components of the negative criteria:

- a. *The proposal will not create a “substantial detriment to the public good”;* and
- b. *The proposal will not create a “substantial detriment to the zone plan and zoning ordinance.”*

D. Technical Engineering Review

1. The proposed improvements do not conform with all the bulk requirements in the R-5A Single Family Residential Zone. The applicant shall provide testimony to justify the granting of the required bulk variances.
2. The Zoning Conformance Table shall be revised to indicate a 3-story building instead of the 2-story.
3. The applicant shall revise the plan to include the zoning map, key map, tax map sheet and property owners list within 200-foot of the property.
4. The plan shall be revised to label the types (wood, vinyl, chain link, ect.) of the fences along the sides and rear property lines. Additionally, the applicant shall address the apparent encroachment of the fence upon adjoining Lot 1.
5. Revise the width of the new curb cut to 12 feet and provide details of the new curb cut and driveway.
6. Provide a pavement repair strip for the construction of the new curb cut to restore any disturbed pavement within the right-of-way of Waterview Place.
7. It appears surface runoff flows from the rear property line to the side yards and ultimately towards the right-of-way of Waterview Place. The applicant shall confirm and provide testimony that the improvements on the property will not direct any runoff on the adjacent properties.
8. We recommend all gutters be pitched from back to front of building to downspouts installed at both ends of the building to daylight on splash guards towards the right-of-way of Waterview Place.
9. The applicant shall confirm the location of the proposed electric meter on the plan. JCPL requires the meter to be located at or above the Base Flood Elevation (BFE) of 12.0 feet.



10. The proposed development will not disturb an area exceeding 1 acre, nor will it create more than a quarter acre of new impervious surfaces. Therefore, the project is not considered a "major development" as defined by NJAC. 7:8, and is not subject to the NJDEP stormwater quantity, quality and recharge requirements of a major development.
11. The property is located within the "AE" flood zone with a Base Flood Elevation (BFE) of 12.0 feet. We note the ground garage floor is below the Base Flood Elevation (BFE) and is equipped with enclosure openings allowing for the entry and exit of floodwaters. We defer further review to the Flood Plain Administrator and Construction Official for any applicable building requirements that may be required.
12. The project site is located in the Coastal Area Facilities Review Act (CAFRA) Zone. We note the project is not located within 150 feet of the mean high water line of any tidal waters or the landward limit of a beach or dune; therefore, a CAFRA permit is not required. We defer further review to NJDEP.
13. The applicant should be advised that lead water services are prohibited in the Borough. If the existing water service connection is determined to be a lead water service, then the same shall be replaced from the meter pit to the structure. A note to that effect shall be provided on the plan.
14. Due to the undersized property and deficient side yard setbacks, the proposed dwelling will be constructed in close proximity with the structures on adjoining lots. As such, a Residential Fire Sprinkler System 13D is recommended to be provided to reduce the speed of a fire from quickly spreading to the adjacent properties as indicated in the Borough of Keansburg Fire Official Letter dated October 14, 2022.
15. If approved, the applicant will be required to post all performance guarantees and inspection escrow as stipulated in the Development Regulations.

We reserve the opportunity to further review and comment on this application and all pertinent documentation, pursuant to testimony presented at the public hearing. If you have any questions or require additional information, please call.

Very truly yours,
T & M ASSOCIATES

FRANCIS W. MULLAN, P.E., C.M.E.
BOROUGH OF KEANSBURG
PLANNING BOARD OF ADJUSTMENT ENGINEER



FWM:LZ

cc: Kevin Kennedy, Esq., Board Attorney, kennedylaw@verizon.net
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