

Site Plan Application – Planning Board of Adjustment

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

Name: NSS Realty LLC Case# _____
 Address: 41 E. Mount Pleasant Ave. Date: _____
Livingston, New Jersey 07039 _____
 Phone #: 732-610-1469 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) <i>Available from the Tax Assessor, includes total properties & Utilities</i>	_____	# submitted
A Certification of taxes being paid (include w/total sets) <i>This certification is available from the Tax Collector</i>	_____	# 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, side lines, 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: BHAWAN SANDATA 1/21/26

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), _____, The Applicant(s) Herein, whose Address is,
181 Center Avenue, am the Owner(s) () Int: _____

Prospective Purchaser(s) [] Int: _____ of property located on, _____ and designated as
Block: 58 and Lot 28 on the Official Keansburg Tax Map.

2. Said property is in a _____ ZONE, and is _____ (Size) and has the following
Structures on the property: None

3. Request is hereby made for permission to: (Indicate type(s) of structure(s) and use thereof;
Construct a single family dwelling.

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

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

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: 58 Lot: 28 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: _____

SITE PLAN APPLICATION – PLANNING BOARD OF ADJUSTMENT

NSS REALTY
181 CENTER AVENUE, KEANSBURG

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

	<u>Required</u>	<u>Existing and Proposed</u>
<u>Lot Area</u>	5,000 sf.	2,500 sf.
<u>Lot Frontage</u>	50 sf.	25 sf.
<u>Lot Shapes (Diameter)</u>	42	10
<u>Side Yard</u>	7.5 sf./15 sf.	4.5 sf./9 sf.
<u>Lot Coverage Buildings</u>	25%	30.1%

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 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: _____

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, DRAWN 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: _____ Date: _____

* 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: Bhawan Sandha Date: 1/17/26

**Bhawan Sandha
NSS Realty LLC**

Sworn to and subscribed before me on this 17th Day of (Month) January, 2026

Notary Signature: _____

Date: 1/17/26

Two (2) application packets must have raised Seal

Seal

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PUBLIC NOTICE

PLEASE TAKE NOTICE that application will be made by NSS REALTY LLC, to the Keansburg Planning Board of Adjustment pursuant to the Borough Zoning Ordinance for variances for minimum lot area (5,000 s.f. required, 2,500 s.f. existing and proposed); minimum lot frontage (50 s.f. required, 25 s.f. existing and proposed); minimum side yard setback (7.5 s.f. required, 4.5 s.f. proposed); minimum side yard setback - total (15 s.f. required, 9 s.f. proposed); and maximum lot coverage - Principal Building (25% permitted, 30.1% proposed) and lot shape diameter (42' required, 10' proposed) in order to build one single family dwelling, on property known as 181 Center Ave, Keansburg, New Jersey, Block 58, Lot 28, and any other bulk variances and/or design waivers which may be found to apply to the application as submitted or as the same may be amended during the course of consideration by the Board.

Any person or persons affected by this appeal may have an opportunity to be heard at the public hearing to be held February 9, 2026, at 6:00 p.m. in the Municipal Building, George E. Kauffmann Municipal Building, 29 Church Street, Keansburg, NJ 07734. All documents relating to this application may be inspected by the public between the hours of 9:00 a.m. and 4:00 p.m. in the office of the Secretary of the Board in the Municipal Building.

MARRIOTT CALLAHAN & BLAIR
James J. Kinneally, III, Esq. for the Firm
Attorneys for NSS REALTY LLC
732-449-7474

**AFFIDAVIT OF PROOF OF SERVICE
AND PUBLICATION OF PUBLIC NOTICE**

STATE OF NEW JERSEY:

COUNTY OF MONMOUTH: SS.

JAMES J. KINNEALLY, ESQ., of full age, being duly sworn according to law, deposes and says:

1) My principal office is at 520 Washington Boulevard in the municipality of the Borough of Sea Girt, County of Monmouth, and State of New Jersey.

2) I am the attorney for the applicants, NSS Realty LLC, in a proceeding before the Planning Board of Adjustments of the Borough of Keansburg, regarding 181 Center Avenue, Keansburg, New Jersey

3) On January 23, 2026, at least ten (10) days prior to the hearing date I gave personal notice by certified mail of this hearing to all property owners located within 200 feet of the property located at 181 Center Avenue, Keansburg, New Jersey, and

4) On January 28, 2026, at least ten (10) days prior to the hearing date, I published, as required by law, a notice in the Asbury Park Press.

5) Attached to this "Affidavit of Proof of Service" are:

1. A true copy of the notice sent by certified mail to the property owners located within 200 feet of the property together with copies of the white receipts.

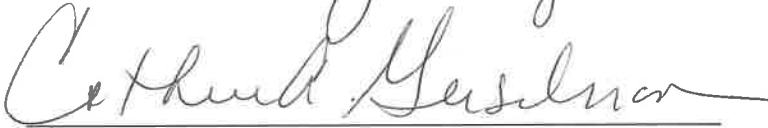
2. A list of property owners located within 200 feet of the property who were served.
3. A copy of the published public notice from the Asbury Park Press.



JAMES J. KINNEALLY, III

Sworn and subscribed before me this

28 day of January, 2026



A NOTARY PUBLIC OF THE
STATE OF NEW JERSEY

CATHERINE A. GEISELMAN
A Notary Public of New Jersey
My Commission Expires March 26, 2026

JAN 12 2026



BOROUGH OF KEANSBURG

OFFICE OF THE TAX COLLECTOR

Date: 01-08-2026

Block 58 Lot 28 Qualifier N/A

Address: 181 Center Ave
Keansburg, NJ 07734

Please Be advised that the above-referenced account is current as of this date.

Very truly yours,

Thomas P. Cusick
Tax Collector

*I verify that this information accurately reflects
municipal tax records.*

Tax Collector
Keansburg Borough
Monmouth County

