

Site Plan Application – Planning Board of Adjustment

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

Name: Shirley Eddings Case# _____
 Address: 49 St. John's Place Date: 11/3/25
Keansburg, NJ 07734
 Phone #: (347) 543-5499 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) 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: Shirley Eddings
 PLANNING BOARD SECRETARY OR DESIGNEE: _____
 DATE _____ COMPLETE 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), Shirley Eddings, The Applicant(s) Herein, whose Address is,
49 St. John's Place, Keansburg, NJ 07734, am the Owner(s) int: _____
Prospective Purchaser(s) [] int: _____ of property located on, 49 St. John's Place and designated as
Block: 170 and Lot 1.01 on the Official Keansburg Tax Map.

2. Said property is in a R-7 ZONE, and is 7,082 sf (Size) and has the following
Structures on the property: 1-story single family residence

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof:
Construct 1-story addition (471.93 sf) to rear of existing residence.

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.
Minimum side yard (Both) Required: 20 ft., Existing: 31.2 ft., Proposed: 15.5 ft.
Min. side yard (One) Required: 10 ft., Existing: 7.9 ft., Proposed: 5.5 ft.
Min. rear yard; Required: 25 ft., Existing: 27.5 ft., Proposed: 15.2 ft.
Max. Impervious Coverage: Required 40%; Existing: 58%, Proposed: 41%

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 170 Lot: 1.01 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.

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: *Trudy Eddys* 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: _____ Date: _____

Sworn to and subscribed before me on this 19 Day of (Month) November 2025

Notary Signature: *Michele Hoff*

Date: 11/19/25

Two (2) application packets Must have raised Seal

Seal



Copy

Keansburg Planning Board of Adjustment Notice of Hearing

You are hereby notified that Shirley Eddings has appealed from the action of the Zoning Officer of the Borough of Keansburg with respect to the property located 49 St. John's Place, Keansburg, NJ 07734 more formally identified as Block: 178 Lot: 1.01 for a variance of the Development Regulations of Borough of Keansburg, Chapter 22 so as to permit the construction of a 1 story addition in connection with subject application, the applicant will be seeking approval for the following variances:

- 22-5.4_e Variances required:
 - Min. Side Yard (One): Required - 10 ft., Existing – 6.9 ft., Proposed – 4.7 ft.
 - Min. Rear Yard: Required – 25 ft., Existing – 27.5 ft., Proposed – 15.7 ft.
 - Max. Impervious Coverage: Required – 40%, Existing – 42%, Proposed – 44%
 - Any other variances the Board may require in the course of hearing this application

The Keansburg Planning Board of Adjustment has scheduled the hearing to be held on the **13th day of April, 2026 at 6:00 PM** in the Council Chambers of the Municipal Building, 29 Church Street, Keansburg, NJ as the time and place for said appeal.

You or your agent or attorney are privileged to attend said hearing and may present any and all objections which you may have to the granting of the relief sought in the petition. The application and related documents are on file in the Office of the Municipal Clerk and are available for review and inspection by the public between the hours of 9:00 a.m. and 4:00 p.m. during the days it is open for business.

**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

I Robie Wood, being duly sworn on my Oath, Depose and say: I am the owner, Applicant,

(Agent) of Applicant Shirley Eddings

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 2nd Day of (Month) April 2026

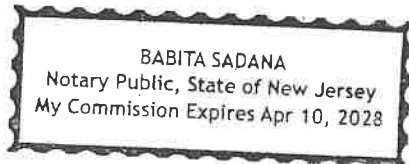
Notary Signature: Babita Sadana

Date: 4-2-26

Robie Wood

Two application packets. **Must** have raised a raised Seal

Seal



RECEIVED
BY: *MB*
MAR 26 2025



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 170 LOT 1.01

PROPERTY LOCATION: 49 St. John's Place

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

- Current -

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

Date: 12/11/2025

Thomas P. Cusick

Thomas P. Cusick, CTC Tax Collector