



Borough of Keansburg

Planning/Zoning Office

29 Church Street • Keansburg, New Jersey 07734
Phone: 732/787-0215 • Fax: 732/787-3699

Date: October 17, 2025

Shirley Eddings
49 St. Johns Place
Keansburg, NJ 07734

Property Address: 49 St. Johns Place, Keansburg, NJ 07734

Block: 178 Lot: 1.01

Zone: R-7 (Single Family Residential)

RE: Zoning Denial Letter

Dear Ms. Eddings,

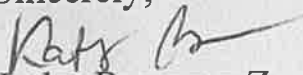
Your application for a zoning permit to construct a proposed addition at the above-referenced property has been reviewed and denied based on non-compliance with the Borough of Keansburg Land Development Ordinance for properties located in the R-7 Single-Family Residential Zone.

Zoning Requirement	Required	Existing	Proposed
Minimum Lot Size	7,500 ft	7,082 ft	7,082 ft
Minimum Lot Frontage	75 ft	50 ft	50 ft
Minimum Side Yard (Both)	20 ft	31.2 ft	15.5 ft
Minimum Side Yard (One)	10 ft	7.9 ft	5.5 ft
Minimum Rear Yard	25 ft	27.5 ft	15.2 ft
Max Impervious Coverage	40%	38%	41%

Next Steps

You may submit an application to the Zoning Board of Adjustment requesting variance relief for the reduced setbacks. Application forms and instructions are available at Borough Hall or on the Borough's website. Or contact the Board's Secretary at 732-787-0215 ext. 223. Please include a copy of this denial letter with your variance application.

Sincerely,


Kathy Burgess, Zoning Officer