

# Site Plan Application – Planning Board of Adjustment

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

Name: ZANDERZEE INC Case# \_\_\_\_\_  
 Address: 15 CONSTITUTION DR Date: 5/6/26  
LEONARDO NJ 07737  
 Phone #: 8482077082 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)  
*Available from the Tax Assessor, includes total properties & Utilities*  # 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)  
**Must be submitted ten (10) days prior to Planning Board meeting** \_\_\_\_\_ # 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 5/6/26  
 APPLICANT'S SIGNATURE: Michael Keary  
 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), Zander Lee Inc, The Applicant(s) Herein, whose Address is, \_\_\_\_\_, am the Owner(s)  int: CB

Prospective Purchaser(s) [  ] int: \_\_\_\_\_ of property located on 25 LAWRENCE AVE and designated as Block: 131 and Lot 12 on the Official Keansburg Tax Map.

2. Said property is in a R5 ZONE, and is 2500 sq ft (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:  
Single Family dwelling

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

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

*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. 131 Lot: 12 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: \_\_\_\_\_

5.

<b>Requirement</b>	<b>Required</b>	<b>Existing Vacant Lot</b>	<b>Proposed</b>
Minimum Lot Size	5,000 sq ft	2,500 sq ft	2,500 sq ft
Minimum Lot Frontage	50 ft	25 ft	25 ft
Minimum Side Yard (Total Both)	15 ft	0 ft	7 ft
Minimum Side Yard (One)	7.5 ft	0 ft	3.5 ft
Minimum Rear Yard	25 ft	0 ft	30.17 ft
Maximum Impervious Coverage	50%	0 ft	58%
Minimum Front Yard	25 ft	0 st	28 ft
Maximum Building Height/Stories	2.5 stories	0 ft	3 stories

**Statement & Variance Sheet - Continued:**

8. Has there been any previous appeal involving this parcel/premises? [ ] YES [  ] NO int: CS

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, 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 instal1ed 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: Michael Key Date: 5/7/26

\* 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: Catherine Baranca Date: 5-7-26

Sworn to and subscribed before me on this 7 Day of (Month) May, 2026

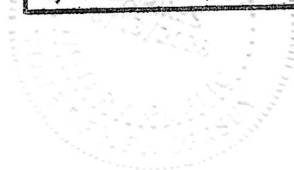
Notary Signature: Michele Hoff

Date: 5/7/2026

Two (2) application packets Must have raised Seal

Seal

Page 3



## Keansburg Planning Board of Adjustment Notice of Hearing

You are hereby notified that Zanderzee, Inc. has appealed from the action of the Zoning Officer of the Borough of Keansburg with respect to the property located 25 Lawrence Ave, Keansburg, NJ more formally identified as Block:31 Lot:12 for a variance, interpretation, site plan, use variance, of the Development Regulations of Borough of Keansburg, Chapter 22 for a permit to construct a single family structure in connection with subject application, the applicant will be seeking approval for the following variances:

22-7.3e – Restoration of a Nonconforming Building or Structure – any Nonconforming structure that has been more than partially destroyed must be rebuilt in conformity with the current zoning regulations.

22-5.2c – 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.

22-7.3c – Nonconforming Uses, Building or Structure. No nonconforming use may be expanded.

22-5.5e – Setback variances required:

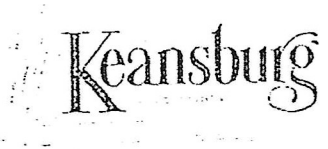
Requirement	Required	Existing Vacant Lot	Proposed
Minimum Lot Size	5,000 sq ft	2,500 sq ft	2,500 sq ft
Minimum Lot Frontage	50 ft	25 ft	25 ft
Minimum Side Yard (Total Both)	15 ft	0 ft	7 ft
Minimum Side Yard (One)	7.5 ft	0 ft	3.5 ft
Minimum Rear Yard	25 ft	0 ft	30.17 ft
Maximum Impervious Coverage	50%	0 ft	58%
Minimum Front Yard	25 ft	0 st	28 ft
Maximum Building Height/Stories	2.5 stories	0 ft	3 stories

### 22 -9 3a(5) Off Street Parking

Any other Variances the Board may require for this application.

The Keansburg Planning Board of Adjustment has scheduled the hearing to be held on the 8<sup>th</sup> day of June 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 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.



**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 31 LOT 12

PROPERTY LOCATION: 25 Lawrence Ave

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

- Taxes are current -

---



---



---



---



---



---

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

Date: 5-6-26  
T. P. Cusick  
 Thomas P. Cusick, CTC Tax Collector

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

Tax Collector  
 Keansburg Borough  
 Monmouth County



OFFICE OF THE TAX ASSESSOR

Date: 05/06/2026

In compliance with Municipal Land Use Law, New Jersey Statutes Annotated 40A:55D-12, the attached list is certified to be a list of those property owners within 200 feet of the following:

Block 31                      Lot 12                      Qualifier

These Companies must be notified in addition to the Property Owners:

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

*If property is located on a County Road:*

Monmouth County Planning Board  
Hall of Records Annex  
Freehold, NJ      07728

*IF PROPERTY IS LOCATED NEAR A SURROUNDING TOWN PLEASE CHECK WITH THEM FOR OWNER INFORMATION.*

Alex J. Worth  
Tax Assessor

BOROUGH OF KEANSBURG

MAY 6 2026

TAXASSESSOR





1323-31-7

PASTOR SHARON M

1808 8TH AVENUE

TOMS RIVER NJ

08757



## Borough of Keansburg

### Planning/Zoning Office

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

Date: April 1, 2026

Zanderzee INC  
15 Constitution Dr.  
Middletown NJ 07748  
Property Address: 25 Lawrence Ave, Keansburg, NJ 07734  
Block: 131 Lot: 12  
Zone: R-5 (Single Family Residential)

Dear Applicant,

Your application for a zoning permit to construct a proposed New Single Family Dwelling at the above-referenced property has been reviewed and is hereby **denied** for failure to comply with the requirements of the Borough of Keansburg Land Development Ordinance for properties located in the R-5 Zone.

### Zoning Non-Compliance

Requirement	Required	Existing Vacant Lot	Proposed
Minimum Lot Size	5,000 sq ft	2,500 sq ft	2,500 sq ft
Minimum Lot Frontage	50 ft	25 ft	25 ft
Minimum Side Yard (Total Both)	15 ft	0 ft	7 ft
Minimum Side Yard (One)	7.5 ft	0 ft	3.5 ft
Minimum Rear Yard	25 ft	0 ft	30.17 ft
Maximum Impervious Coverage	50%	0 ft	58%
Minimum Front Yard	25 ft	0 st	28 ft
Maximum Building Height/Stories	2.5 stories	0 ft	3 stories

### Floodplain Compliance Requirement

The subject property is located within a regulated flood hazard area. Any proposed development must comply with applicable floodplain regulations, including:

- FEMA Base Flood Elevation (BFE): 11 feet
- Climate Adjusted Flood Elevation (CAFE): +4 feet
- Freeboard requirement: +1 foot

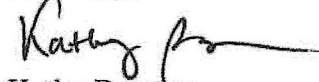
Required Design Flood Elevation (DFE): 16 feet

All proposed construction must meet or exceed this elevation and comply with all applicable federal, state, and local floodplain regulations.

### **Next Steps**

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kathy Burgess", written over a horizontal line.

Kathy Burgess  
Zoning Officer  
Borough of Keansburg