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Zanderzee Inc
Leap Builders Inc.
15 Constitution DR
Leonardo NJ 07737-1808
Acct: 1438154

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Leonardo NJ 07737-1808
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Legal Clerk

Notary Public State of Wisconsin County of Brown

My commission expires

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State of Wisconsin

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% 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.

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

22-5.5e — Setback variances required:

Requirement	Required vacant	Existing	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	30.17 ft
Maximum Impervious Coverage	50%	0	58%
Minimum Front Yard	25 ft	0 ft	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 8th 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.

5/21/2026 (\$56.32)