

ORIGINAL

## Site Plan Application – Planning Board of Adjustment

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

Name: Kevin Budge Case# \_\_\_\_\_  
 Address: 21 Oakwood Place Date: March 31, 2026  
Keansburg, NJ 07734  
 Phone #: 732-619-8692 Cell # 732-619-8692

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)	<u>21</u>	# submitted
Proof of Service (2 copies notarized, pg. 5 - include w/above)	<u>to be provided</u>	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	<u>to be provided</u>	# submitted
Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties &amp; Utilities</i>	<u>to be provided</u>	# 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)	<u>21</u>	# submitted
Architectural Plans (include w/packet - 21 total sets)	<u>21</u>	# 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) <b><i>Must be submitted ten (10) days prior to Planning Board meeting</i></b>	<u>to be provided</u>	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	<u>to be provided</u>	# 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: Kevin Budge

PLANNING BOARD SECRETARY OR DESIGNEE: COMPLETE  
 DATE \_\_\_\_\_ INCOMPLETE \_\_\_\_\_

ORIGINAL

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), Kevin Budge, The Applicant(s) Herein, whose Address is,  
21 Oakwood Place, Keansburg, NJ 07724, am the Owner(s)  Int: \_\_\_\_\_

Prospective Purchaser(s) [ ] int: \_\_\_\_\_ of property located on, Bayview and designated as  
Block: 18 and Lot 25 on the Official Keansburg Tax Map.

2. Said property is in a R-5A ZONE, and is 25x100 (Size) and has the following  
Structures on the property: Vacant

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof:  
Subdivide Block 18 Lot 25 (Bayview) from Block 18 Lot 8 (28 Seaview) and construct  
a single family home on Block 18 Lot 25.

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.  
the two (2) Lots may have legally/functionally merged (into one (1) Lot) under  
Doctrine of Merger.

~~Side Yard Setback - proposed: 4.5 ft., required: min, 7.5 ft on each side~~  
~~Side Yard Setbacks (Both) - proposed: 9 ft, required: min. 15 ft~~  
~~Rear Yard Setback - proposed: 12 ft., required: min 25 ft~~  
~~Maximum Building Coverage - proposed: 31%, max. permitted: 25%~~  
~~Building Height/Number of Stories - proposed: Three (3) stories,  
max. permitted: Two and one-half (2 1/2) stories and 35 ft~~  
*Details and Variances can be obtained/rom the Zoning Denial Letter which must be included in packet*

6. Is the entire tract of land, Block. 18 Lot: 25 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: \_\_\_\_\_

ORIGINAL

### Statement & Variance Sheet - Continued:

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

If so, state date of filing: August 11, 2025 List all the details and results of the Appeal.  
Site Plan application for construction of single family home on Block 18 Lot 25 submitted. However, it was determined that Block 18 Lot 25 and block 18 Lot 8 have been legally/functionally merged and that a subdivision would be required prior to any further construction approvals. As a result, by Resolution dated February 9, 2026 said application was dismissed without prejudice and applicant given 60 days to submit a subdivision application without requirement of submission of new Application Fee.

9. By filing this application does the applicant (s) waive any and all rights gained previously No

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 \$ To be provided should additional escrow be required

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: *Kevin Brigo* Date: 4/10/2026

\* 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 10th Day of (Month) April, 2026

Notary Signature: *Lawrence Luttrell*  
Date: 4/10/2026

**Two (2) application packets Must have raised Seal** Lawrence W Luttrell  
Attorney at Law  
State of New Jersey



Lawrence W. Luttrell, Esq.  
Admitted in NJ and FL

*Via regular mail and certified mail rrr*

May 19, 2026

**To: Property Owner within 200ft**

**RE: IN THE MATTER OF APPEAL: Kevin Budge, owner of properties located  
at Bayview Avenue/ Block: 18 Lot: 25 and  
28 Seaview Avenue/ Block: 18 Lot: 8, Keansburg, NJ 07734**

Dear Sir or Madam:

You are hereby notified that Kevin Budge, owner of the properties located at Bayview Avenue, Block: 18 Lot: 25 and 28 Seaview Avenue, Block: 18 Lot: 8, Keansburg, NJ 07734, has appealed the Keansburg Planning Board of Adjustment for a subdivision of said properties for which the two (2) Lots may have legally/functionally merged (into one (1) Lot) under Doctrine of Merger and variances from the bulk zoning requirements set forth in the R-5A Residential Zone of the Borough of Keansburg Land Development Ordinance so as to permit:

- 1) Minimum Lot Area: 5,000 sq. ft., whereas 2,500 sq. ft proposed for each new lot;
- 2) Minimum Lot Frontage: 50 feet required, whereas 25 feet proposed for each new lot;
- 3) Minimum Side Yard Setback: 7.5 feet each side and 15 feet total (both) required, whereas 0.30 feet each side and 4.5 feet total for lot 8.01 and 4.5 feet each side and 9 feet total for lot 25.01 proposed;
- 4) Minimum Building Coverage: 25% required, whereas 48% for lot 8.01 and 31.3% for lot 25.01 is proposed;
- 5) Maximum Lot Coverage: 50% required, whereas 61.9% for lot 8.01 proposed;
- 6) Building Height/Number of Stories: maximum permitted: Two and One-half (2 ½) stories and 35 ft, and 3 stories proposed; and
- 7) Applicant further seeks any and all other variances as may be required for the application here at issue,

on the premises located at Bayview Avenue, Keansburg, New Jersey 07734, Block: 18 Lot: 25 and 28 Seaview Avenue, Keansburg, New Jersey 07734, Block 18, Lot 8.

The Keansburg Planning Board of Adjustment has scheduled a hearing to be held on the **8<sup>th</sup>** day of **June, 2026** at **6:00 p.m.** in the Council Chambers of the Municipal Building, 29 Church Street, Keansburg, New Jersey 07734 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.

Yours truly,  
*s/ Lawrence W. Luttrell*  
Lawrence W. Luttrell

LWL/cma

**Keansburg Planning Board of Adjustment  
Borough of Keansburg, Monmouth County, New Jersey**

**IN THE MATTER OF APPEAL:**

**Kevin Budge  
Bayview Ave. (Block 18 Lot 25)  
26 Seaview Ave. (Block 18 Lot 8)**

**PROOF OF SERVICE**

**COUNTY OF MONMOUTH  
STATE OF NEW JERSEY**

1. I, the undersigned, am Ciara M. Arena, Paralegal for the Law Offices of Lawrence W. Luttrell, attorneys for Applicant, Kevin Budge, in the above-entitled action.

2. On May 20, 2022, this office caused the Notice to Property Owners, a true copy of which is attached hereto as **Exhibit A**, to be served *via regular mail and certified mail return receipt requested* upon the following interested parties:

**BAYVIEW AVE. (BLOCK 18 LOT 25)**

<b>Name</b>	<b>Address 1</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Certified Tracking</b>
NJ Natural Gas Company	1415 Wyckoff Road One River Centre	Wall	NJ	07719	9589071052704068933369
Jersey Central Power & Light	331 Newman Springs Road, Bldg. 3	Red Bank	NJ	07701	9589071052704070192488
Keansburg Board of Fire Commissioners	29 Church Street	Keansburg	NJ	07734	9589071052704070192587
Cablevision Raritan Valley	Attn.: Construction Department 275 Centennial Avenue CN 6805	Piscataway	NJ	08855	9589071052704068933376
Keansburg Water & Sewer	29 Church Street	Keansburg	NJ	07734	9589071052704070192495
Verizon	540 Broad Street	Newark	NJ	07102	9589071052704070192594
WINSOLAR ORCA LLC	83 KENNEDY WAY	Keansburg	NJ	07734	9589071052704070192402
CHIQL LLC	102 MARKET STREET	Newark	NJ	07102	9589071052704070192501
BUDGE KEVIN	21 OAKWOOD PL	Keansburg	NJ	07734	9589071052704070192570
ALMEIDA PAUL	69 WASHINGTON ROCK RD	Watchung	NJ	07060	9589071052704070192419
ZANDERZEE INC	15 CONSTITUTION DR	Leonardo	NJ	07737	9589071052704070192518
PADIUKOV PIERRE	31 PINEVIEW AVENUE	Keansburg	NJ	07734	9589071052704070192617
ALMONTE CARMEN 166 CENTER STREET LLC	21 PINEVIEW AVENUE 7 EAST LAWN DRIVE	Keansburg Holmdel	NJ NJ	07734 07733	9589071052704070192426 9589071052704070192525
PETZINGER RONNIE & LEPORE ANGELA WISSLER CHRISTINE	15 RIDGE ROAD 22 BAYVIEW AVE	Parsippany Keansburg	NJ NJ	07054 07734	9589071052704070192624 9589071052704070192433

JUDOWSKI PETERJ & MELISSA A. WAWRZONKIEWICZ	14 SEAVIEW AVENUE	Keansburg	NJ	07734	9589071052704070192815
LEONORE J	21 OCEANVIEW AVENUE	Keansburg	NJ	07734	9589071052704070194192
PARIKH VINEET MANKOWSKI	9 BAYVIEW AVE	Keansburg	NJ	07734	9589071052704070192723
MICHAEL&JESSICA MARMELSTEIN	7 BAYVIEW AVE	Keansburg	NJ	07734	9589071052704070192822
JEFFREY A & ROBIN LABEET DAMIAN A OLIVERO & DORKA A	17 BAYVIEW AVE	Keansburg	NJ	07734	9589071052704070194208
MONTANO TIMOTHY & COGHEN KATIE	33 BAYVIEW AVE	Keansburg	NJ	07734	9589071052704070192730
GERNS CHARLES E & MEYER PATRICIA A	38 BAYVIEW AVENUE	Keansburg	NJ	07734	9589071052704070192839
LEAP BUILDERS ROSARIO JOSE & HIDALGO LORENA	36 BAYVIEW AVENUE	Keansburg	NJ	07734	9589071052704070194215
HOLLENSTEIN CHRISTOPHER W & MELANI	102 HOWE LANE	Freehold	NJ	07728	9589071052704070192747
SALANT ERIC	35 PINEVIEW AVE.	Keansburg	NJ	07734	9589071052704070192846
WALL THOMAS M MARS ON THE MAP LLC	37 PINEVIEW AVE.	Keansburg	NJ	07734	9589071052704070194222
TMFD HOLDINGS LLC	9 VERNON ROAD	Marlboro Atlantic	NJ	07746	9589071052704070192754
BARSKIY DMITRIY SOLIMAN	79 OCEAN BLVD.	Highlands	NJ	07716	9589071052704070192853
ANTHONY ATTIA ASGI ENTERPRISES LLC	521 MARVIN DRIVE	Long Branch Atlantic	NJ	07740	9589071052704070194239
39-43 PINEVIEW LLC	107 MOUNTAINSIDE AVE	Highlands	NJ	07716	9589071052704070192761
	11 FOULKS TERRACE	Lincroft	NJ	07738	9589071052704070192860
	2 PENELOPE LANE	Middletown	NJ	07748	9589071052704070194246
	640 KIRWAN COURT	Freehold	NJ	07728	9589071052704070192778
	P.O. BOX 292	Lakewood	NJ	08701	9589071052704070192877

### 26 Seaview Ave. (Block 18 Lot 8)

Name	Address 1	City	State	Zip	Certified Tracking
NJ Natural Gas Company	1415 Wyckoff Road One River Centre	Wall	NJ	07719	9589071052704070194253
Jersey Central Power & Light	331 Newman Springs Road, Bldg. 3	Red Bank	NJ	07701	9589071052704070194260
Keansburg Board of Fire Commissioners	29 Church Street	Keansburg	NJ	07734	9589071052704070194277
Cablevision Raritan Valley	Attn.: Construction Department 275 Centennial Avenue CN 6805	Piscataway	NJ	08855	9589071052704070194284

LAM ALVIN & MAN KELLY	23 SEAVIEW AVE	Keansburg South	NJ	07734	70222410000049382233
LUTIN NATALIA BAIRD GEORGE J & MARINELISS	764 BORDENTOWN AVENUE	Amboy	NJ	08879	70222410000049382240
LERNER MARINA ROSA DONNA ETALS	16 OCEANVIEW AVENUE	Keansburg	NJ	07734	70222410000049382257
RAUPP CRYSTAL MCCANN VERONICA A	3536 MELCON FARMS WAY	Jacksonville	FL	32223	70222410000049382264
LANNI STEVEN J	38 OCEANVIEW AVENUE	Keansburg	NJ	07734	70222410000049382271
ZAJENCKI PAUL BRUNO MARGARET & EWINGTON PATRICIA	36 OCEANVIEW AVE	Keansburg	NJ	07734	70222410000049382288
0 DWYER MICHAEL JR & FRANCIS BARRERA FLORENCIO RAMIREZ	34 OCEANVIEW AVENUE	Keansburg	NJ	07734	70222410000049382295
WAWRZONKIEWICZ LEONORE J SOLIMAN HAM DY & ENTESAR	27 SEAVIEW AVENUE	Keansburg	NJ	07734	70222410000049382301
PARIKH VINEET MANKOWSKI MICHAEL & JESSICA MARMELSTEIN JEFFREY A & ROBIN JUDOWSKI PETER J & MELISSA A. LABEET DAMIAN A OLIVERO & DORKA A MONTANO TIMOTHY & COGHEN KATIE GERNS CHARLES E & MEYER PATRICIA A	31 SEAVIEW AVE	Keansburg	NJ	07734	70222410000049382318
LEAP BUILDERS SOLIMAN ANTHONY ATTIA TMFD HOLDINGS LLC MARS ON THE MAP LLC	37 SEAVIEW AVENUE	Keansburg	NJ	07734	9589071052704070194437
	77 WASHINGTON STREET	Keyport	NJ	07735	9589071052704070194444
	77 CENTER AVENUE	Keansburg	NJ	07734	9589071052704070194451
	21 OCEANVIEW AVENUE	Keansburg	NJ	07734	9589071052704070194468
	30 SEAVIEW AVE	Keansburg	NJ	07734	9589071052704070194475
	9 BAYVIEW AVE	Keansburg	NJ	07734	9589071052704070194482
	7 BAYVIEW AVE	Keansburg	NJ	07734	9589071052704070194499
	17 BAYVIEW AVE	Keansburg	NJ	07734	9589071052704070194505
	14 SEAVIEW AVENUE	Keansburg	NJ	07734	9589071052704070194512
	33 BAYVIEW AVE	Keansburg	NJ	07734	9589071052704070194529
	38 BAYVIEW AVENUE	Keansburg	NJ	07734	9589071052704070194536
	36 BAYVIEW AVENUE	Keansburg	NJ	07734	9589071052704070194543
	102 HOWE LANE	Freehold	NJ	07728	9589071052704070194550
	2 PENELOPE LANE	Middletown Atlantic Highlands	NJ	07748	9589071052704070194567
	107 MOUNTAINSIDE AVE	Highlands	NJ	07716	9589071052704070194574
	521 MARVIN DRIVE	Long Branch	NJ	07740	9589071052704070194581

JUDOWSKI PETERJ & MELISSA A. WA WRZONKIEWICZ	14 SEAVIEW AVENUE	Keansburg	NJ	07734	9589071052704070192815
LEONORE J	21 OCEANVIEW AVENUE	Keansburg	NJ	07734	9589071052704070194192
PARIKH VINEET MANKOWSKI	9 BAYVIEW AVE	Keansburg	NJ	07734	9589071052704070192723
MICHAEL&JESSICA MARMELSTEIN JEFFREY	7 BAYVIEW AVE	Keansburg	NJ	07734	9589071052704070192822
A & ROBIN LABEET DAMIAN A	17 BAYVIEW AVE	Keansburg	NJ	07734	9589071052704070194208
OLIVERO & DORKA A MONTANO TIMOTHY &	33 BAYVIEW AVE	Keansburg	NJ	07734	9589071052704070192730
COGHEN KATIE GERNS CHARLES E &	38 BAYVIEW AVENUE	Keansburg	NJ	07734	9589071052704070192839
MEYER PATRICIA A ROSARIO JOSE &	36 BAYVIEW AVENUE	Keansburg	NJ	07734	9589071052704070194215
HIDALGO LORENA HOLLENSTEIN	35 PINEVIEW AVE.	Keansburg	NJ	07734	9589071052704070192846
CHRISTOPHER W & MELANI	37 PINEVIEW AVE.	Keansburg	NJ	07734	9589071052704070194222
WALL THOMAS M	79 OCEAN BLVD.	Atlantic Highlands	NJ	07716	9589071052704070192853

#### 26 Seaview Ave. (Block 18 Lot 8)

Name	Address 1	City	State	Zip	Certified Tracking
NJ Natural Gas Company	1415 Wyckoff Road	Wall	NJ	07719	9589071052704070194253
CHIQL LLC	102 MARKET STREET	Newark	NJ	07102	9589071052704070194338
DOERR HELEN & LODATO KATHLEEN	39 BAYVIEW AVE.	Keansburg	NJ	07734	9589071052704070194383
WELLFLEET PROPERTY HOLDINGS LLC	528 LAFAYETTE AVENUE 764 BORDENTOWN AVENUE	Hawthorne South Amboy	NJ	07506	9589071052704070194413
LUTIN NATALIA			NJ	08879	70222410000049382240

5. To date, the certified mail return receipt requested envelopes have successfully been delivered to the below listed property owners and additional companies. The original green card receipts for these property owners and additional companies have not been received, however, the USPS tracking information with delivery confirmation are attached hereto as **Exhibit C**.

#### BAYVIEW AVE. (BLOCK 18 LOT 25)

Name	Address 1	City	State	Zip	Certified Tracking
Keansburg Board of Fire Commissioners	29 Church Street Attn.: Construction Department	Keansburg	NJ	07734	9589071052704070192587
Cablevision Raritan Valley	275 Centennial Avenue CN 6805	Piscataway	NJ	08855	9589071052704068933376

ROSA DONNA ETALS	38 OCEANVIEW AVENUE	Keansburg	NJ	07734	70222410000049382271
MCCANN VERONICA A	34 OCEANVIEW AVENUE	Keansburg	NJ	07734	70222410000049382295
LANNI STEVEN J	27 SEAVIEW AVENUE	Keansburg	NJ	07734	70222410000049382301
ZAJENCKI PAUL	31 SEAVIEW AVE	Keansburg	NJ	07734	70222410000049382318
BRUNO MARGARET & EWINGTON PATRICIA	37 SEAVIEW AVENUE	Keansburg	NJ	07734	9589071052704070194437
O DWYER MICHAEL JR & FRANCIS	77 WASHINGTON STREET	Keyport	NJ	07735	9589071052704070194444
WAWRZONKIEWICZ LEONORE J	21 OCEANVIEW AVENUE	Keansburg	NJ	07734	9589071052704070194468
SOLIMAN HAM DY & ENTESAR	30 SEAVIEW AVE	Keansburg	NJ	07734	9589071052704070194475
PARIKH VINEET MANKOWSKI	9 BAYVIEW AVE	Keansburg	NJ	07734	9589071052704070194482
MICHAEL & JESSICA MARMELSTEIN	7 BAYVIEW AVE	Keansburg	NJ	07734	9589071052704070194499
JEFFREY A & ROBIN JUDOWSKI PETER J & MELISSA A.	17 BAYVIEW AVE	Keansburg	NJ	07734	9589071052704070194505
MONTANO TIMOTHY & COGHEN KATIE	14 SEAVIEW AVENUE	Keansburg	NJ	07734	9589071052704070194512
GERNS CHARLES E & MEYER PATRICIA A	38 BAYVIEW AVENUE	Keansburg	NJ	07734	9589071052704070194536
LEAP BUILDERS SOLIMAN ANTHONY	36 BAYVIEW AVENUE	Keansburg	NJ	07734	9589071052704070194543
ATTIA	102 HOWE LANE	Freehold	NJ	07728	9589071052704070194550
MARS ON THE MAP LLC	2 PENELOPE LANE	Middletown	NJ	07748	9589071052704070194567
ASG1 ENTERPRISES LLC	521 MARVIN DRIVE	Long Branch	NJ	07740	9589071052704070194581
DOHERTY PATRICKJ & MARY	640 KIRWAN COURT	Freehold	NJ	07728	9589071052704070194598
	26 OCEANVIEW AVE	Keansburg	NJ	07734	9589071052704070194604

6. Per USPS Tracking, the certified mail return receipt requested envelope addressed to the below listed property owners have not yet been delivered and are marked "On the Way". USPS tracking confirmations are attached hereto as **Exhibit D**.

**BAYVIEW AVE. (BLOCK 18 LOT 25)**

Name	Address 1	City	State	Zip	Certified Tracking
Jersey Central Power & Light	One River Centre 331 Newman Springs Road, Bldg. 3	Red bank	NJ	07701	9589071052704070192488
CHIQL LLC	102 MARKET STREET	Newark	NJ	07102	9589071052704070192501
HOOKS DWIGHT	16840 PIERCE STREET	Southfield	MI	48076	9589071052704070192648
TMFD HOLDINGS LLC	107 MOUNTAINSIDE AVE	Atlantic Highlands	NJ	07716	9589071052704070192761

**BAYVIEW AVE. (BLOCK 18 LOT 25)**

Name	Address 1	City	State	Zip	Certified Tracking
PETZINGER RONNIE & LEPORE ANGELA	15 RIDGE ROAD	Parsippany	NJ	07054	9589071052704070192624

9. Per USPS Tracking, the certified mail return receipt requested envelope addressed to the below listed property owners have not yet been delivered and are marked "Available for Pickup". The original certified envelopes for each are attached hereto as **Exhibit G**.

**BAYVIEW AVE. (BLOCK 18 LOT 25)**

Name	Address 1	City	State	Zip	Certified Tracking
39-43 PINEVIEW LLC	P.O. BOX 292	Lakewood	NJ	08701	9589071052704070192877

10. Per USPS Tracking, the certified mail return receipt requested envelope addressed to the below listed property owners have not yet been delivered and are marked "Addressee Unknown". The original certified envelopes for each are attached hereto as **Exhibit H**.

**BAYVIEW AVE. (BLOCK 18 LOT 25)**

Name	Address 1	City	State	Zip	Certified Tracking
MOLMAN ALEXANDER & IRINA	22 SEAVIEW AVENUE	Keansburg	NJ	07734	9589071052704070192464

**26 Seaview Ave. (Block 18 Lot 8)**

Name	Address 1	City	State	Zip	Certified Tracking
MOLMAN ALEXANDER & IRINA	22 SEAVIEW AVENUE	Keansburg	NJ	07734	70222410000049382134
LABEET DAMIAN A OLIVERO & DORKA A	33 BAYVIEW AVE	Keansburg	NJ	07734	9589071052704070194529

11. One legal notice has been placed in one of the approved papers of the Borough, more specifically, The Asbury Park Press and APP.com on May 22, 2026. The Affidavit of Publication is attached hereto as **Exhibit I**.



**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 18 LOT 25

PROPERTY LOCATION: Bayview Ave.

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

Taxes are paid in full up to date 4/2/26

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

Date: 4/2/26

Ann Marie Best Ann Marie Best

Thomas P. Cusick, CTC Tax Collector Clerk

**Borough of Keansburg**



**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 18 LOT 8

PROPERTY LOCATION: 26 Seaview Ave.

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

Taxes are paid in full up to date 4/2/26

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

Date: 4/2/26

Ann Marie Best Ann Marie Best  
Thomas P. Cusick, CTC Tax Collector Clerk

**Borough of Keansburg**

OFFICE OF THE TAX ASSESSOR

Date: 06/04/2026

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 18                      Lots: 8, 25                      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

OFFICE OF THE TAX ASSESSOR

2026-06-04

10:00 AM

1323-18-13	JUDOWSKI PETER J & MELISSA A.	14 SEAVIEW AVENUE	KEANSBURG NJ	07734
1323-18-11	WAWRZONKIEWICZ LEONORE J	21 OCEANVIEW AVENUE	KEANSBURG NJ	07734
1323-18-9	O DWYER MICHAEL JR & FRANCIS	77 WASHINGTON STREET	KEYPORT NJ	07735
1323-17-28	BRUNO MARGARET & EWINGTON PATRICIA	37 SEAVIEW AVENUE	KEANSBURG NJ	07734
1323-18-2	BARRERA FLORENCIO RAMIREZ	77 CENTER AVENUE	KEANSBURG NJ	07734
1323-18-6	SOLIMAN HAMDY & ENTESAR	30 SEAVIEW AVE	KEANSBURG NJ	07734
1323-18-20.01	PARIKH VINEET	9 BAYVIEW AVE	KEANSBURG NJ	07734
1323-18-20.02	MANKOWSKI MICHAEL & JESSICA	7 BAYVIEW AVE	KEANSBURG NJ	07734
1323-18-21	MARMELSTEIN JEFFREY A & ROBIN	17 BAYVIEW AVE	KEANSBURG NJ	07734
1323-19-4	MONTANO TIMOTHY & COGHEN KATIE	38 BAYVIEW AVENUE	KEANSBURG NJ	07734
1323-19-5	GERNS CHARLES E & MEYER PATRICIA A	36 BAYVIEW AVENUE	KEANSBURG NJ	07734
1323-19-6	LEAP BUILDERS	102 HOWE LANE	FREEHOLD NJ	07728
1323-18-28.01	LABEET DAMIAN A OLIVERO & DORKA A	33 BAYVIEW AVE	KEANSBURG NJ	07734
1323-18-22	MARS ON THE MAP LLC	521 MARVIN DRIVE	LONG BRANCH NJ	07740
1323-18-27	SOLIMAN ANTHONY ATTIA	2 PENELOPE LANE	MIDDLETOWN NJ	07748
1323-18-1	ASG1 ENTERPRISES LLC	640 KIRWAN COURT	FREEHOLD NJ	07728
1323-18-14	TMFD HOLDINGS LLC	107 MOUNTAINSIDE AVE	ATLANTIC HIGHLANDS NJ	07716
1323-17-8	DOHERTY PATRICK J & MARY	26 OCEANVIEW AVE	KEANSBURG NJ	07734

1323-18-20.01	PARIKH VINEET	9 BAYVIEW AVE	KEANSBURG NJ	07734
1323-18-20.02	MANKOWSKI MICHAEL & JESSICA	7 BAYVIEW AVE	KEANSBURG NJ	07734
1323-18-21	MARMELSTEIN JEFFREY A & ROBIN	17 BAYVIEW AVE	KEANSBURG NJ	07734
1323-17-23	LANNI STEVEN J	27 SEAVIEW AVENUE	KEANSBURG NJ	07734
1323-17-25	ZAJENCKI PAUL	31 SEAVIEW AVE	KEANSBURG NJ	07734
1323-17-28	BRUNO MARGARET & EWINGTON PATRICIA	37 SEAVIEW AVENUE	KEANSBURG NJ	07734
1323-18-9	O DWYER MICHAEL JR & FRANCIS	77 WASHINGTON STREET	KEYPORT NJ	07735
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1323-19-4	MONTANO TIMOTHY & COGHEN KATIE	38 BAYVIEW AVENUE	KEANSBURG NJ	07734
1323-19-5	GERNS CHARLES E & MEYER PATRICIA A	36 BAYVIEW AVENUE	KEANSBURG NJ	07734
1323-19-31.01	ROSARIO JOSE & HIDALGO LORENA	35 PINEVIEW AVE.	KEANSBURG NJ	07734
1323-19-31.02	HOLLENSTEIN CHRISTOPHER W & MELANI	37 PINEVIEW AVE.	KEANSBURG NJ	07734
1323-18-27	SOLIMAN ANTHONY ATTIA	2 PENELOPE LANE	MIDDLETOWN NJ	07748
1323-19-24	SALANT ERIC	9 VERNON ROAD	MARLBORO NJ	07746
1323-19-26	WALL THOMAS M	79 OCEAN BLVD.	ATLANTIC HIGHLANDS NJ	07716
1323-18-1	ASG1 ENTERPRISES LLC	640 KIRWAN COURT	FREEHOLD NJ	07728
1323-18-22	MARS ON THE MAP LLC	521 MARVIN DRIVE	LONG BRANCH NJ	07740
1323-18-14	TMFD HOLDINGS LLC	107 MOUNTAINSIDE AVE	ATLANTIC HIGHLANDS NJ	07716
1323-19-2	BARSKIY DMITRIY	11 FOULKS TERRACE	LINCROFT NJ	07738
1323-19-33	39-43 PINEVIEW LLC	P.O. BOX 292	LAKWOOD NJ	08701