

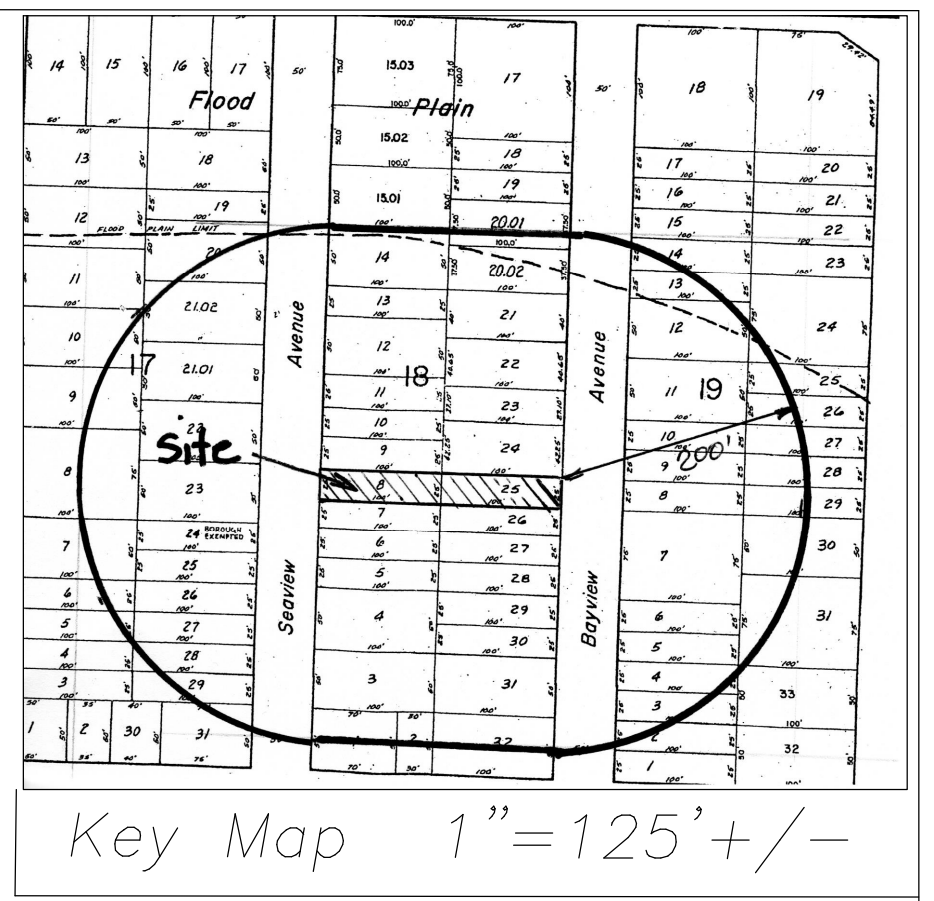
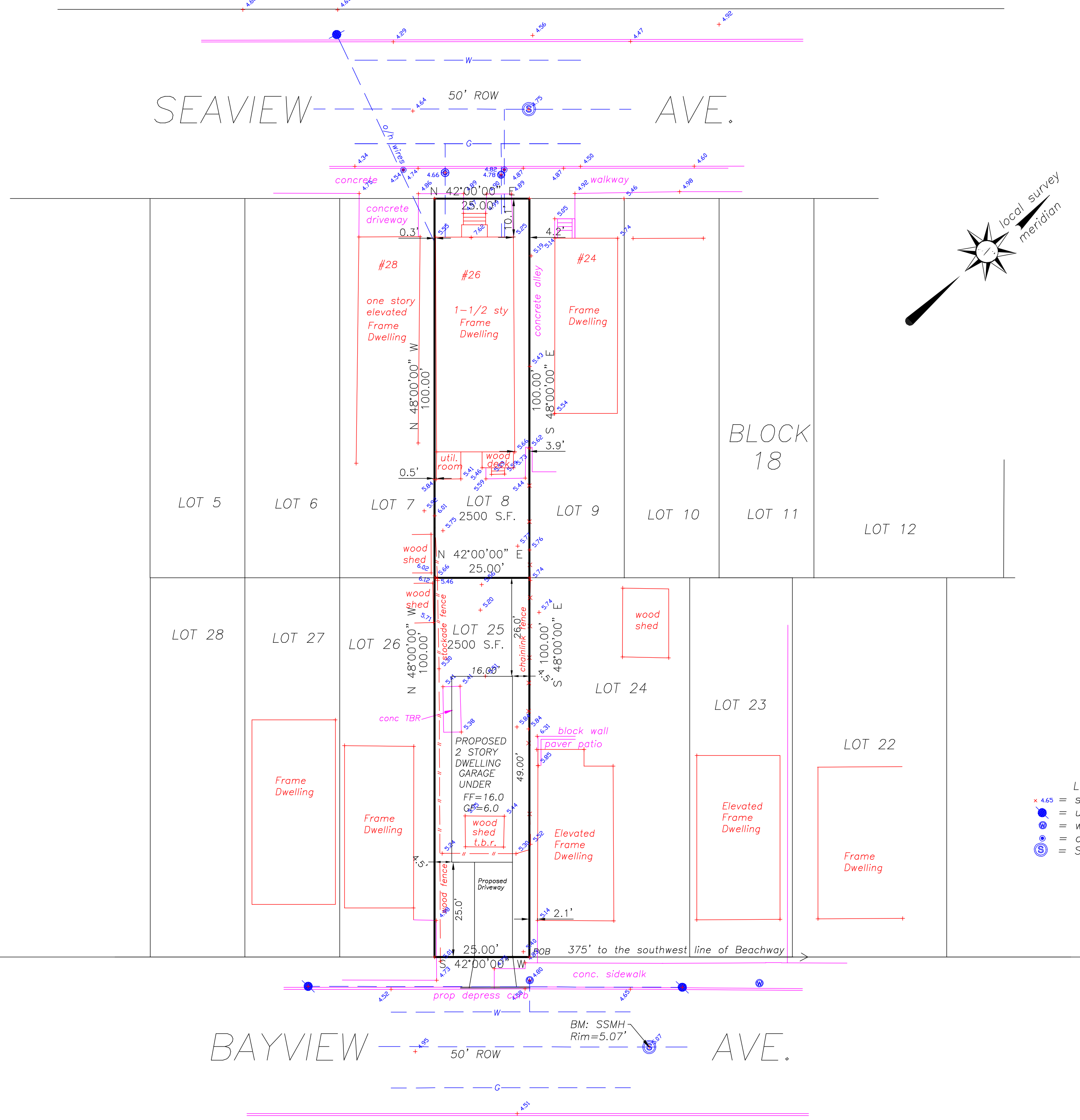
ZONE SCHEDULE

R-5 A redevelopment zone		Residential Elements		Existing conditions		PROPOSED CONDITIONS	
Zone District		Lot 8 & 25	Lot 8.01	Lot 25.01			
Lot Area, min.	SF	5000	5000	2500*	2500*		
Lot frontage, MIN	Ft	50	25 **	25.00*	25.00*		
Front yard	FT	25	10.1**	10.1**	25.0		
Side yard	FT	7.5'/15'	0.30/4.5**	0.30/4.5**	4.5/9*		
Min. Circle Area	FT	42	10**	10**	10**		
Rear Yard	FT	25	126	26	25.0		
Coverage, Bldg	%	25	26**	48*	31.3*		
Coverage Lot	%	50	33.7	61.9*	42.3		
Bldg Height	FT	35	<35	<35	<35		
	STY	2.5	1 1/2	1 1/2	2gar under*		

** Pre-existing non conformity.
* Created condition, variance required.

OWNERS WITHIN 200'

Block/Lot	Owner	Mailing Address	City	State	Zip
18/8					
1323-17-01	WINGSLAR ORCA LLC	83 KENNEDY WAY	KEANSBURG	NJ	07734
1323-17-02	WINGSLAR ORCA LLC	83 KENNEDY WAY	KEANSBURG	NJ	07734
1323-18-3	CHGL LLC	102 MARKET STREET	NEWARK	NJ	07102
1323-18-25	BUDGE KEVIN	21 OAKWOOD PL	KEANSBURG	NJ	07734
1323-19-7	ALMEIDA PAUL	69 WASHINGTON ROCK RD	WATCHUNG	NJ	07080
1323-19-11.01	WISSLER CHRISTINE	22 BAYVIEW AVE	KEANSBURG	NJ	07734
1323-19-12	18 BAYVIEW LLC	3508 Mt. COTON FARMS WAY	JACKSONVILLE	FL	32223
1323-18-01.01	DOEBER HELEN & LOUATO KATHLEEN	59 BAYVIEW AVE	KEANSBURG	NJ	07734
1323-18-32	TEXAS HOUSING LLC	57 BAYVIEW AVENUE	KEANSBURG	NJ	07734
1323-18-26	HENRIQUES LUIS MAGNO	43 B HILLCREST AVE	CRANFORD	NJ	07016
1323-18-12	WELLFLEET PROPERTY HOLDINGS LLC	528 LAFAYETTE AVENUE	HAWTHORNE	NJ	07006
1323-18-23	MONAHAN TIMOTHY & MARGARET	21 BAYVIEW AVE	KEANSBURG	NJ	07734
1323-18-24	HICKS DWIGHT	167 AD PIERCE STREET	SOUTHFIELD MI		48076
1323-18-10	MCJMAN ALEXANDER & IRINA	22 SEAVIEW AVENUE	KEANSBURG	NJ	07734
1323-17-29	28 SEAVIEW AVENUE LLC	60 FAYSIDE PKWY	MIDDLETOWN	NJ	07748
1323-18-7	DE'CHICH ARLENE & HOFF MICHELE	28 SEAVIEW AVENUE	KEANSBURG	NJ	07734
1323-18-8	BUDGE KEVIN	21 OAKWOOD PL	KEANSBURG	NJ	07734
1323-18-4	HUSSEY JOSEPH JR & MAURO MEAGHAN	34 SEAVIEW AVE	KEANSBURG	NJ	07734
1323-17-26	WUJASAK KAREN & MICHELLE	33 SEAVIEW AVE	KEANSBURG	NJ	07734
1323-17-27	LEAP BUILDERS INC	102 HOWE LANE	FREEHOLD	NJ	07728
1323-17-20	SUNLIGHT DEVELOPMENT LLC	32 CENTER AVENUE	KEANSBURG	NJ	07734
1323-17-21.01	OWDYER HOLDINGS LLC 15 SEAVIEW AVE	79 WASHINGTON ST	KEYPORT	NJ	07735
1323-17-21.02	SACCOMB ANNE MARIE	17 SEAVIEW AVENUE	KEANSBURG	NJ	07734
1323-17-22	LAM ALVIN & MAN KELLY	23 SEAVIEW AVE	KEANSBURG	NJ	07734
1323-17-9	LUTIN NATALIA	764 BORDENTOWN AVENUE	SOUTH AMBOY	NJ	08879
1323-17-10	BARRO GEORGE & MARINELLIS	16 OCEANVIEW AVENUE	KEANSBURG	NJ	07734
1323-17-11	LEINER MARINA	3538 WELDON FARMS WAY	JACKSONVILLE	FL	32223
1323-17-4	ROSA DONNA ETALS	38 OCEANVIEW AVENUE	KEANSBURG	NJ	07734
1323-17-5	RAUPP CRYSTAL	36 OCEANVIEW AVE	KEANSBURG	NJ	07734
1323-17-8	MCCANN VERONICA A	34 OCEANVIEW AVENUE	KEANSBURG	NJ	07734
1323-17-23	LANNI STEVEN J	27 SEAVIEW AVENUE	KEANSBURG	NJ	07734
1323-18-12	WELLFLEET PROPERTY HOLDINGS LLC	528 LAFAYETTE AVENUE	HAWTHORNE	NJ	07006
1323-18-9	OWDYER MICHAEL JR & FRANCIS	77 WASHINGTON STREET	KEYPORT	NJ	07735
1323-18-2	BARBERA FLORENCO RAHREZ	77 CENTER AVENUE	KEANSBURG	NJ	07734
1323-18-11	WAWROZKIEWICZ LEONIE J	21 OCEANVIEW AVENUE	KEANSBURG	NJ	07734
1323-18-6	SOLMAN HAMDY & ENTESAR	30 SEAVIEW AVE	KEANSBURG	NJ	07734
1323-18-20.01	PARRI VINET	9 BAYVIEW AVE	KEANSBURG	NJ	07734
1323-18-20.02	HANOWSKI MICHAEL & JESSICA	7 BAYVIEW AVE	KEANSBURG	NJ	07734
1323-18-21	HAINMELSTEIN JEFFREY A & ROBIN	17 BAYVIEW AVE	KEANSBURG	NJ	07734
1323-18-13	JUDOWSKI PETER J & MELISSA A	14 SEAVIEW AVENUE	KEANSBURG	NJ	07734
1323-18-28.01	LABET DAMIAN A OLIVERO & DORCA A	33 BAYVIEW AVE	KEANSBURG	NJ	07734
1323-18-4	MONAHAN TIMOTHY & COGREN KATIE	38 BAYVIEW AVENUE	KEANSBURG	NJ	07734
1323-18-5	GENS CHARLES & MEYER PATRICIA A	36 BAYVIEW AVENUE	KEANSBURG	NJ	07734
1323-19-6	LEAP BUILDERS	102 HOWE LANE	FREEHOLD	NJ	07728
1323-18-27	SOLMAN ANTONY ATTIA	2 PENNELOPE LANE	MIDDLETOWN	NJ	07748
1323-18-14	THFO HOLDINGS LLC	107 MOUNTAINLANDS NJ	ATLANTIC HIGHLANDS	NJ	07718
1323-18-22	MANS ON THE MAP LLC	621 MARVIN DRIVE	LONG BRANCH	NJ	07740
1323-18-1	ASQ ENTERPRISES LLC	640 KIRWAN COURT	FREEHOLD	NJ	07728
1323-17-8	COHERITY PATRICK J & MARY	28 OCEANVIEW AVENUE	KEANSBURG	NJ	07734
1323-18-79	ZANKER WIC	15 CONSTITUTION DR	LEONARD NJ	07737	
1323-18-30	PIADUKOV PIERRE	31 PINEVIEW AVENUE	KEANSBURG	NJ	07734
1323-19-25	ALMONTE CARMEN	21 PINEVIEW AVENUE	KEANSBURG	NJ	07734
1323-18-28	186 CENTER STREET LLC	7 EAST LAWN DRIVE	HOLMDEL	NJ	07733
1323-19-27	PETZINGER ROBIN & EPIORE ANGELA	15 RIDGE ROAD	PASSICAPPA NJ	07654	
1323-18-9	CHOCARELLO FRANCESCO	40 BAYVIEW AVENUE	KEANSBURG	NJ	07734
1323-17-25	ZAIENCKI PAUL	31 SEAVIEW AVE	KEANSBURG	NJ	07734
1323-17-28	EBLUND MARGARET & PAVINOTON PATRICIA	97 SEAVIEW AVENUE	VEANSBURG	NJ	07734
1323-19-13	FEZJUA MALEK	12 BAYVIEW AVE	KEANSBURG	NJ	07734



GENERAL NOTES

- The Applicant proposes to: subdivide the existing 25' x 200' Residential Lot into two 25' x 100' Residential Lots. Keeping the existing dwelling on one Lot and building a new home on the other Lot. Property known and designated as Lot 8 & 25, Block 18 as shown on the Tax assessment map for Borough of Keansburg, Monmouth County, New Jersey,

Total tract area	5000sf
Total bldg area	1293.5 sf
Lot Coverage	1685.6 sf
Greenscape area	3314.4 sf

Proposed Lot area	LOT 8.01	LOT 25.01
Proposed building area	2500 SF	2500 SF
Proposed driveways/walks	1210.8 SF	784 SF
Proposed greenscape	336.8 SF	275 SF
	952.4 SF	1059 SF

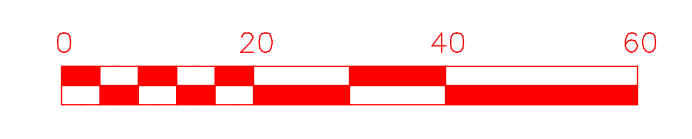
Building Height	20 FT	30 FT
Lot Coverage	1547.6 SF	1059 SF

- The location of utilities are from information available at time of map preparation. No guarantee is intended as to exact location or size. Contractors are advised to contact the appropriate utility before any new construction.
- Bearings & distances produce mathematically closed figures Greater than one part in ten thousand. All planimetric features Are within (1/40") of true position. No feature will exceed (1/20") from true position.
- Based on an Outbound survey by R and T Land Surveying N.J. License No. 43370, Prepared for KEVIN BUDGE Dated 04-21-26
- Owner/ Applicant: Kevin Budge 21 Oakwood Place Keansburg, NJ 07734

LEGEND:
 +465 = spot elevations
 ● = utility pole
 ● = water meter
 ● = clean-out
 ⊙ = San. M.H.

NOTES/REFERENCE:

DEED BOOK 8276/5206, P0
 THIS SURVEY HAS BEEN PREPARED WITHOUT A FULL TITLE SEARCH AND IS SUBJECT TO SUCH FACTS THAT MIGHT BE REVEALED BY SAID TITLE SEARCH.
 Elevations refer to NAVD 1988
 Borough of Keansburg 340303
 34025C0034F 9/25/2009 Zone AE-11.0



CLASSIFIED AND APPROVED AS A:
 SUBDIVISION BY: THE PLANNING BOARD OF THE
 BOROUGH OF KEANSBURG, MONMOUTH CO., N.J.

ON THIS _____ DAY OF _____ 20__ .

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

A PLAT OR DEED MUST BE FILED IN THE OFFICE OF THE COUNTY CLERK ON OR BEFORE _____ 20__ . WHICH DATE IS _____ DAYS AFTER THE DATE OF FINAL APPROVAL OF A _____ SUBDIVISION.

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER _____ DATE _____

I (WE) HEREBY CERTIFY TO BE THE OWNER(S) OF THE LAND DELINEATED ON THIS MAP AND DO HEREBY CONSENT TO THE FILING OF THE MAP WITH THE MUNICIPALITY AND/OR THE OFFICE OF THE COUNTY CLERK.

SIGNATURE(S) _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE MAP AND SURVEY HAVE BEEN MADE UNDER MY IMMEDIATE SUPERVISION, FROM ACTUAL MEASUREMENTS TAKEN AT THE SITE. DATE OF SURVEY: 04-21-26

RONALD L. TRINIDAD
 PROFESSIONAL LAND SURVEYOR
 N.J. LICENSE NO. 43370

MINOR SUBDIVISION FOR
KEVIN BUDGE
 LOTS 8 & 25 BLOCK 18
 BOROUGH OF KEANSBURG, MONMOUTH COUNTY, N.J.

R and T LAND SURVEYING
 SURVEYING & MAPPING-CONSULTING-CONSTRUCTION SURVEYING
 PO BOX 124, ATLANTIC HIGHLANDS, NJ 07716, 732-872-2827

RONALD L. TRINIDAD, LAND SURVEYOR NJ LICENSE No. 246504337000

DATE: 05-14-26	FILE: 4537	DRAWN: RLT	JOB NO: 8511
SCALE: 1" = 20'	CAD#: B-8511sd.dwg	CHECKED: hs	DWG NO: D-1092