



Borough of Keansburg

Planning/Zoning Office

29 Church Street • Keansburg, New Jersey 07734

Phone: 732/787-0215 • Fax: 732/787-3699

July 7, 2025

RE: Zoning Denial – Proposed New 3-Bedroom Dwelling

Property Address: Bayview Ave – Vacant Lot

Block: 18 **Lot:** 25

Zone: R-5A – Residential

Dear Applicant,

This letter is to inform you that your zoning permit application for the proposed new three-bedroom residential structure at the above-referenced property has been **denied** due to noncompliance with the bulk zoning requirements set forth in the R-5A Residential Zone of the Borough of Keansburg Land Development Ordinance.

The proposal includes the following zoning deficiencies:

1. **Side Yard Setbacks:**
 - Proposed: 4.5 feet
 - Required: Minimum 7.5 feet on each side
2. **Side Yard Setbacks (Both):**
 - Proposed: 9 feet
 - Required: Minimum 15 feet is required
3. **Rear Yard Setback:**
 - Proposed: 12 feet
 - Required: Minimum 25 feet
4. **Maximum Building Coverage:**
 - Proposed: 31%
 - Maximum Permitted: 25%
5. **Building Height / Number of Stories:**
 - Proposed: Three (3) stories
 - Maximum Permitted: Two and one-half (2.5) stories and 35 feet

As such, the application cannot be approved administratively. To proceed, you must submit an application for bulk variances to the Keansburg Zoning Board of Adjustment, which has jurisdiction to grant relief under N.J.S.A. 40:55D-70(c).