Site Plan Application – Planning Board of Adjustment

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

Name: George Li Case# _____

Address: 45 Ocean Blvd Date: 7/27/26

Keansburg, New Jersey

Phone #: 650-799-0160 Cell # 650 799 0160

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 I 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 _____

APPLICANT'S SIGNATURE _____

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), George Li, Xiaojing Tian The Applicant(s) Herein, whose Address is,

66 Knox Ave Cliffside Park, NJ 07010, am the Owner(s) [✓] int: _____

Prospective Purchaser(s) [ ] int: _____ of property located on, _____ and designated as

Block: 33 and Lot 586 on the Official Keansburg Tax Map.

2. Said property is in a _____ ZONE, and is 7,500 SF (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:

a single family House

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

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

The entrance is 10'-0" private road

See attachment

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. 33 Lot: 586 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: _____

Statement & Variance Sheet - Continued:

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

If so, state date of filing: 3/27/2023 List all the details and results of the Appeal.

Approved on 8/14/2023

9. By filing this application does the applicant (s) waive any and all rights gained previously Yes

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 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 $ _____

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: _____ Date: 7/27/26

* 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: _____ Date: _____

Sworn to and subscribed before me on this. 27th Day of (Month) July 20. 26

Notary Signature: _____

Date: 7/27/26

Two (2) application packets Must have raised Seal

Seal

JOHN MAY
Notary Public, State of New Jersey
Comm. # 50202874
My Commission Expires 9/8/2027

PUBLIC NOTICE

PLEASE TAKE NOTICE that application will be made by George Li, to the Keansburg Planning Board pursuant to the Borough Zoning Ordinance for a Variance to permit a single family dwelling to be built on property that does not have frontage on a public street. Access to the property is through an existing unimproved roadway/paper street. The property is known as 45 Ocean Boulevard, Keansburg, New Jersey, Block 33, Lots 5 & 6, and the Applicant will seek any other bulk variances and/or design waivers which may be found to apply to the application as submitted or as the same may be amended during the course of consideration by the Board.

Any person or persons affected by this appeal may have an opportunity to be heard at the meeting to be held November 9, 2026, at 6:00 p.m. in the Municipal Building, George E. Kauffmann Municipal Building, 29 Church Street, Keansburg, NJ 07734. All documents relating to this application may be inspected by the public between the hours of 9:00 a.m. and 4:00 p.m. in the office of the Secretary of the Board in the Municipal Building.

MARRIOTT CALLAHAN & BLAIR
James J. Kinneally, III, Esq. for the Firm
Attorneys for George Li
732-449-7474

AFFIDAVIT OF PROOF OF SERVICE
AND PUBLICATION OF PUBLIC NOTICE

STATE OF NEW JERSEY:

COUNTY OF MONMOUTH: SS.

JAMES J. KINNEALLY, ESQ., of full age, being duly sworn according to law, deposes and says:

1) My principal office is at 520 Washington Boulevard in the municipality of the Borough of Sea Girt, County of Monmouth, and State of New Jersey.

2) I am the attorney for the applicants, George Li, in a proceeding before the Planning Board of Adjustment of the Borough of Keansburg, regarding 45 Ocean Avenue, Block 33, Lots 5 & 6, New Jersey

3) On October 15, 2026, at least ten (10) days prior to the hearing date I gave personal notice by certified mail of this hearing to all property owners located within 200 feet of the property located at 45 Ocean Avenue, New Jersey, and

4) On October 20, 2026, at least ten (10) days prior to the hearing date, I published, as required by law, a notice in the Asbury Park Press.

5) Attached to this "Affidavit of Proof of Service" are:

1. A true copy of the notice sent by certified mail to the property owners located within 200 feet of the property together with copies of the white receipts.
2. A list of property owners located within 200 feet of the property who were served.
3. A copy of the published Public Notice from the Asbury Park Press and Affidavit of Publication.

JAMES J. KINNEALLY, III

Sworn and subscribed before me this

22nd day of October 2026

A NOTARY PUBLIC OF THE
STATE OF NEW JERSEY

CATHERINE A. GEISELMAN
A Notary Public of New Jersey
My Commission Expires March 26, 2031

BOROUGH OF KEANSBURG

OFFICE OF THE TAX COLLECTOR

Date: July 27, 2026

Block 33 Lot 6 Qualifier N/A

Address: 45 Ocean Blvd
Keansburg, NJ 07734

Please Be advised that the above-referenced account is current as of this date.

Very truly yours,

Thomas P. Cusick
Tax Collector

I verify that this information accurately reflects municipal tax records.

Tax Collector
Keansburg Borough
Monmouth County

BOROUGH OF KEANSBURG
JUL 27 2026
TAX ASSESSOR

29 Church Street • Keansburg, New Jersey 07734
Phone: 732-787-0215 • Fax: 732-787-0787