George Li and Xiaojing Tian
66 Knox Avenue
Cliffside Park, NJ 07010

Planning Board of Adjustment
Borough of Keansburg
29 Church Street
Keansburg, NJ 07734

Re: Site Plan Application – 45 Ocean Boulevard (Block 33, Lot 6)

Dear Members of the Planning Board of Adjustment,

Please accept the enclosed application for the proposed redevelopment of 45 Ocean Boulevard.

As current owners, we are presenting a new proposal for the property and do not intend to rely upon or revive the plans or approvals granted under previous ownership. We understand the Borough's determination that the prior approvals have lapsed, and this application is intended to be considered on its own merits.

Since acquiring the property, we have undertaken a redesign of the residence with the goal of creating a home that better conforms to the current Borough ordinances and applicable State regulations. During this process, we have sought to simplify the design and reduce the extent of zoning relief required compared with the previously approved proposal.

We understand that the implementation date for the NJDEP REAL rules and associated CAFE requirements has been extended, and that the 17-foot DFE requirement discussed during earlier correspondence is not currently in effect. Accordingly, the enclosed plans have been prepared based upon the floodplain requirements currently applicable to the project.

For the Board's convenience, we have included a comparison exhibit summarizing the principal differences between the previously approved design and the current proposal. This comparison is intended solely as a reference to assist the Board in understanding the evolution of the project and the design objectives of the current application.

We respectfully request the Board's consideration of the enclosed application. We appreciate your time and effort in reviewing and look forward to discussing the project at the public hearing.

Sincerely,

7/27/26

George Li and Xiaojing Tian

7/27/26

Attachment A – Design Comparison

Item	**Approved 8/14/2023**	**Proposed Design**
Principle building lot coverage	1,875 SF. =25%	1,483 SF =20%
Building height	38'-4"	35'-0"
Pool size	200 SF	None
Pool patio	996 SF	None
Ground floor entry	214 SF	454 SF
First floor	1,770 SF	1,483 SF
Second floor	1,770 SF	1,483 SF
Total habitable area	**3,754 SF**	**3,420 SF**
Grand & storage area	1,660 SF	1,029 SF