

Site Plan Application – Planning Board of Adjustment

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

Name: Leanne Clarke Case# _____
Address: 77 Shore Blvd Date: _____
Keansburg, Nj 07734
Cell Phone #: 917-657-4433 Cell# _____

Application: (2 original copies notarized, pg. 3 - 21 total sets)	<u>21</u>	# 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)	_____	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	_____	# submitted
Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties & Utilities</i>	_____	# 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.).	<u>21</u>	# submitted
Affidavit of Publication (Star Ledger 973-392-4104 Asbury Park Press 732-643-3661) <i>Must be submitted ten (10) days prior to Planning Board meeting</i>	_____	# 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), Leanne Clarke, The Applicant(s) Herein, whose Address is,

1070A Eagle Ave. Bronx NY 10455, am the Owner(s) ☒ Int: LC

Prospective Purchaser(s) [] Int: _____ of property located on, 77 Shore Blvd and designated as

Block: 30 and Lot 22 on the Official Keansburg Tax Map.

2. Said property is in a R-5 ZONE, and is 2500 sq ft (Size) and has the following

Structures on the property: None. Property is vacant.

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof:

Construct a single family ^{home} on the property

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. No

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

I am seeking relief from the following requirements
of the Keansburg General Ordinances.

Any new construction must meet the yard setbacks
as noted in the Development Regulations of the
Borough of Keansburg.

Details and Variances can be obtained from the Zoning Denial Letter which must be included in packet

6. Is the entire tract of land, Block. 30 Lot: 22 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 [X] NO Int: CC

If so, state date of filing: _____ List all the details and results of the Appeal.

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

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 [X] 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: Loanne Clarke Date: 8/2/23

* 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 2nd Day of (Month) August 2023

Notary Signature: _____

Date: _____

Two (2) application packets Must have raised Seal

Seal

Page 3

Steven Boguslavsky
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BO6260692
Qualified in Kings County
Commission Expires 08/18/2024



Borough of Keansburg

Construction Office

29 Church Street • Keansburg, New Jersey 07734
Phone: 732/787-0215 Ext. 214 or 215 • Fax: 732/787-0778

February 17, 2023

Leanne Clarke
670A Eagle Ave,
Bronx NY 10455

Re: Construction of NSF, 3 Bedrooms Structure - Denied
77 Shore Blvd, Keansburg NJ 07734
Block/Lot: 30/22
Zone: R-5

Dear Applicant:

Regarding the above mentioned property, please be advised that your Development Permit to reconstruct a new three (3) bedroom single family structures as proposed is denied for the following:

1. Additions (any new construction) must meet the yard setbacks as noted in the Development Regulations of the Borough of Keansburg.

I have also included a second page of information that you may need to include in your notices should you wish to appear before the Board.

If you wish to pursue this application you are directed to the Keansburg Planning Board of Adjustment for a formal hearing to grant the necessary variances which would be needed to permit the construction and for final approvals. Please contact the Planning Board Secretary with any question you may have regarding the Planning Board application.

Respectfully,

Kathy Burgess
Assistant Zoning Officer, Borough of Keansburg

Cc: Planning Board of Adjustment
Construction Official
File

1. 22-7.3e – Restoration of a Nonconforming Building or Structure – any Nonconforming structure that has been more than partially destroyed must be rebuilt in conformity with the current zoning regulations.
2. 22-5.2c – No existing building or structure shall be moved, altered, added to or enlarged, nor shall any land or building or portion of a building or structure to be used, designed, or arranged to be used for any purpose unless in conformity with all of the regulations herein specified for the district in which it is located.
3. 22-7.3c – Nonconforming Uses, Building or Structure. No nonconforming use may be expanded.
4. 22-5.5e – A use variance will be required as the property is in an R-5 Single Family Zone and your proposal does not meet the lot size for a new single- family home;
5. 22-5.5e – Setback variances required:
 - a. Minimum Lot Area of 5,000 SF required - 2,500 SF is being proposed;
 - b. Minimum Lot Frontage of 50 feet is required – 25 feet is being proposed;
 - c. Minimum Side Yard set back (Total) of 8 feet is proposed where 15 feet is required;
 - d. Minimum Rear Yard set back of 13.9 feet is being proposed where 25 feet is required;
 - e. Minimum Lot Coverage (Principle building) of 25% is exceeded;
6. Construction and repair of sidewalks, curbs, and driveways. 2.11;
 - c. Driveways and parking areas must conform to specifications of a minimum width of nine (9) feet and minimum length of eighteen (18) feet. The apron and depressed curb are not to be considered as part of the driveway unless approved by the Planning Board of Adjustment.
 - d. Vehicles shall not be parked on any front lawn without site approval from the Planning Board of Adjustment.
7. 22-9.3a(5) Off-Street Parking.
 - a. The driveway measures a minimum of thirty (30) feet in length between the garage door and the sidewalk or thirty-five (35) feet to the curb line,
8. Any other variances the Board may require in the course of hearing this application.



KEANSBURG PLANNING BOARD OF ADJUSTMENT

George E. Kauffmann Municipal Building
29 Church Street
Keansburg, NJ 07734

Kathy Burgess, Planning Board Secretary 732-787-0215 ext220

In the matter of Appeal: _____

To: _____

(Property owner within 200 feet)

You are hereby notified that has appealed from the action of the Zoning Officer of the Borough of Keansburg for a variance, interpretation, site plan, use variance, from Section 22-5.5e of the Developmental Regulations of the Borough of Keansburg, Chapter 22 of the Revised General Ordinances of the Borough of Keansburg so as to permit:

(Describe your proposed construction project or use and specify the individual relief (variances) you are requesting)

I am building a single family home and my proposal does not meet the minimum lot frontage which requires 50 feet and I am proposing 25ft; the minimum side yard set back requires 15ft and I am proposing 8 ft and the minimum rear yard set back requires 25 ft and I am proposing 13.9 ft. In addition, the minimum lot coverage of my new build exceeds 25% requirement.

On premises located at 77 Shore Blvd, Keansburg, New Jersey Block: 30 Lot: 22

The Keansburg Planning Board of Adjustment has scheduled the hearing to be held on the _____ Day of _____, 20____
at 7:00 PM in the Council Chambers of the Municipal Building, 29 Church Street, Keansburg, NJ 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.

OFFICE OF THE TAX ASSESSOR

Date: 07/31/2023

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 30 Lot 22 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.

Gerald Briscione, CTA
Tax Assessor

1323-26-8

1323-26-5.01

1323-26-9

1323-30-1.01

1323-26-16

1323-27-27

1323-27-28

1323-27-10

1323-27-4

1323-27-3

1323-27-2

27-1

1323-31-1

1323-31-2.01

1323-31-2

1323-31-21

1323-31-20

1323-31-19

1323-31-3

1323-31-4

1323-31-6

1323-30-19

1323-30-22

1323-30-18

1323-30-6

1323-30-7

1323-30-9

1323-30-10

1323-30-16

1323-30-15

1323-30-14

1323-30-13

1323-30-11

1323-30-12

1323-32-1

1323-31-7

1323-18-5

1323-30-22

CLARKE LEANNE

670 A EAGLE AVE

BRONX NY 10455

SUNSHINE BLVD

EAGLE AVE

Block/Lot	Ownership	Mailing address	
1323-184-5	BORO OF KEANSBURG-BEACH FRONT	29 CHURCH ST	KEANSBURG NJ 07734
1323-26-16	BORO OF KEANSBURG-BEACH FRONT	29 CHURCH ST	KEANSBURG NJ 07734
1323-26-5.01	BORO OF KEANSBURG	29 CHURCH ST	KEANSBURG NJ 07734
1323-30-20	HUBER JOHN	91 SHORE BLVD	KEANSBURG NJ 07734
1323-30-19	HUBER JOHN	91 SHORE BLVD	KEANSBURG NJ 07734
1323-31-3	82 SHORE BOULEVARD LLC	212 MEADOW LANE	SECAUCUS NJ 07094
1323-30-4	HUBER JOHN T	91 SHORE BLVD.	KEANSBURG N.J. 07734
1323-31-20	PUSZ PIOTR	441 HOLLY AVENUE	PARAMUS NJ 07652
1323-31-19	OSTERBYE RAYMOND C	55 WOODLAND AVE.	KEANSBURG NJ 07734
1323-30-23	75 SHORE BOULEVARD LLC	68-70 40TH STREET	IRVINGTON NJ 07111
1323-30-24	UNIQUE SHORE LLC	73 SHORE BOULEVARD	KEANSBURG NJ 07734
1323-30-21	SWEENEY ROBERT & KATRINA	81 SHORE BLVD	KEANSBURG NJ 07734
1323-30-22	CLARKE LEANNE	670 A EAGLE AVE	BRONX NY 10455
1323-30-18	HUBER JOHN T	89 SHORE BLVD	KEANSBURG NJ 07734
1323-27-30	BONADUCE ANTHONY	1060 HIGHWAY 36	ATL HIGHLANDS NJ 07716
1323-30-1.01	SHORE FAMILY LLC	69 SHORE BOULEVARD	KEANSBURG NJ 07734
1323-30-2.01	HUBER JOHN	91 SHORE BLVD	KEANSBURG NJ 07734
1323-26-8	GRASSO PETER & ELIZABETH	7 TWILIGHT AVE	KEANSBURG NJ 07734
1323-26-9	UGALLSHOUSE CORP	15 TWILIGHT AVE	KEANSBURG NJ 07734
1323-31-2.02	AJG DEVELOPERS INC	27 GILLETTE STREET	KEANSBURG NJ 07734
1323-31-22	MCGUIRE KIMBERLY	45 WOODLAND AVENUE	KEANSBURG NJ 07734
1323-31-18.01	MARSHALL RANDALL	57 WOODLAND AVENUE	KEANSBURG NJ 07734
1323-31-21	O KEEFE TIMOTHY	47 WOODLAND AVE	KEANSBURG NJ 07734
1323-31-4	SLATTERY REGINA	88 SHORE BLVD	KEANSBURG NJ 07734
1323-31-6	WHITLEY KEVOUM & MURRAY DEYVONNE	90 SHORE BLVD	KEANSBURG NJ 07734
1323-30-3	HUBER JOHN	91 SHORE BLVD.	KEANSBURG N.J. 07734
1323-31-1	ROSEN LOUIS & QUINONES MARY	62 71ST STREET	BROOKLYN NY 11209
1323-31-2.01	LAWFLASH 2 LLC	2035 KENNEDY BLVD	NORTH BERGEN NJ 07047



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 30 LOT 22

PROPERTY LOCATION: 77 Shore Boulevard

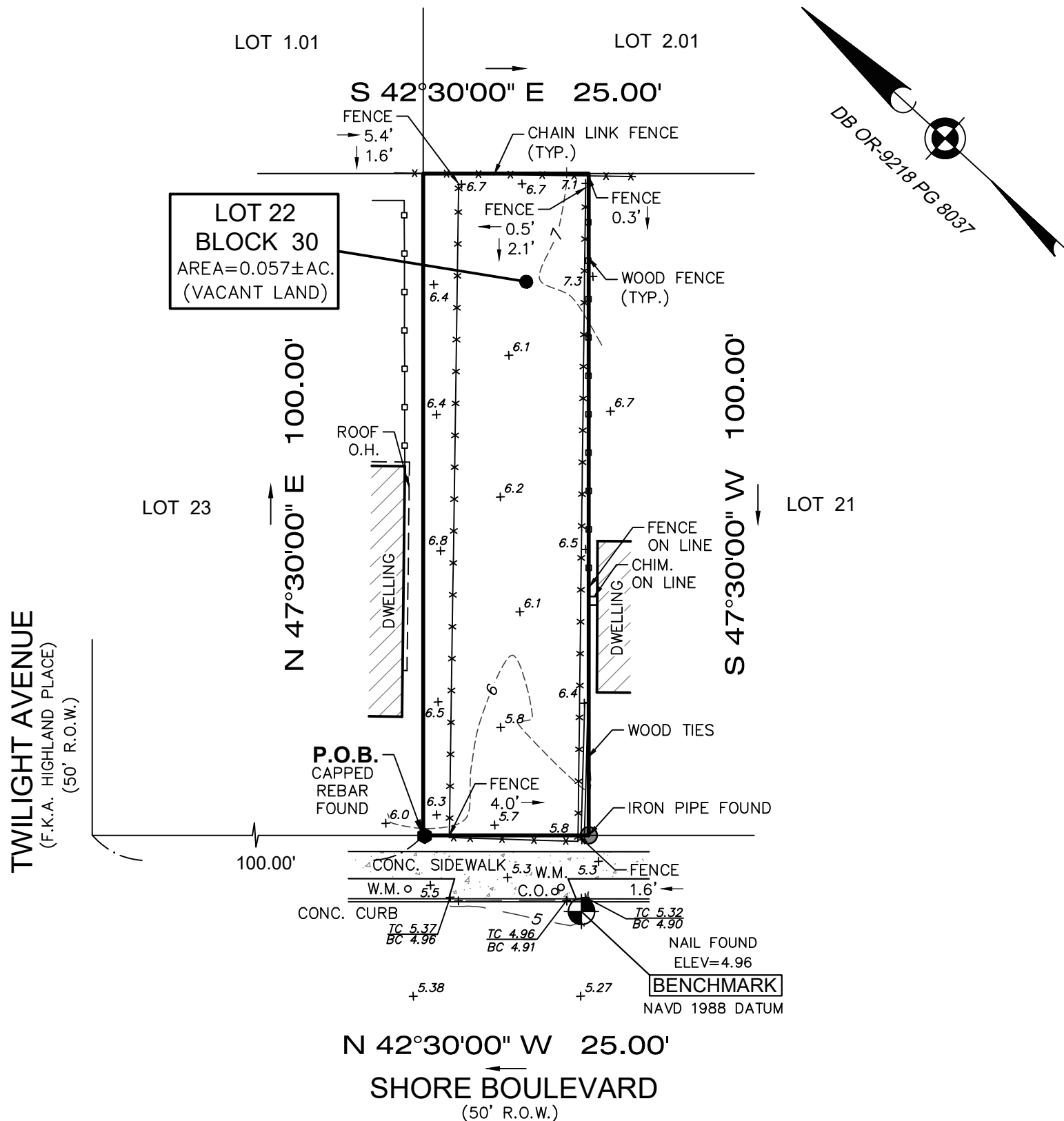
The Status of Property taxes at the above location are as follows:

- Current -

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

Date: AUGUST 3, 2023

Th P. Cusick
Thomas P. Cusick, CTC Tax Collector



PREPARED FOR: *LEANNE CLARKE*

NOTES:

- PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON CURRENT FIRM #34025C0055F, DATED 9/25/2009.
- PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 12 AS SHOWN ON PRELIMINARY FIRM #34025C0055G, DATED 1/31/2014.
- ALL ELEVATIONS ARE IN NAVD88 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.

Filed Map Reference: MAP OF GRANVILLE PARK, KEANSBURG, N.J.	Filed Map Block: 30	Filed Map Lot: 22	Filing Date: 4/11/1917	Filed Map No. 3615
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IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 3/28/23 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB OR-9218 PG 8037



MORGAN
engineering & surveying

CERTIFICATE OF AUTHORIZATION: 24GA28229800

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

**BOUNDARY AND
TOPOGRAPHIC SURVEY**

LOT 22 **BLOCK 30**
BOROUGH OF KEANSBURG
COUNTY OF MONMOUTH **NEW JERSEY**


DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

Scale: 1"=20'	Drawn By: DVP	Date: 3/28/23	JOB #: E22-00868	CAD File #: TOPO	Sheet #: 1 OF 1
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244 Maple Avenue
Red Bank, NJ 07701

732 842-8921
DesignStudio@kgdarch.com

Ron Grammer, AIA/NCARB, LEED-AP NJ License No. 17604

new construction for:
THE CLARKE RESIDENCE

new construction

THE CLARKE

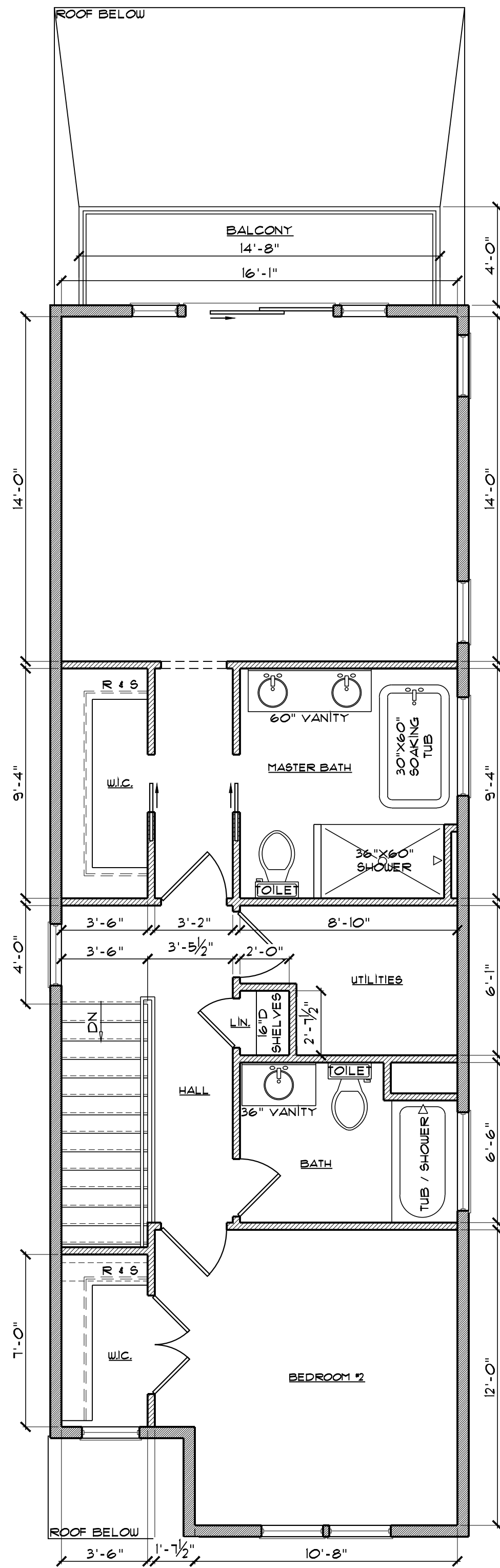
777 SHORE BOULEVARD
KEANSBURG, NEW JERSEY 07734

SCALE AS NOTED DO NOT SCALE DRAWINGS		REVISION	NUMBER

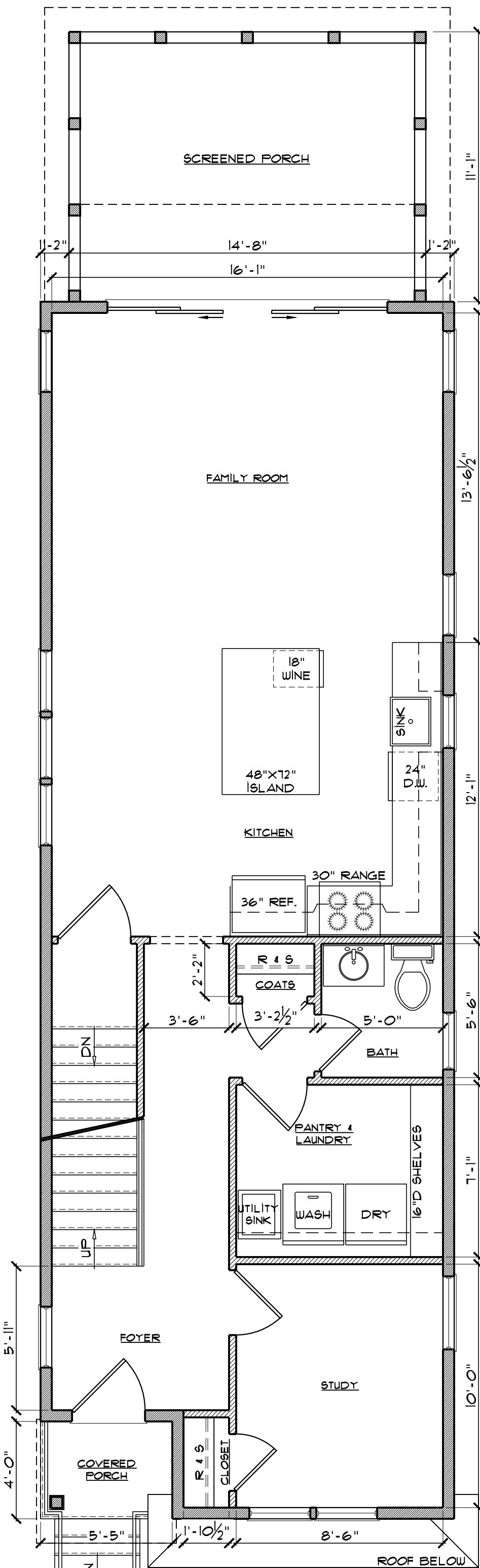
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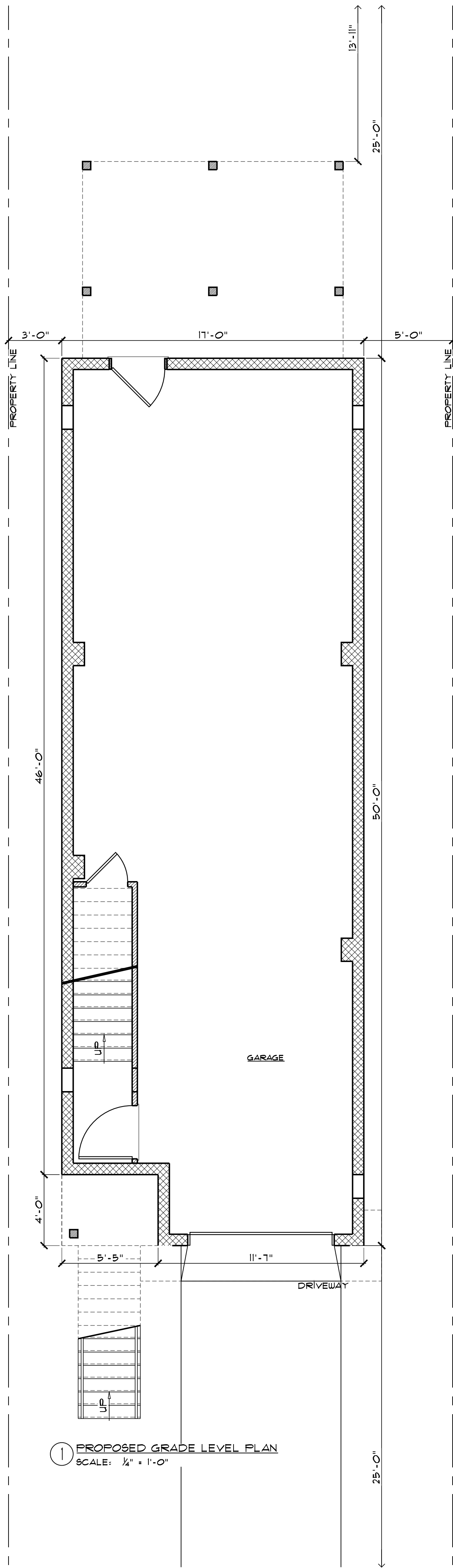
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DO NOT SCALE DRAWINGS



3 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



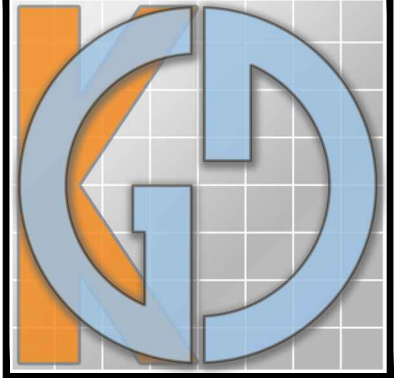
1 PROPOSED GRADE LEVEL PLAN
SCALE: 1/4" = 1'-0"

LEGEND

NEW 8" CMU WALLS

NEW 2X6 @ 16" O.C. WALLS

NEW 2X4 @ 16" O.C. WALLS



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PRELIMINARY
PLANS

new construction for:

THE CLARKE RESIDENCE

77 SHORE BOULEVARD
KEANSBURG, NEW JERSEY 07734

BLOCK 30
LOT 22

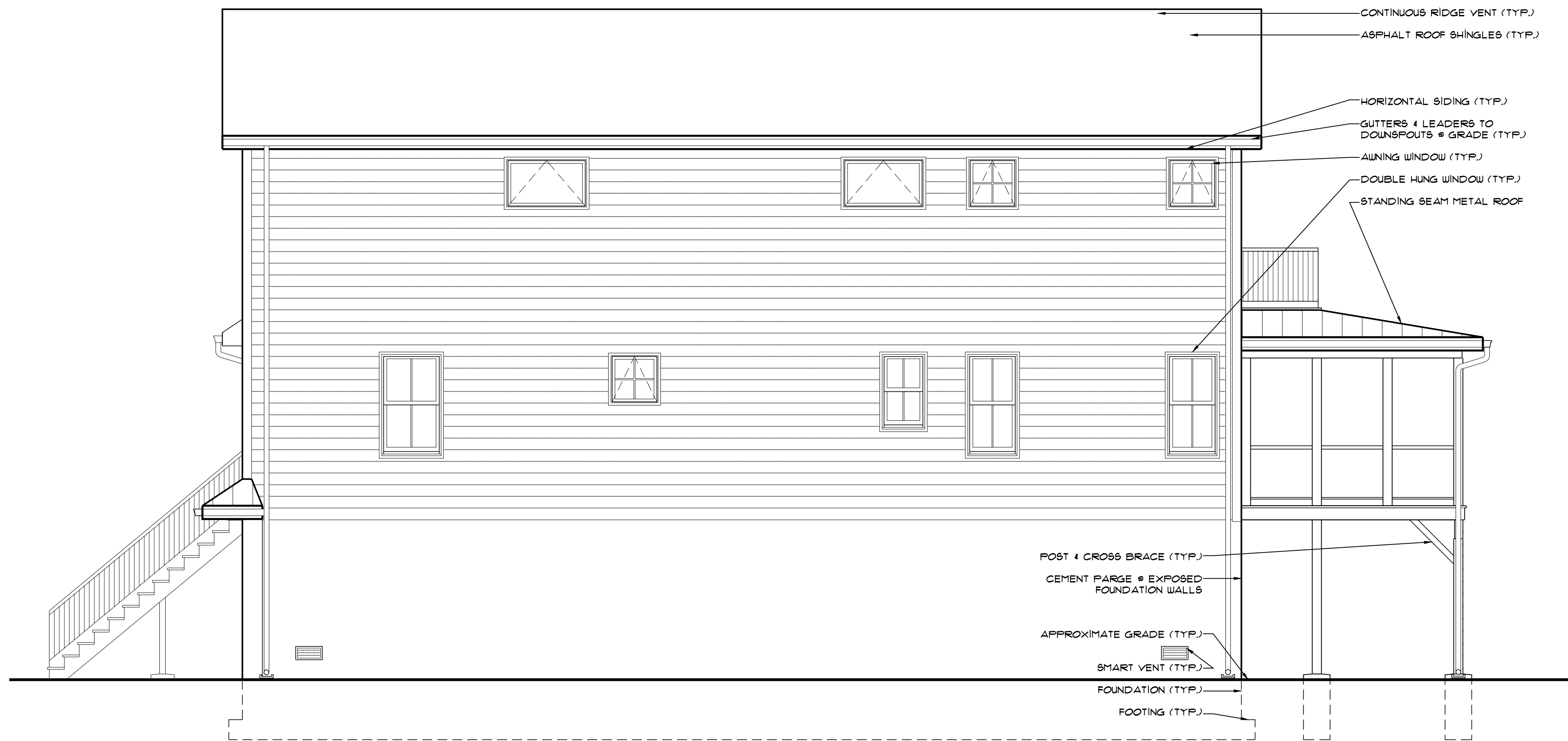
DATE	REVISION	NUMBER	NORTH

ZONING

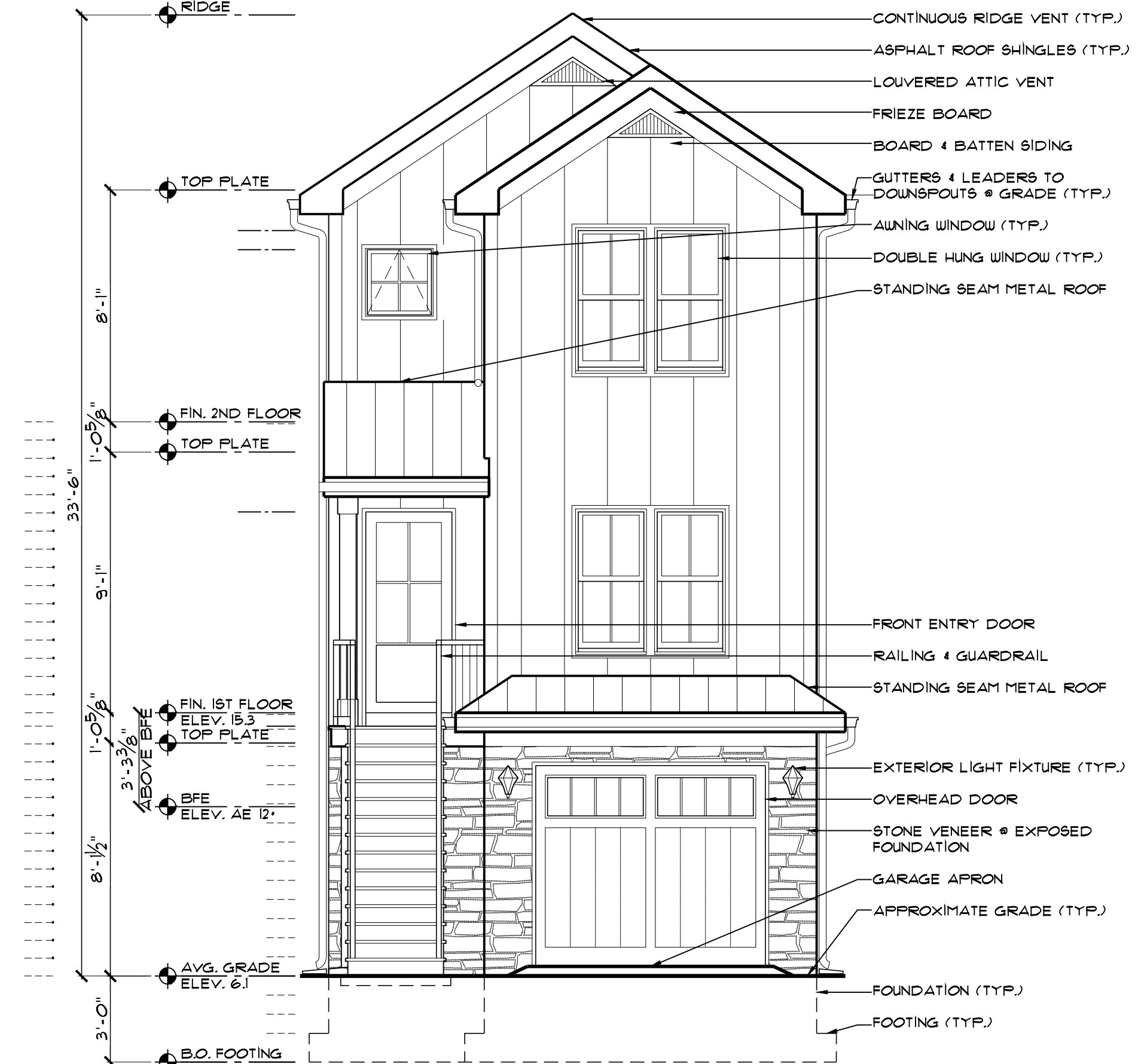
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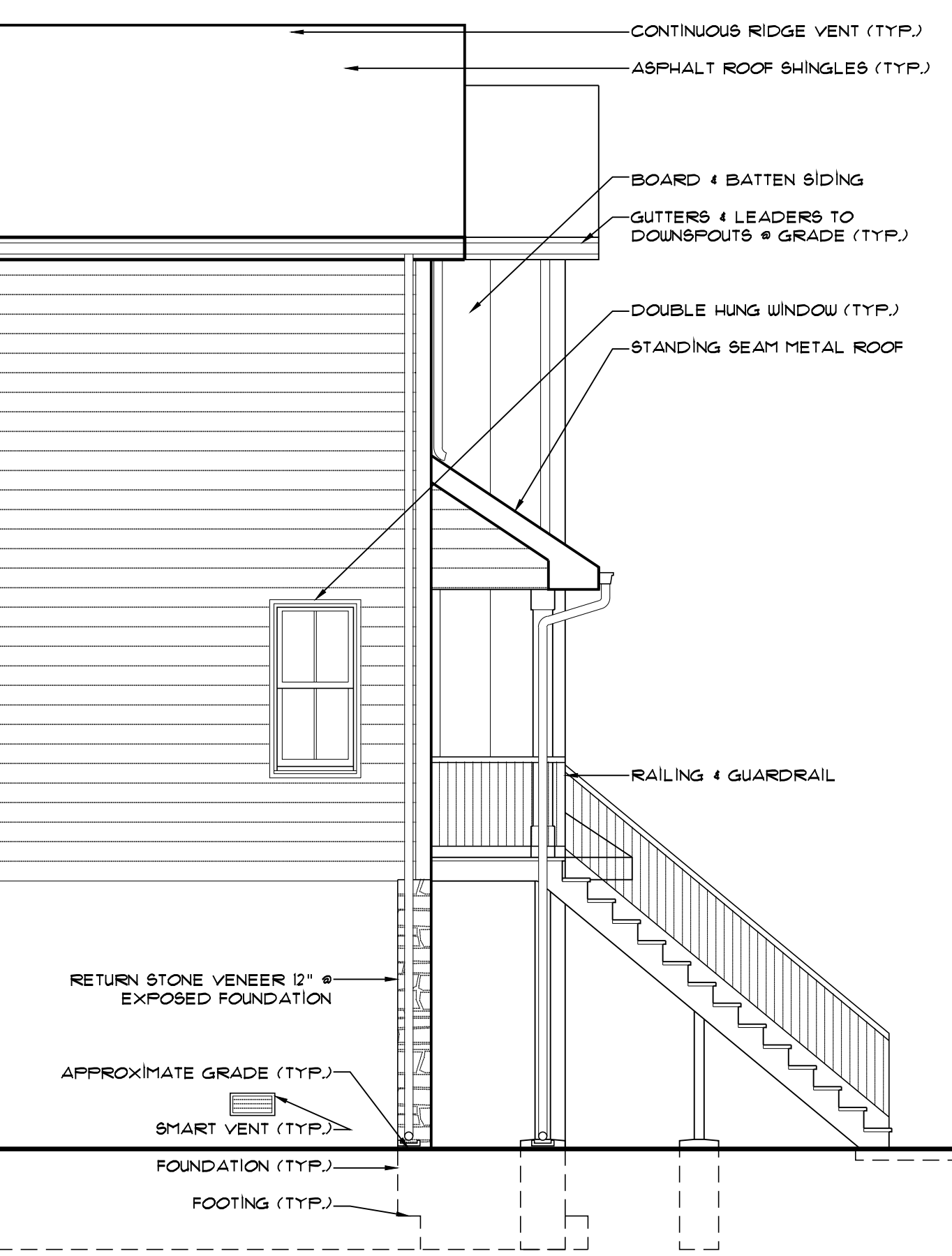
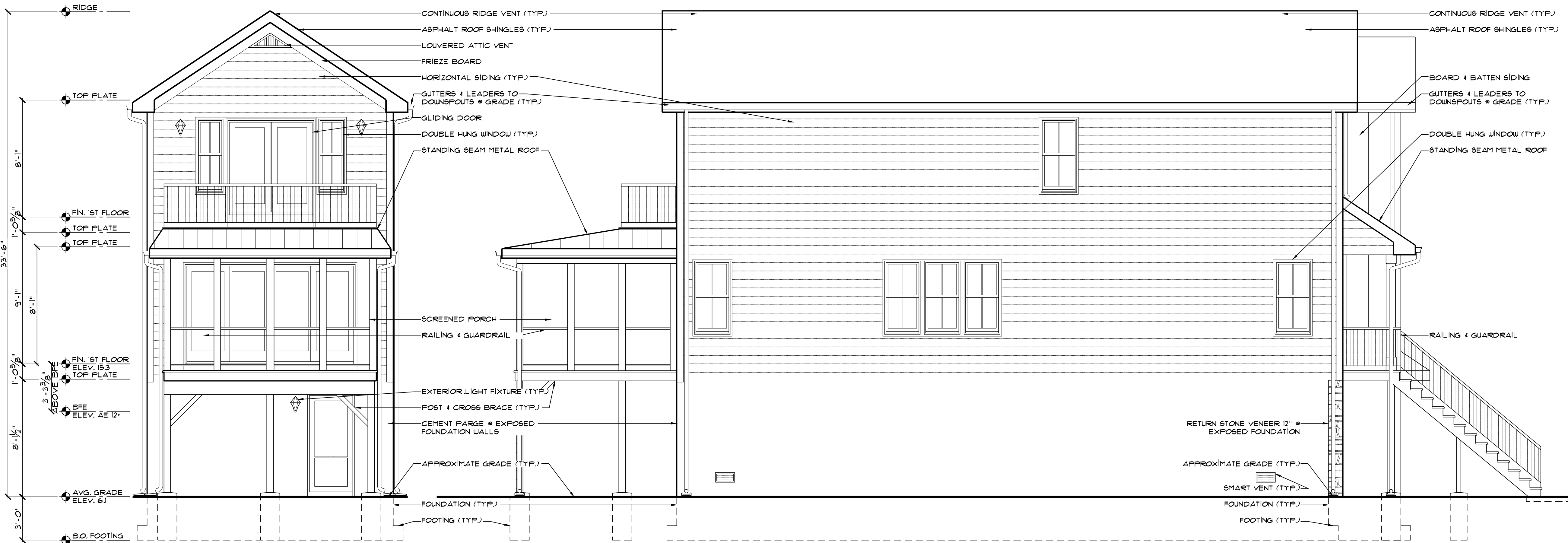


2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

* PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON CURRENT FIRM #34025C0055F, DATED 3/25/2003.
PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 12 AS SHOWN ON PRELIMINARY FIRM #34025C0055G, DATED 1/31/2014.



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NJ License No. 17604

PRELIMINARY
ELEVATIONS

new construction for:
THE CLARKE RESIDENCE

BLOCK 30
LOT 22

77 SHORE BOULEVARD
KEANSBURG, NEW JERSEY 07734

DATE	REVISION	NUMBER	NORTH

ZONING

A-2.0

5.5.23 23-02

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