

Site Plan Application – Planning Board of Adjustment

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

Name: Four A Realty, LLC Case#

Address: 513 Cookman Avenue, Asbury Park, NJ 07712 Date: _____

Phone #: 732 583 7474 Cell #: 732-598-9592

Application: (2 original copies notarized, pg. 3 - 21 total sets) 21 # submitted

Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial) n/a # submitted

Proof of Service (2 copies notarized, pg. 5 - include w/above) TBP # submitted

Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above

Certified list of Property Owners (include with originals) TBP
 Available from the Tax Assessor, includes total properties & Utilities # submitted

A Certification of taxes being paid (include w/total sets) TBP # submitted
 This certification is available from the Tax Collector

A Copy of a Survey (less than 3 years old - 21 total sets)	<u>n/a</u>	# submitted
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Architectural Plans (include w/packet - 21 total sets)	<u>n/a</u>	# submitted
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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.).

21 # submitted

Affidavit of Publication (Star Ledger 973-392-4104 | Asbury Park Press 732-643-3661) TBP # submitted

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

Certification Mail Return Receipts (PS Form 3800, June 2002) TBP # submitted

Application Fees – as per Fee Schedule worksheet

CHECK NON-REFUNDABLE FEES	CHECK #	AMOUNT \$
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CHECK ESCROW	CHECK # _____	AMOUNT \$ _____
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(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), Four A Realty, LLC, The Applicant(s) Herein, whose Address is,

513 Cookman Avenue, Asbury Park, NJ 07712, am the Owner(s) ☒ int: _____

Prospective Purchaser(s) [] int: _____ of property located on, 103 & 105 Creek Road and designated as

Block: 70 and Lot 11, 12, 13 on the Official Keansburg Tax Map.

2. Said property is in a R-7 ZONE, and is 5,546, 5,096 & 5,951 sq ft. (Size) and has the following

Structures on the property: Lot 11 is improved with a driveway. Lot 12 is vacant. Lot 13 is improved with a single-family home

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

Subdivide Lots 11, 12 and 13 to their original dimensions and revert the application of the doctrine of merger.

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

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

Lot Area: Lot 11 - 5546 sq ft, Lot 12 - 5096 sq ft, Lot 13 - 5951 sq ft.

Lot Frontage: Lot 12 - 66 ft., Lot 13 - 64.8 ft.

Front Yard Setback: Lot 13 - 11.4 ft is existing

Side Yard Setback One side: Lot 13 - 8ft. is existing

Side Yard Setback Total of Two Sides: Lot 13 - 16.8ft. is existing

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. 70 Lot: 11, 12, 13 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: _____ 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 [☒] 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, DRAWN 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: _____

* 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 9 Day of January 2025

Owner's Signature: [Signature] Date: 1-9-25

Sworn to and subscribed before me on this 9 Day of (Month) 1 2025

Notary Signature: _____

Date: _____

Two (2) application packets Must have raised Seal

Seal

Page 3

DANTE M. ALFIERI
Attorney at Law
State of New Jersey

**THIS NOTICE IS BEING SERVED UPON YOU AS A
PROPERTY OWNER WITHIN 200 FEET OF THE BOUNDARIES
OF THE PROPERTY REFERENCED BELOW**

PLEASE TAKE NOTICE that on February 10, 2025 at 7:00 p.m. the Planning Board of Adjustment of the Borough of Keansburg will hold a hearing on the application of Four A Realty, LLC. The hearing will be held at the Council Chambers of the Municipal Building, 29 Church Street, Keansburg, NJ. The premises which are the subject of this application are located 103-115 Creek Road, Keansburg, New Jersey. Said premises are also known as Block 70, Lots 11-13.

The applicant is seeking Minor Subdivision approval to create three (3) lots with Bulk Variances. The applicant requires a bulk variance for minimum lot area where 7500 sf. is required and 5546 sf. is proposed for lot 11, 5096 sf. is proposed for lot 12 and 5951 sf is proposed for lot 13. Minimum lot frontage where 75 ft. is required where lot 12 proposes 66 ft. and lot 13 proposes 64.8 ft. Lot 13 also requires variance relief for pre-existing non-conformities including minimum front yard setback where 11.4 ft. exists and 25 ft. is required; minimum side yard setback (one side) where 8 ft. exists and 10 ft. is required; minimum side yard setback (total of two sides) where 16.8 ft. exists and 20 ft. is required.

The applicant also intends to request at the hearing such density, use and bulk variances and/or waivers of design standards and/or submission requirements as are required to develop the premises in the manner indicated in the application materials, and any other variances or waivers that the Board may require.

The application for development and all supporting maps, site plans and documents are on file in the office of the Department of Planning and Zoning and are available for public inspection during normal business hours at the George E. Kaufman Municipal Building, 29 Church Street, Keansburg, New Jersey. 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.

Dante M. Alfieri

BY: DANTE M. ALFIERI, ESQ.
CLEARY GIACOBBE ALFIERI JACOBS, LLC.
955 STATE ROUTE 34
SUITE 200
MATAWAN, NEW JERSEY 07747
(732) 583-7474

Dated: January 24, 2025

BOROUGH OF KEANSBURG
PLANNING BOARD OF ADJUSTMENT

RE: FOUR A REALTY, LLC
BLOCK 70, LOTS 11-13

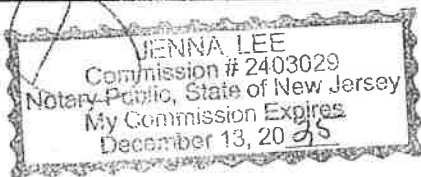
STATE OF NEW JERSEY:
SS:
COUNTY OF MONMOUTH:

Dante M. Alfieri, of full age, being duly sworn according to law, on his oath deposes and says that he is a partner with the law firm of Cleary Giacobbe Alfieri Jacobs, LLC.

He further says that he did on January 28, 2025 least ten (10) days prior to the hearing date, give written notice to all property owners within 200 feet of the property affected by the application of Four A Realty, LLC as shown on Exhibit "A" hereto which is a certified list of such owners prepared by the Borough of Keansburg. Said Notice was given by sending said notice by certified mail, return receipt requested.


DANTE M. ALFIERI, ESQ.

Sworn to and Subscribed to
before me this 4th day of
February 2025



Please Email To
DALFIERI@CGALAW.com
732-583-7474



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 70 LOT 11, 12 & 13

PROPERTY LOCATION: 103 & 115 Creek Road

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

Block 70 Lot 11 - 1Q 2025 due 2/10
Block 70 Lot 12 - 1Q 2025 due 2/10
Block 70 Lot 13 - Current

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

Date: 2-5-25

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

I verify that this information accurately reflects
municipal tax records.

Tax Collector
Keansburg Borough
Monmouth County



OFFICE OF THE TAX ASSESSOR

Date: 01/24/2025

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 70 Lots 11,12,13 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.

Alex J. Worth
Tax Assessor

BOROUGH OF KEANSBURG

JAN 4 2 2025

TAX ASSESSOR

(7)



B-70 L-12

<u>Block/Lot</u>	<u>Owners</u>	<u>Mailing Address</u>		
1318-1-1.01	PS MARINE SERVICES LLC	100 LAUREL AVENUE	HAZLET NJ	07734
1323-70-10	NEW JERSEY STATE DEPT OF EP	MAIL CODE 501-01 BOX 420	TRENTON NJ	08625
1323-78-1.02	COOPER DAVID	112 CREEK ROAD	KEANSBURG NJ	07734
1323-78-1.03	COOPER DAVID D	112 CREEK ROAD	KEANSBURG NJ	07734
1323-70-12	FOUR A REALTY LLC	513 COOKMAN AVE	ASBURY PARK NJ	07712
1323-70-13	FOUR A REALTY LLC	513 COOKMAN AVE SUITE 203	ASBURY PARK NJ	07712
1323-70-14	MAVILLA MARY M	1204 HETFIELD AVENUE	SCOTCH PLAINS NJ	07076
1323-70-15	MAURO MARC G	129 CREEK RD	KEANSBURG NJ	07734
1323-70-8	CAMPBELL SCOTT	81 CREEK ROAD	KEANSBURG NJ	07734
1323-70-9	NEW JERSEY STATE DEPT OF EP	MAIL CODE 501-01 BOX 420	TRENTON NJ	08625
1323-70-11	FOUR A REALTY LLC D	513 COOKMAN AVENUE	ASBURY PARK NJ	07712
1323-77-8	HERER RACHAEL	31 HOWARD AVE	KEANSBURG NJ	07734
1323-77-9	GOMEZ HUGO MARROQUIN&SALINAS MERCED	63 ROLAND STREET	KEANSBURG NJ	07734
1323-78-1.01	COOPER DAVID D	112 CREEK ROAD	KEANSBURG NJ	07734
1323-77-1	HAMILTON SEAN & JENNIFER	84 CREEK ROAD	KEANSBURG NJ	07734
1323-78-2	COPERTINO GEORGE J & ROBIN	52 ROLAND ST	KEANSBURG NJ	07734
1323-77-10	BLEWITT ELLIOT	100 CREEK RD.	KEANSBURG NJ	07734
1323-77-11	DOUGLAS STEPHEN P. & IRENE P	96 CREEK ROAD	KEANSBURG NJ	07734
1323-79-1.01	PATEL SANJAY & BHAVIN N	9 TOWERHILL LANE	OLD BRIDGE NJ	08857
1323-79-3	O DWYER HOLDINGS LLC 96 WASH AVE S	79 WASHINGTON ST	KEYPORT NJ	07735
1323-79-4	GIMBERT LINDA L	94 WASHINGTON PLACE	KEANSBURG NJ	07734
1323-79-32	COMMARATO YOLANDA & KETCHAM WAYNE	120 CREEK RD	KEANSBURG NJ	07734
1323-79-33	MURPHY SUSAN C	126 CREEK RD.	KEANSBURG N.J.	07734



B-70 L-11

<u>Block/Lot</u>	<u>Owners</u>	<u>Mailing Address</u>	
1318-1-1.01	PS MARINE SERVICES LLC	100 LAUREL AVENUE	HAZLET NJ 07734
1323-70-10	NEW JERSEY STATE DEPT OF EP	MAIL CODE 501-01 BOX 420	TRENTON NJ 08625
1323-78-1.02	COOPER DAVID	112 CREEK ROAD	KEANSBURG NJ 07734
1323-78-1.03	COOPER DAVID	112 CREEK ROAD	KEANSBURG NJ 07734
1323-70-12	FOUR A REALTY LLC	513 COOKMAN AVE	ASBURY PARK NJ 07712
1323-70-13	FOUR A REALTY LLC	513 COOKMAN AVE SUITE 203	ASBURY PARK NJ 07712
1323-70-14	MAVILLA MARY M	1204 HETFIELD AVENUE	SCOTCH PLAINS NJ 07076
1323-70-15	MAURO MARG G	129 CREEK RD	KEANSBURG NJ 07734
1323-70-8	CAMPBELL SCOTT	81 CREEK ROAD	KEANSBURG NJ 07734
1323-70-9	NEW JERSEY STATE DEPT OF EP	MAIL CODE 501-01 BOX 420	TRENTON NJ 08625
1323-70-11	FOUR A REALTY LLC	513 COOKMAN AVENUE	ASBURY PARK NJ 07712
1323-77-8	HERER RACHAEL	31 HOWARD AVE	KEANSBURG NJ 07734
1323-77-9	GOMEZ HUGO MARROQUIN&SALINAS MERCED	63 ROLAND STREET	KEANSBURG NJ 07734
1323-78-1.01	COOPER DAVID	112 CREEK ROAD	KEANSBURG NJ 07734
1323-77-1	HAMILTON SEAN & JENNIFER	84 CREEK ROAD	KEANSBURG NJ 07734
1323-77-2	FLORES CARMEN	34 WILLOW ST	KEANSBURG NJ 07734
1323-77-5	SCHWARTZ EUGENE & BARBARA	1594 CRIMSON RD	TOMS RIVER NJ 08755
1323-77-6	CRUZ GERARD W & MICHELLE L	25 HOWARD AVENUE	KEANSBURG NJ 07734
1323-78-2	COPERTINO GEORGE J & ROBIN	52 ROLAND ST	KEANSBURG NJ 07734
1323-77-10	BLEWITT ELLIOT	100 CREEK RD.	KEANSBURG NJ 07734
1323-77-11	DOUGLAS STEPHEN P. & IRENE P	96 CREEK ROAD	KEANSBURG NJ 07734
1323-79-1.01	PATEL SANJAY & BHAVIN N	9 TOWERHILL LANE	OLD BRIDGE NJ 08857
1323-79-3	O DWYER HOLDINGS LLC 96 WASH AVE S	79 WASHINGTON ST	KEYPORT NJ 07735
1323-79-4	GIMBERT LINDA L	94 WASHINGTON PLACE	KEANSBURG NJ 07734
1323-79-32	COMIMARATO YOLANDA & KETCHAM WAYNE	120 CREEK RD	KEANSBURG NJ 07734
1323-77-7	MCGRATH TIMOTHY & TAI KARYAN	29 HOWARD AVE.	KEANSBURG NJ 07734

B-70 L-13

Block/Lot

Owners

Mailing Address

1318-1-1.01	PS MARINE SERVICES LLC	100 LAUREL AVENUE	HAZLET NJ	07734
1323-78-1.02	COOPER DAVID	112 CREEK ROAD	KEANSBURG NJ	07734
1323-70-10	NEW JERSEY STATE DEPT OF EP	MAIL CODE 501-01 BOX 420	TRENTON NJ	08625
1323-78-1.03	COOPER DAVID	112 CREEK ROAD	KEANSBURG NJ	07734
1323-70-12	FOUR A REALTY LLC	513 COOKMAN AVE	ASBURY PARK NJ	07712
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1323-70-15	MAURO MARC G	129 CREEK RD	KEANSBURG NJ	07734
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1323-77-10	BLEWITT ELLIOT	100 CREEK RD.	KEANSBURG NJ	07734
1323-77-11	DOUGLAS STEPHEN P. & IRENE P	96 CREEK ROAD	KEANSBURG NJ	07734
1323-79-1.01	PATEL SANJAY & BHAVIN N	9 TOWERHILL LANE	OLD BRIDGE NJ	08857
1323-79-3	O DWYER HOLDINGS LLC 96 WASH AVE S	79 WASHINGTON ST	KEYPORT NJ	07735
1323-79-4	GIMBERT LINDA L	94 WASHINGTON PLACE	KEANSBURG NJ	07734
1323-79-5	NELSON TERRENCE & DESTEFANO SABRI	90 WASHINGTON PL.	KEANSBURG NJ	07734
1323-70-11	FOUR A REALTY LLC	513 COOKMAN AVENUE	ASBURY PARK NJ	07712
1323-79-34	SNYDER LAUREN R	128 CREEK RD.	KEANSBURG NJ	07734
1323-79-35	HODNOVICH ROBERT	130 CREEK RD.	KEANSBURG NJ	07734
1323-70-17	GUNTUR RICARDO & TALENTA TIARA	131 CREEK RD	KEANSBURG NJ	07734
1323-77-8	HERER RACHAEL	31 HOWARD AVE	KEANSBURG NJ	07734
1323-77-9	GOMEZ HUGO MARROQUIN&SALINAS MERCED	63 ROLAND STREET	KEANSBURG NJ	07734
1323-78-1.01	COOPER DAVID	112 CREEK ROAD	KEANSBURG NJ	07734
1323-79-32	COMMARATO YOLANDA & KETCHAM WAYNE	120 CREEK RD	KEANSBURG NJ	07734
1323-79-33	MURPHY SUSAN C	126 CREEK RD.	KEANSBURG N.J.	07734
1323-70-16	GHOSH ARKA & LEVYTSKA DANA	83 KENNEDY WAY	KEANSBURG NJ	07734