

Site Plan Application – Planning Board of Adjustment

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

Name: AMEEN KHOSRAVIAN Case# _____
Address: 310 MAIN STREET Date: 07/30/24
KEANSBURG NJ 07734
Phone #: (732) 217-6290 Cell # (929) 799-1531

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) NONE _____ # 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 | 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: [Signature]

PLANNING BOARD SECRETARY OR DESIGNEE: COMPLETE _____

DATE _____ INCOMPLETE _____

CASE # _____

FEE (PAID): \$ _____

DATE (OF ACTION):

07/30/24

THIS SECTION ABOVE IS FOR PLANNING BOARD USE ONLY

Keansburg Planning Board of Adjustment - Statement & Variance Sheets - pgs. 2 & 3

1. I (we), AMIR K. KHOSRAVIAN, The Applicant(s) Herein, whose Address is,

310 MAIN STREET KEANSBURG NJ 07734, am the Owner(s) ☒ int: AK

Prospective Purchaser(s) ☐ int: AK of property located on, MAIN ST. and designated as

Block: 167 and Lot 1 on the Official Keansburg Tax Map.

2. Said property is in a _____ ZONE, and is 920 sq ft (Size) and has the following

Structures on the property: REGULAR SIDING

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

USE PROPERTY FOR A HOOKAH LOUNGE

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.

NONE

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. 167 Lot: 1 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 In: _____

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, 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: [Signature] Date: 07/30/24

* 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 30th Day of JULY 20

24

Owner's Signature: [Signature] Date: 07/26/24

Sworn to and subscribed before me on this. 2nd Day of (Month) August 2024

Notary Signature: [Signature]

Date: _____

Two (2) application packets Must have raised Seal
Howard M. Shulman
Notary Public State of New Jersey
My Commission Expires May 22, 2025

Seal

Keansburg Planning Board of Adjustment
Notice of Hearing
Public Notice

Please take notice that Mr. Istimraj Paras and Mr. Ameen Khosravian (The Applicants of Record) have submitted a Development Application to the Borough of Keansburg with respect to the property located at 310 Main Street, Keansburg, New Jersey. This property, formally identified as Block 167, Lot 1.01 (B-1 Zone).

The Applicant of Record is seeking approval to occupy and operate a business in a vacant storefront building formerly occupied by T-Mobile as a sales/showroom space. The Applicant of Record seeks to own and operate a Hookah Lounge, i.e. a Lounge where groups congregate and share tobacco from a communal water pipe receptacle (i.e. Hookahs). This is a traditional pastime in Middle Eastern Culture that has recently become popular in American Culture as well and can be likened to Humidor or Cigar Lounges. This business will cater to individuals 21 or older, and will require proof of age for entry into the lounge and for service. This business will service only individuals of legal age and will only provide approved tobacco products for use in the Hookah pipes. Although general accommodations such as cold beverages will be sold to patrons in addition to the tobacco products used in the Hookah Pipes, there will be no alcoholic or cannabis products sold within the premises. Items not provided by this establishment will be allowed at the owner's discretion and/or consent only in accordance with local and state ordinances.

The applicant of record seeks only a change of occupancy from the former use of the structure as a sales/showroom to a Bar/Lounge use. Both the former occupancy and current proposed occupancy are of type M Occupancy Classification in accordance with the IBC 2021 (New Jersey Edition) No variance requests or modifications to the existing structure are requested under this application, and the proposed use is permitted within the existing B-1 Zone that the subject property is located in.

Please take further notice that a Public Hearing will be held by the Keansburg Board of Adjustment at the Keansburg Borough Hall Located at 29 Church Street, Keansburg, New Jersey. The Public Hearing will be held on February 10, 2025 at 6:30 P.M.

Members of the Public are welcomed to, and encouraged to, observe / participate / attend the hearing. The Application information and/or plans will be available for public inspection on the Borough Website at least ten (10) days in advance of the Hearing. The Borough Website can be obtained online at the address www.keansburgnj.gov . The application materials are also available for review in the Zoning Office Located at the Keansburg Borough Hall, Municipal Building 29 Church Street, Keansburg, and New Jersey

Members of the public who may have questions/comments/concerns regarding the Meeting Process, Format, or the Public review of documents process are encouraged to contact the Board Secretary during regular business hours at (732) 787-0215 (x223)

**Keansburg Planning Board of Adjustment
Borough of Keansburg, Monmouth County, New Jersey**

In the Matter of the application of:

PROOF OF SERVICE

County of Monmouth
State of New Jersey

I Ameen Khaspavan, being duly sworn on my Oath, Depose and say: I am the owner, Applicant,
Agent, of Applicant _____

That at the date herein after stated I served a Notice of which the annexed is a true Copy, upon the following property owners each of whose property is within Two Hundred Feet of the property of the Applicant to be affected in this matter, in the manner following, that is to say:

- A. Personally, by handing such a true copy to said property owners, being residents of the Borough of Keansburg as follows: (Attachment)
- B. By mailing via registered mail, such a true copy to the last known address of the property owners, as shown by the most recent Tax list of said Borough, said persons being non-residents of said Borough, as follows: (Attachment)
- C. One legal notice to be placed in one of the approved papers of the Borough - The Star Ledger (973-392-4104) or The Asbury Park Press (732-643-3661). An affidavit of Publication, along with an actual copy of the publication must be filed with the Planning Board Secretary.

Sworn to and subscribed before me on this 30 Day of (Month) 07 20 24

Notary Signature: [Signature]

Date: 8-2-24

Two application packets. Must have raised a raised Seal

Seal

Howard M. Shulman
Notary Public State of New Jersey
My Commission Expires May 22, 2025



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 167 LOT 1-01

PROPERTY LOCATION: 310 Main St.

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

- Taxes are current -

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

Date: 12/2/24
T. 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: 12/02/2024

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 167	Lot 1.01	Qualifier
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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

BOROUGH OF KEANSBURG

DEC 02 2024

TAX ASSESSOR



<u>BLOCK/LOT</u>	<u>OWNERS</u>	<u>MAILING ADDRESS</u>		
1323-162-21	KEANSBURG MAIN LLC	PO BOX 356	SOUTH RIVER NJ	08882
1323-165-1	MASON JEROME	191 GREENOAK BLVD	NEW MONMOUTH NJ	07748
1323-162-16	COUNTY OF MONMOUTH -RECREATION	805 NEWMAN SPRINGS ROAD	LINCROFT NJ	07738
1323-167-1.01	RAVE PCS TRADING INC	141 SMITH ST	PERTH AMBOY NJ	08861
1323-166-12.01	MACH 7 PROPERTIES LLC	303 MAIN ST	KEANSBURG NJ	07734
1323-166-14	MOHAMED KHALEDH & HODA ABDULA	1 MINUTEMAN CIRCLE	OLD BRIDGE NJ	08857
1323-168-1	COUNTY OF MONMOUTH - RECREATION	805 NEWMAN SPRINGS ROAD	LINCROFT NJ	07738
1323-168-2	THE CHURCH STREET CORPORATION	25 HANCOCK ST	KEANSBURG NJ	07734
1323-167-20	PATEL HITENDRA & SUNITA H	3 CUMBERLAND COURT	MARLBORO NJ	07746
1323-167-18	TBG HANCOCK LLC	405 MYRTLE AVE	IRVINGTON NJ	07111
1323-167-19	TBG HANCOCK LLC	405 MYRTLE AVE	IRVINGTON NJ	07111
1323-185-1.01	PAR REALTY LLC	24 GREEN SPRINGS WAY	FREEHOLD NJ	07728
1323-185-2	ASHA REALTY LLC	24 GREEN SPRINGS WAY	FREEHOLD NJ	07728
1323-166-10.01	SCHROECK JOSEPH B	18 RANDALL ST	KEANSBURG NJ	07734
1323-166-11	GRAVETO ANA	33 ASHLAND AVE APT 511	WEST ORANGE NJ	07052
1323-167-3	BARC ANETA	14 PORT MONMOUTH ROAD	KEANSBURG NJ	07734
1323-167-4	ALLSTATE HOLDINGS LLC	25 TALL WOODS DRIVE	MANALAPAN NJ	07726
1323-167-5	VOLPONE PASQUALE & LINDA	22 PORT MONMOUTH RD	KEANSBURG NJ	07734
1323-165-14	WILLIAMS HENRIETTA	23 RANDALL ST	KEANSBURG NJ	07734
1323-165-15	MAY RICHARD	25 RANDALL ST	KEANSBURG NJ	07734
1323-165-16	CENTER AVE HOLDINGS LLC	25 TALL WOODS DR	MANALAPAN NJ	07726
1323-185-13	FONSECA CYNTHIA	15 PORT MONMOUTH RD.	KEANSBURG NJ	07734
1323-185-12.02	17 PORT MONMOUTH ROAD LLC	8 SANDY LANE	OCEAN NJ	07712
1323-167-6	CARRANO PETER & PAULA	24 PORT MONMOUTH RD	KEANSBURG NJ	07734
1323-167-2	TERRA NOVA PROPERTIES LLC	PO BOX 6054	SOMERSET NJ	08875
1323-185-3	KOTIYARK REALTY LLC	24 GREEN SPRINGS WAY	FREEHOLD NJ	07728



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

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FOR NEW BUSINESS / COMMERICAL APPLICANTS ONLY

ALL NEW BUSINESSES THAT ARE SUBJECT TO AN ANNUAL MERCANTILE LICENSE MUST OBTAIN AN INITIAL BACKGROUND CHECK, MERCANTILE LICENSE AND POSSIBLE BOARD OF HEALTH LICENSE.

IF YOUR NEW BUSINESS WILL BE **PURCHASING, SELLING OR DISTRIBUTING FOOD ITEMS** YOU MUST OBTAIN A BOARD OF HEALTH LICENSE

PLEASE CONTACT THE **BOARD OF HEALTH SECRETARY** AT 732-787-0215 X114

IF YOUR NEW BUSINESS WILL BE **CONDUCTING RETAIL TRANSACTIONS WITH THE PUBLIC** YOU MUST OBTAIN A MERCANTILE LICENSE

PLEASE CONTACT THE **MUNICIPAL CLERK'S OFFICE** AT 732-787-0215 X112



Borough of Keansburg

Fire Official

Bureau of Fire Safety

29 Church Street - Keansburg, NJ 07734

Phone: 732-787-0215 ext. 224 Fax: 732-787-3699

October 14, 2022

Keansburg Planning Board
29 Church Street
Keansburg, NJ 07734

Members of the board of planning and zoning,

In reference to the number of applications to the zoning and planning boards for homes built on undersized lots and asking for variances for front, back and side setbacks, I have concern about houses being built too close to one another. On a number of occasions, recently being 9-7-2022 at 31 Center Ave where the fire quickly spread to the adjacent home that was only a few feet away. On another occasion in 2008 where 3 homes burnt to the ground on Jahn Street because the fire spread very quickly (within a minute) to the very close adjacent homes (within a few feet of each other). So it concerns me when we allow homes to be built on undersize lots being granted through variances and not considering the close proximity of the homes around it and without the requirement of a residential fire sprinkler system. A fire sprinkler system will drastically increase the chances of survival, also reduces fire damage dramatically and can even reduce the cost of homeowners insurance. So, I ask the board to consider requesting or possibly requiring a Residential Fire Sprinkler System 13D in these cases.

Residential Fire Sprinklers Importance:

- Automatic sprinklers are important components of complete system designs for fire prevention in buildings because they are extremely effective and reliable.
- The civilian death rate was 81% lower, in residences with fire sprinklers than in those without them.
- The Average firefighters' injury rate was roughly 80% lower when fire sprinklers were present during fires.
- The death rate from residential fires was reduced by 90%. when fire sprinklers and hardwired smoke alarms were installed.
- The Fires were kept to the room of origin 97% of the time, in the presence of a fire sprinkler.

Source: americanfire

Thank you for your consideration in this matter and if anyone should have any questions feel free to contact me.

Sincerely:

Arthur V Boden

A handwritten signature in black ink that reads "Arthur V Boden". The signature is written in a cursive style with a large, stylized "A" and "B".

Fire Official

Keansburg Borough

29 Church St.

Keansburg, New Jersey 07734

Phone: 732-787-0215 ext. 224

Fax: 732-787-3699

arthur.boden@keansburg-nj.us