

Site Plan Application – Planning Board of Adjustment

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

| | | | |
|----------|-----------------------------|--------|-----------------------------|
| Name: | <u>WINSOLAR ORCA LLC</u> | Case# | <u> </u> |
| Address: | <u>83 Kennedy Way</u> | Date: | <u> </u> |
| | <u>Keansburg, NJ 07734</u> | | <u> </u> |
| Phone #: | <u> </u> | Cell # | <u>917-971-5588</u> |

| | | |
|--|-------|-------------|
| 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) <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) | _____ | # 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 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
(UNUSED FEES ARE REFUNDABLE) CHECK # _____ AMOUNT \$ _____

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), WINSOLAR ORCA LLC, The Applicant(s) Herein, whose Address Is,

83 Kennedy Way, Keansburg, NJ 07734

am the Owner(s) [] Int: _____

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

Block: 58 and Lot 22 on the Official Keansburg Tax Map.

2. Said property Is in a R-5 ZONE, and is _____ (Size) and has the following

Structures on the property: _____

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

Construct a new single family, 3 bedroom, 2.5 bath dwelling.

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.

| Description | Required | Proposed |
|---|-----------------|-----------------------|
| Minimum Lot Area | 5,000 sf | 2,500 sf |
| Minimum Lot Frontage | 50' | 25' |
| Minimum Side Yard Setback | 7.5' | 4.5' |
| Minimum Side Yard Setback (Total) | 15' | 9' |
| Minimum Rear Yard Setback | 25' | 21' |
| Maximum Lot Coverage-Principal Building | 25% | 30% |
| Maximum Building Height | 35'/2.5 Stories | Approx. 33'/3 Stories |

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. 58 Lot: 22 Intended to be used? [X] YES [] NO

7. Has the property been separated from an adjoining parcel? [] YES [X] 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 _____

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 instal1ed 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: 12/12/2024

* 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: 12/12/2024

Sworn to and subscribed before me on this 12th Day of (Month) December 20 24

Notary Signature: Margaret A. Gialanella

Date: December 12, 2024

Two (2) application packets Must have raised Seal

Seal

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Margaret A. Gialanella
NOTARY PUBLIC
State of New Jersey
ID # 2264601
My Commission Expires 9/29/2025

PUBLIC NOTICE

PLEASE TAKE NOTICE that application will be made by WINSOLAR ORCA LLC, to the Keansburg Planning Board of Adjustments pursuant to the Borough Zoning Ordinance for variances for minimum lot area (5,000 s.f. required, 2,500 s.f. existing); minimum lot frontage (50' required, 25' existing and propose); minimum side yard setback (7.5' required, 4.5' proposed); minimum side yard setback - total (15' required, 9' proposed); minimum rear yard setback (25' required, 21' proposed) and maximum lot coverage - Principal Building (25% permitted, 30.1% proposed) and lot circle diameter in order to build one single family dwelling, on property known as 161 Center Avenue, Keansburg, New Jersey, Block 58, Lot 22, and 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 March 10, 2025, 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 WINSOLAR ORCA LLC

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, WINSOLAR ORCA LLC, in a proceeding before the Planning Board of Adjustments of the Borough of Keansburg, regarding 161 Center Avenue, Keansburg, New Jersey

3) On February 11, 2025, 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 161 Center Avenue, Keansburg, New Jersey, and

4) On February 14, 2025, 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 public notice published in the Asbury Park Press.



JAMES J. KINNEALLY, III

Sworn and subscribed before me this

19 day of February, 2025



A NOTARY PUBLIC OF
THE STATE OF NEW JERSEY

CATHERINE A. GEISELMAN
A Notary Public of New Jersey
My Commission Expires March 26, 2026



BOROUGH OF KEANSBURG

OFFICE OF THE TAX COLLECTOR

Date: DECEMBER 3, 2024

Block 58 Lot 23 Qualifier

Address: 161 CENTER AVENUE
KEANSBURG

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

Very truly yours,

Thomas P. Cusick
Tax Collector

OFFICE OF THE TAX ASSESSOR

Date: 02/20/2025

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 58 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.

Alex J. Worth
Tax Assessor

BOROUGH OF KEANSBURG

FEB 24 2025

TAX ASSESSOR



| <u>Block/Lot</u> | <u>Owners</u> | <u>Mailing Address</u> | | |
|------------------|--------------------------------------|---------------------------|----------------|-------|
| 1323-7-18 | ARTHUR ALYN LLC ✓ | 1 OGRADY COURT | ORANGEBURG NY | 10962 |
| 1323-56-13.01 | CRYSTAL BAY TWNHS ASSOC FOXWOOD ✓ | 761 PALMER AVE | HOLMDEL NJ | 07733 |
| 1323-58-22 | WINSOLAR ORCA LLC ✓ | 527 GROVE AVE | EDISON NJ | 08820 |
| 1323-58-23 | ALLSTATE HOLDINGS RE LLC ✓ | 25 TALL WOODS DRIVE | MANALAPAN NJ | 07726 |
| 1323-58-24 | BARSKIY DMITRIY ✓ | 119 TINGLEY LANE | EDISON NJ | 08820 |
| 1323-58-26 | RODRIGUES ANTONIO J & ISABEL M ✓ | 175 CENTER AVE | KEANSBURG NJ | 07734 |
| 1323-58-27 | HALLARD BRIAN & GINA ✓ | 177 CENTER AVENUE | KEANSBURG NJ | 07734 |
| 1323-59-2 | VACCARO CAROL & ROYLE JANET ✓ | 176 CENTER AVE | KEANSBURG NJ | 07734 |
| 1323-59-4 | ROBLES ADRIAN ✓ | 170 CENTER AVE | KEANSBURG NJ | 07734 |
| 1323-59-7 | IACOBINO LAUREN ✓ | 15 WALTERS STREET | KEANSBURG NJ | 07731 |
| 1323-58-7 | WINKLER MARY ELLA ✓ | 54 HIGHLAND BLVD | KEANSBURG NJ | 07734 |
| 1323-58-9 | NZRE GROUP LLC ✓ | 716 NEWMAN SPRINGS ROAD | LINCROFT NJ | 07738 |
| 1323-58-10 | BUSH RAYMOND & FRANCES ✓ | 42 HIGHLAND BLVD | KEANSBURG NJ | 07734 |
| 1323-58-12 | KENNEDY PAUL G ✓ | 34 HIGHLAND BLVD | KEANSBURG NJ | 07734 |
| 1323-58-14 | RUBIN CHAIM & GULKOWITZ BENA ✓ | 4 DENMARK LANE | JACKSON NJ | 08527 |
| 1323-58-17.02 | PAIZ ALAM & HERNANDEZ SONIA ✓ | 149 CENTER AVE | KEANSBURG NJ | 07734 |
| 1323-58-18 | SCARMOZZINO DANI & CARREKER NYLAM ✓ | 153 CENTER AVENUE | KEANSBURG NJ | 07734 |
| 1323-58-19.01 | 157 CENTER LLC ✓ | 177 E BLACKJACK BRANCH WY | ST. JOHNS FL | 32259 |
| 1323-58-21 | ZEPPA JANESEA ✓ | 159 CENTER AVE | KEANSBURG NJ | 07734 |
| 1323-7-19 | ATRIUM DEVELOPMENT ASSOCIATES LLC ✓ | 3983 PARK AVENUE | EDISON NJ | 08820 |
| 1323-7-14 | BOIKOV SERGEI ✓ | 230 DOGWOOD COURT | HOLMDEL NJ | 07734 |
| 1323-7-15 | KALFUS ROBERT & IMELDA ✓ | 41 HIGHLAND BLVD | KEANSBURG NJ | 07734 |
| 1323-56-6 | OLITO RYAN M ✓ | 1901 ELIZABETH AVE 4121 | RAHWAY NJ | 07065 |
| 1323-56-7 | VARIPAPA VERONICA ✓ | 23 STONEY BROOK ROAD | HOLMDEL NJ | 07733 |
| 1323-56-8 | ZULFIQAR IMRANA & QURESHI SHAZIA ✓ | 34 BEDLE ROAD | HAZLET NJ | 07730 |
| 1323-56-4 | BARRY-ROBERTSON MARTIN & KATARINA ✓ | 14 WALTER ST | KEANSBURG NJ | 07734 |
| 1323-56-10 | RIDDETT LLC ✓ | PO BOX 186 | ASBURY PARK NJ | 07712 |
| 1323-56-9 | CSASZAR ANDREW & SIMMONS MELISSA ✓ | 152 CENTER AVE | KEANSBURG NJ | 07734 |
| 1323-7-16 | O ROURKE DIANE & SHAWN M ✓ | 45 HIGHLAND BLVD | KEANSBURG NJ | 07734 |
| 1323-58-15 | CHAIM RUBIN ✓ | 4 DENMARK LANE | JACKSON NJ | 08527 |
| 1323-58-16 | ADEOBA RAUPH A ✓ | 53 HIGHLAND AVENUE | KEANSBURG NJ | 07735 |
| 1323-58-17.01 | SMITH ADRIENNE M&TREAOR JAMES & ME ✓ | 55 HIGHLAND AVE | KEANSBURG NJ | 07734 |
| 1323-58-11 | ALEKSEYEVA YELENA ✓ | 40 HIGHLAND BLVD | KEANSBURG NJ | 07734 |

| | | | | |
|------------|-----------------------------------|---------------------------|----------------|-------|
| 1323-58-8 | CHADORF SANDRA & DAVID ✓ | 50 HIGHLAND BLVD | KEANSBURG NJ | 07734 |
| 1323-59-5 | 168 CENTER LLC ✓ | 177 E BLACKJACK BRANCH WY | ST JOHNS FL | 32259 |
| 1323-58-6 | BARTL RONALD & DIANE ✓ | 60 HIGHLAND BLVD | KEANSBURG NJ | 07734 |
| 1323-59-3 | KETCH RICHARD & JOAN ✓ | 172 CENTER AVENUE | KEANSBURG NJ | 07734 |
| 1323-58-25 | CIFUENTES JUAN C. ✓ | 173 CENTER AVE. | KEANSBURG N.J. | 07734 |
| 1323-56-5 | LUTIN NATALIA ✓ | 764 BORDENTOWN AVE | SOUTH AMBOY NJ | 08879 |
| 1323-7-17 | SHAIKH SALMAN Z ✓ | 12 TWIN TERRACE | HOLMDEL NJ | 07733 |
| 1323-58-5 | KOBLENTZ LILI & SCHRUBA WILLIAM ✓ | 62 HIGHLAND BLVD | KEANSBURG NJ | 07734 |
| 1323-58-13 | TOHT THOMAS JR ETALS ✓ | 30 BRANDON AVENUE | MONROE NJ | 08831 |
| 1323-59-6 | 166 CENTER STREET LLC ✓ | 7 EAST LAWN DR | HOLMDEL NJ | 07733 |