

## Site Plan Application – Planning Board of Adjustment

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

Name: David Wellington Case# \_\_\_\_\_  
 Address: 120 Penner Ave. Date: 02/12/2025  
Bloomfield, NJ 07003  
 Phone #: (334) 545-0550 Cell # \_\_\_\_\_

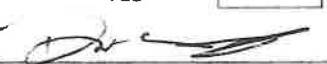
Application: (2 original copies notarized, pg. 3 - 21 total sets)	<u>21</u>	# submitted
Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial)	<u>21</u>	# submitted
Proof of Service (2 copies notarized, pg. 5 - include w/above)	<u>TBP</u>	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - Include w/above	<u>TBP</u>	# submitted
Certified list of Property Owners (Include with originals) Available from the Tax Assessor, includes total properties & Utilities	<u>TBP</u>	# submitted
A Certification of taxes being paid (Include w/total sets) This certification is available from the Tax Collector	<u>✓</u>	# submitted
A Copy of a Survey (less than 3 years old - 21 total sets)	_____	# 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) <b>Must be submitted ten (10) days prior to Planning Board meeting</b>	<u>TBP</u>	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	<u>TBP</u>	# 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: X 

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), David Wellington The Applicant(s) Herein, whose Address is,

120 Renner Avenue, Bloomfield, NJ am the Owner(s) [ ] int: DW

Prospective Purchaser(s) [ ] int: \_\_\_\_\_ of property located on, 35 Myrtle Ave. and designated as

Block: 87 and Lot 5 on the Official Keansburg Tax Map.

2. Said property is in a R-5 ZONE, and is 50x100 (Size) and has the following

Structures on the property: 2 Story, 2 Bedroom Single Family Dwelling on a Raised Foundation

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

As built Approval for expansion of rear second floor bedroom due to change in design and relocation of driveway.

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.

① Front Yard Setback - Ord. 22-5.5e-e

- Principal - 25' is required whereas 10.4' is proposed

- Wood Porch/Landing - 25' is required whereas 3.5' is proposed

② Rear Yard Setback - Ord. 22-5.5e-e

- Stairs - 25' is required whereas 21.4' is proposed

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. 87 Lot: 5 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. DW

If so, state date of filing: 07/02/24 List all the details and results of the Appeal

The Applicant filed an appeal to overturn the Board's decision merging the 2 subject lots, 33 Myrtle and 35 Myrtle under the Doctrine of Merger. The Applicant voluntarily dismissed the Appeal without prejudice pending the application herein.

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

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: 2/12/25

\* 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 12<sup>th</sup> Day of February 20

25  
Owner's Signature: [Signature] Date: 2/12/2025

Sworn to and subscribed before me on this 12<sup>th</sup> Day of (Month) February 20 25

Notary Signature: [Signature]

Date: 02/12/25

Two (2) appli  
Seal  
Page 3  

ANIKO NEVELOS  
Notary Public, State of New Jersey  
My Commission Expires Aug 13, 2029

**BOROUGH OF KEANSBURG  
PLANNING BOARD OF ADJUSTMENT  
NOTICE OF HEARING  
PUBLIC NOTICE**

**PLEASE TAKE NOTICE**, that David Wellington submitted an Application to the Borough of Keansburg Planning Board regarding the property located at 33-35 Myrtle Avenue, Keansburg, New Jersey (Block 87, Lots 5, 6.01). The property is located in the R-5 Single Family Residential Zone. The applicant is seeking as built approval for expansion of the rear second floor bedroom due to the change in design and also relocation of the driveway. The application requires multiple variances.

The property was originally two (2) separate lots. However the Board found at a previous hearing that the lot located at 33 Myrtle Avenue, Keansburg, New Jersey (Block 87, Lot 5) has merged with the adjacent lot owned by the Applicant at 35 Myrtle Avenue, Keansburg, New Jersey (Block 87, Lot 6.01) under the doctrine of merger. Therefore, the subject lots are now deemed to be one (1) lot.

As such, the following variances are required by the Applicant:

22-5.5e – Setback variances required:

- a. Minimum front yard setback of 25 feet is required, whereas 10.4 feet is proposed from the principal building and 3.5 feet is proposed from the wood porch/landing;
- b. Minimum rear yard setback of 25 feet is required, whereas 21.4 feet is proposed from the stairs.;

The Applicant will also be seeking approval for any and all other Variances and/or Design Waivers which are necessary, or which may become necessary, during the Public hearing process.

The Application is scheduled for a Public Hearing on Monday, **March 10, 2025, at 6:00 p.m.** prevailing time, at the Borough of Keansburg Town Hall main meeting room located at 29 Church Street, Keansburg, New Jersey 07734, at which time you may appear, either in person, or by agent or Attorney, and present any comments, objections, or questions which you may have to the granting of the Application, and/or any component parts thereof.

Copies of pertinent documents are available for public inspection, Monday through Friday, 9:00 a.m. to 4:00 p.m. at the Office of the Board Secretary, located at the Borough of Keansburg, 29 Church Street, Keansburg, New Jersey 07734.

2/20/25

Date

s/ Richard C. Sciria

Richard C. Sciria, Esq.  
Attorney for Applicant  
732-863-9900

AFFIDAVIT OF SERVICE

IN THE MATTER OF David Wellington  
35 Myrtle Avenue, Keansburg, NJ - Block 87, Lot 5, 6.01

STATE OF NEW JERSEY

SS:

COUNTY OF MONMOUTH

RICHARD C. SCIRIA, of full age, being duly sworn according to law, upon my oath his oath deposes and says:

On February 21, 2025, at least ten (10) days prior to the hearing date, did send, by certified mail, a copy of the attached Notice marked Exhibit "A" to all persons and/or entities listed on the attached Certified List of owners of property within 200 ft. of the affected property prepared by the Tax Assessor of the Borough of Keansburg marked Exhibit "B". The envelopes containing said Notices bore sufficient postage thereon, were placed in a receptacle at the United States Post Office, Freehold, New Jersey.

Attached as Exhibit "C" to this affidavit is the Firm Book Report and Certified Maill address labels received by the United States Post Office, Freehold, New Jersey.

  
RICHARD C. SCIRIA

Sworn and Subscribed to before me  
this 21<sup>st</sup> day of February, 2025.

  
JUDITH B. MCGROGAN

JUDITH B. MCGROGAN  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50040676  
My Commission Expires 06/23/2026



## BOROUGH OF KEANSBURG

OFFICE OF THE TAX COLLECTOR

Date: FEBRUARY 19, 2025

Block 87 Lot 5 AND G.01

Address: 33 & 35 Myrtle Avenue

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

Very truly yours,

Thomas P. Cusick  
Tax Collector



**BOROUGH OF KEANSBURG**  
**MUNICIPAL OFFICES**

OFFICE OF THE TAX ASSESSOR

Date: 01/16/2025

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 87                                      Lots 5, 6.01                                      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.*

BOROUGH OF KEANSBURG

Alex J. Worth  
Tax Assessor

JAN 16 2025

TAX ASSESSOR

29 Church Street • Keansburg, New Jersey 07734  
Phone: 732-787-0215 • Fax: 732-787-0787



87/5

<u>Block/Lot</u>	<u>Owners</u>	<u>Mailing Address</u>	
1323-82-3	BORO OF KEANSBURG-VACANT	29 CHURCH STREET	KEANSBURG NJ 07734
1323-82-6	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ 07734
1323-86-5	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ 07734
1323-87-5	WELLINGTON DAVID A & BAQUERO MARTHA	120 RENNER AVENUE	BLOOMFIELD NJ 07003
1323-87-6.01	BAQUERO MARTHA L & WELLINGTON DAV	120 RENNER AVENUE	BLOOMFIELD NJ 07003
1323-87-7	FALBER JOHN	45 MYRTLE AVENUE	KEANSBURG NJ 07734
1323-87-3	29 MYRTLE AVE LLC	158 CONCORD AVE	LEONARDO NJ 07737
1323-86-11	YAROSHEWICH BRANDON D	60 PROSPECT AVENUE	BAYONNE NJ 07002
1323-86-6	CAPPADONA JOSEPH A & NANCY	16 SOUTHSIDE AVENUE	ATLANTIC HIGHLANDS NJ 07716
1323-86-9	POULIOT PHILLIP & TISAM NUSRAT	15 WASHINGTON AVENUE	KEANSBURG NJ 07734
1323-86-1	KILBY CHARLES J & FAATIAU	14 GARFIELD AVE	KEANSBURG NJ 07734
1323-86-2	BUONOCORE PETER	33 NOTTINGHAM WAY	MIDDLETOWN NJ 07748
1323-86-3	COSTELLO MICHAEL E	34 MYRTLE AVE.	KEANSBURG NJ 07734
1323-86-4	MULLANE JOHN	12 GARFIELD AVENUE	KEANSBURG NJ 07734
1323-82-7	MEDINA CHRISTOPHER A	11 GARFIELD AVE	KEANSBURG NJ 07734
1323-82-4	ABRAHAM KENNETH	26 WARREN STREET	RUMSON NJ 07760
1323-82-5	MILLER MICHAEL	15 GARFIELD AVE	KEANSBURG NJ 07734
1323-81-7	MASSEY MICHELLE L	29 GARFIELD AVE.	KEANSBURG NJ 07734
1323-81-8	SALAM ABDUS	31 GARFIELD AVE	KEANSBURG NJ 07734
1323-81-9	66 BEACONLIGHT LLC	16 SANDALWOOD DRIVE	LIVINGSTON NJ 07039
1323-78-17	MINUPAP LLC	518 LANZARO DR	MORGANVILLE NJ 07751
1323-78-18	GORDON NANCY A	45 RAMSEY AVENUE	KEANSBURG NJ 07734
1323-88-1	SALVATORE DANIELA & JOHN & NICOLAS	34 WASHINGTON AVE	KEANSBURG NJ 07734
1323-88-3	PEGGYANN MARKS IRREVOCABLE TRUST	62 PEDEE PL	MIDDLETOWN NJ 07748
1323-88-4	CASTILLO CINDY & CHAVEZ ALBERTO	30 WASHINGTON AVE	KEANSBURG NJ 07734
1323-88-5	LAPLUME DYLAN & TIFFANY	28 WASHINGTON AVE	KEANSBURG NJ 07734
1323-89-1	BREHENY PATRICK J.	16 WASHINGTON AVE.	KEANSBURG N.J. 07734
1323-87-9	DIETSCH WILLIAM M & ROSENBLATT C	52 RAMSEY AVE	KEANSBURG NJ 07734
1323-87-10	COCUZZA JAMES SR & JAMES JR.	98 KETCHAM ROAD	FARMINGDALE NJ 07727
1323-87-11	JOSE REYES LLC	100 BEAUMONT PLACE	NEWARK NJ 07104
1323-78-15	PLASTERAS KATHLEEN	39 RAMSEY AVE	KEANSBURG NJ 07734
1323-78-16	VARVAR TARIN & SENKALP ANI	41 RAMSEY AVE	KEANSBURG NJ 07734

1323-81-6.01	BETANCES ANA M	23 GARFIELD AV	KEANSBURG NJ	07734
1323-81-6.02	ANDUJAR	27 GARFIELD AVENUE	KEANSBURG NJ	07734
1323-87-1	FORD CHARLENE & MANSONET JOSEPH	34 GARFIELD AVENUE	KEANSBURG NJ	07734
1323-87-2	REYES WALTER	30 GARFIELD AVE	KEANSBURG NJ	07734
1323-87-4	LUMBA DENNIS C.	31 MYRTLE AVENUE	KEANSBURG NJ	07734
1323-87-8	JMG1 REALTY LLC	4067 EAST PROSPECTOR DR	COTTONWOOD HEIGHTS UT	84121
1323-87-6.02	ALITE JOHNNY P	15525 100TH STREET	HOWARD BEACH NY	11414
1323-86-10	46 MYRTLE AVENUE PROPERTIES LLC	7 BRECKENRIDGE COURT	FREEHOLD NJ	07728



87/6.01

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