

Site Plan Application – Planning Board of Adjustment

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

Name: Patrick Jeffries Case# _____
Address: 1 Railroad Ave Date: 3-3-25
Keansburg, NJ 07734
Phone #: _____ Cell # 732-778-3550

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) <i>This certification is available from the Tax Collector</i>	_____	# 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 <input type="checkbox"/> NO <input type="checkbox"/>	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), Patrick Jeffries, The Applicant(s) Herein, whose Address is,

1 Railroad Ave. Keansburg, NJ, am the Owner(s) ☒ int: PMJ

Prospective Purchaser(s) PMJ int: PMJ of property located on, Railroad Ave designated as

Block: 164 and Lot 8 on the Official Keansburg Tax Map.

2. Said property is in a _____ ZONE, and is 8,521 (Size) and has the following

Structures on the property: House, 1 car garage in back of property.

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

2 car garage, 20 by 30 for personal cars.

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.

1 foot from property line side adjacent to 3 Railroad Ave.
Height of building peak 13 foot to peak.
1 1/2 Foot From House

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. 164 Lot: 8 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 yes

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: Patricia Jeffries Date: 7/1/25

* 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 _____ Day of _____ 20

Owner's Signature: Patricia Jeffries Date: 7/1/25

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

Notary Signature: Michele Hoff

Date: 4/1/25

Two (2) application packets Must have raised Seal

Seal

Page 3





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: Patrick Jeffries

To: _____
(Property owner within 200 feet)

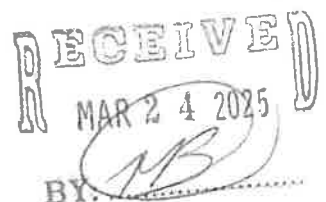
You are hereby notified that has appealed from the action of the Zoning Officer of the Borough of Keansburg for a variance, interpretation, site plan, use variance, from Section _____ of the Developmental Regulations of the Borough of Keansburg, Chapter 22 of the Revised General Ordinances of the Borough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

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

Site plan approval 20x30' 2 car garage
Seeking approval variances 1 foot from
property line, where 5 feet is required.
13 foot high where 12 foot is required. 20 by 30 slab
1 1/2 feet from house. Garage door, back door and 2 windows.
Structure 10 feet from road, 37 feet from back property
line. Applicant also reserves the right to seek any and all
variances which are necessary, or which may be necessary
during public hearing. Plans and supporting information submitted to
board Secretary.
On premises located at 1 Railroad Ave, Keansburg, New Jersey Block: 164 Lot: 8

The Keansburg Planning Board of Adjustment has scheduled the hearing to be held on the 14th day of April, 20 25
at 6:00 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.



**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 Patrick, being duly sworn on my Oath, Depose and say: I am the owner, Applicant,
Agent, of Applicant Patrick Jeffries

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 4th Day of (Month) March 2025

Notary Signature: Jessica Dressler

Date: March 4th, 2025

Two application packets. Must have raised a raised Seal

Seal

JESSICA DRESSLER
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50014247
MY COMMISSION EXPIRES APRIL 16, 2025



BOROUGH OF KEANSBURG

OFFICE OF THE TAX COLLECTOR

Date: MARCH 6, 2025

Block 164 Lot 8 Qualifier _____

Address: 1 RAILROAD AVENUE
KEANSBURG, NJ 07734

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: 03/07/2025

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 164	Lot 8	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.

BOROUGH OF KEANSBURG

Alex J. Worth
Tax Assessor

MAR 07 2025

TAX ASSESSOR

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



<u>Block/Lot</u>	<u>Owners</u>	<u>Mailing Address</u>			
1323-160-18	FLORENZO GARY	67 CHURCH STREET	KEANSBURG NJ	07734	
1323-160-22	LEH-MAR LLC	74 HIGHLAND AVE	LEONARDO NJ	07737	
1323-160-24	COUNTY OF MONMOUTH-RECREATION	805 NEWMAN SPRINGS ROAD	LINCROFT NJ	07738	
1323-162-1	THE THREE LITTLE BEARS LLC	PO BOX 351	KEANSBURG NJ	07734	
1323-162-12.01	425 CARR LLC	425 CARR AVE	KEANSBURG NJ	07734	
1323-162-13	BORO OF KEANSBURG-VACANT	29 CHURCH STREET	KEANSBURG NJ	07734	
1323-162-14	WIL-JAC LLC	PO BOX 351	KEANSBURG NJ	07734	
1323-162-16	COUNTY OF MONMOUTH -RECREATION	805 NEWMAN SPRINGS ROAD	LINCROFT NJ	07738	
1323-162-18	BORO OF KEANSBURG	29 CHURCH ST	KEANSBURG N.J.	07734	
1323-163-1	FACCAS PETER F. & ARSENA	1 STELLA DR.	KEANSBURG N.J.	07734	
1323-164-4	PAYANO RAFAEL	8 STELLA DRIVE	KEANSBURG NJ	07734	
1323-164-5	SIMONE ANTHONY & LIBBEY MELISSA	6 STELLA DR	KEANSBURG NJ	07734	
1323-164-8	JEFFRIES PATRICK	1 RAILROAD AVE	KEANSBURG NJ	07734	
1323-164-9	DIAS SUZI	3 RAILROAD AVE	KEANSBURG NJ	07734	
1323-164-6	MONTAGUE EDWARD & MARY JO	4 STELLA DR	KEANSBURG NJ	07734	
1323-164-7	PATEL HARSH & SONI NAMRATA	2 STELLA DRIVE	KEANSBURG NJ	07734	
1323-160-23	19 STATE RT 36 LLC	27 EMERALD DRIVE	MORGANVILLE NJ	07751	
1323-163-2	FACCAS MICHAEL P	3 STELLA DR	KEANSBURG NJ	07734	
1323-162-17	HOCKEY CHARLES	347 MAIN ST	KEANSBURG NJ	07734	
1323-164-1	MC KENNA OWEN & COLLEEN	14 STELLA DRIVE	KEANSBURG NJ	07734	
1323-164-2	KILPATRICK JOSEPH V III& CHRISTINA	12 STELLA DRIVE	KEANSBURG NJ	07734	
1323-164-3	QUINN KEVIN & ORANUM PAWEENA	127 CHERRY TREE FARM RD	MIDDLETOWN NJ	07748	
1323-163-3	RISSIOTIS CONSTANTINE & ALEXANDROS	28 HARMON ROAD	EDISON NJ	08837	
1323-160-19	THE THREE LITTLE BEARS LLC	PO BOX 351	KEANSBURG NJ	07734	
1323-160-21	73 75 79 CHURCH STREET LLC	244 OCEAN AVE APT 4	SEA BRIGHT NJ	07760	



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 cursive script that reads "Arthur V Boden".

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