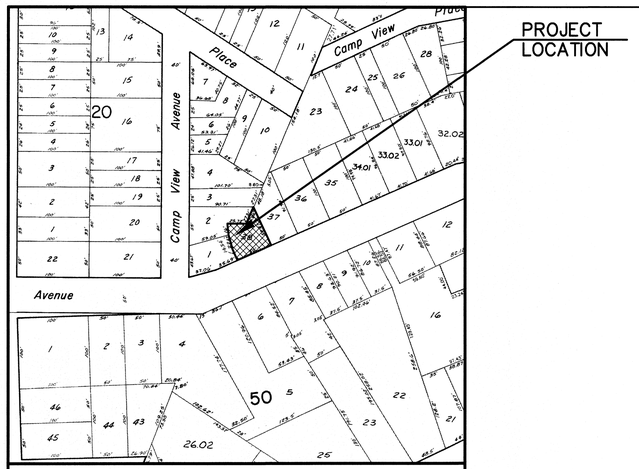


TAX MAP
SCALE 1" = 100'±

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 21, LOT 38 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-5 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.05± ACRES (2,325 S.F.)

APPLICANT: JEFF SKINNER
33 BEVERLY ROAD
GLEN ROCK, NJ 07452.

APPLICANT PROPOSES TO CONSTRUCT A NEW 2 STORY DWELLING, DRIVEWAY & DECK.

ZONE R-5

DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
LOT AREA	5,000 S.F.	*2,324.55 S.F.	*2,324.55 S.F.
MIN. LOT FRONTAGE	50 FT.	50 FT.	50 FT.
FRONT YARD SETBACK	25 FT.	*7.47 FT.	**6 FT.
SIDE YARD SETBACK	7.5 FT/15 FT	*4.78 FT./20.41 FT.	**7.46 FT. /**14.96 FT.
REAR YARD SETBACK	25 FT.	*3.19 FT.	**8.12 FT. /**3.89 FT.
MAX. LOT COVERAGE (PRINCIPAL BUILDING)	25 %(581.14 S.F.)	*32.95 %(766 S.F.)	**37.25 %(866 S.F.)
MAX. LOT COVERAGE (ALL)	50 %(1,162.28 S.F.)	*53.30 %(1,239 S.F.)	**51.45 %(1,196 S.F.)
ACC. REAR SETBACK-REAR DECK	5 FT.	N/A	**3.89 FT.
ACC. SIDE SETBACK-REAR DECK	5 FT.	N/A	**3.50 FT.
ACC. REAR SETBACK -SIDE DECK	5 FT.	10.28 FT.	N/A
ACC. SIDE SETBACK -SIDE DECK	5 FT.	10.40 FT.	5.37 FT.

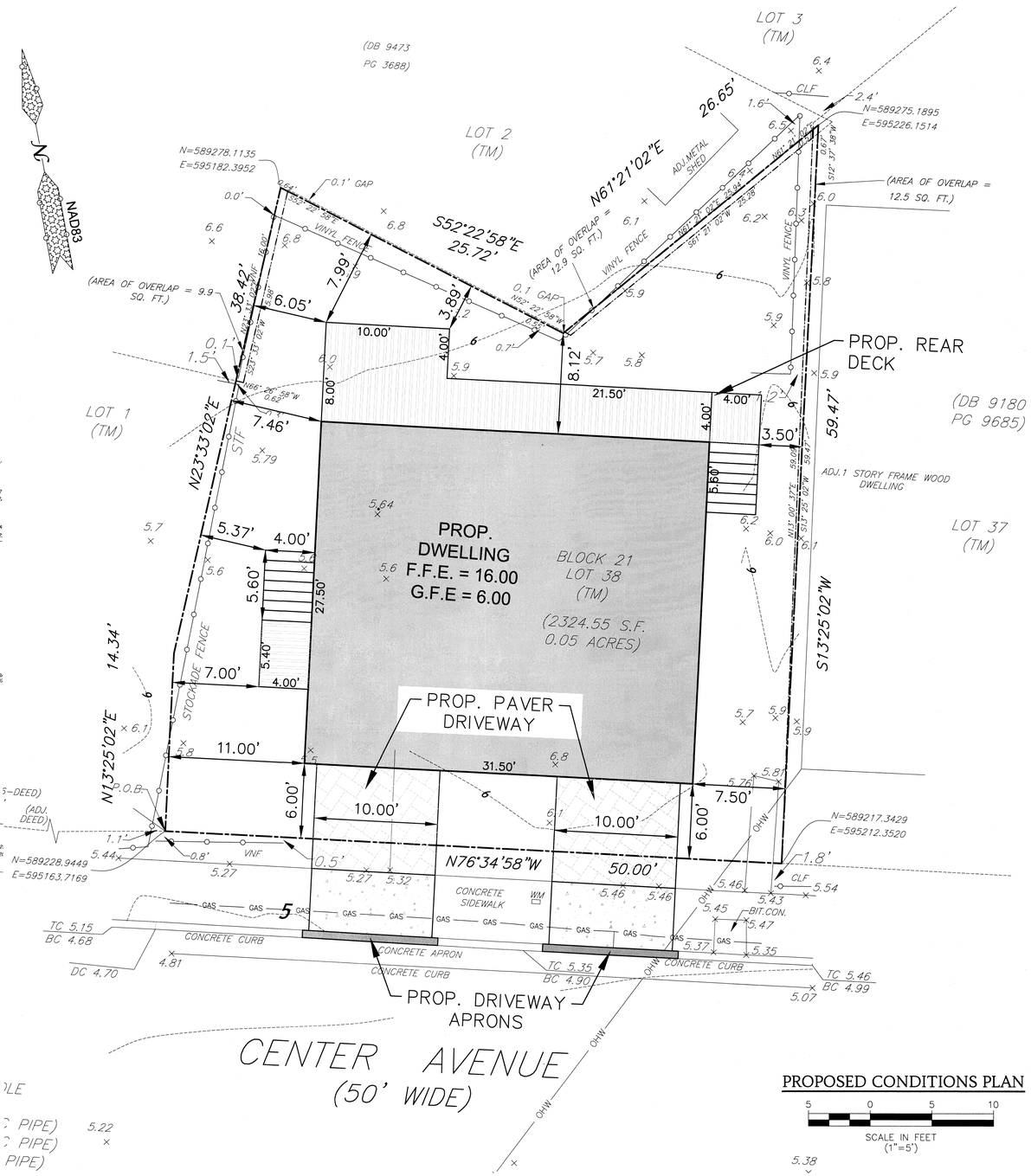
* – INDICATES EXISTING NON-CONFORMITY
** – INDICATES VARIANCE REQUIRED

PLAN NOTES

1. EXISTING WATER & SEWER SERVICES TO REMAIN.
2. ELEVATIONS BASED ON 1988 N.A.V.D.
3. PROPERTY IS LOCATED IN FLOOD ZONE AE EL-11 PER FEMA PRELIMINARY FIRM MAP

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY CLEARPOINT SERVICES LLC , INC. DATED 2/05/2024.

BUILDING INFORMATION TAKEN FROM ARCHITECTURAL PLANS PREPARED BY SUPREME MODULAR DATED 4/09/2024.

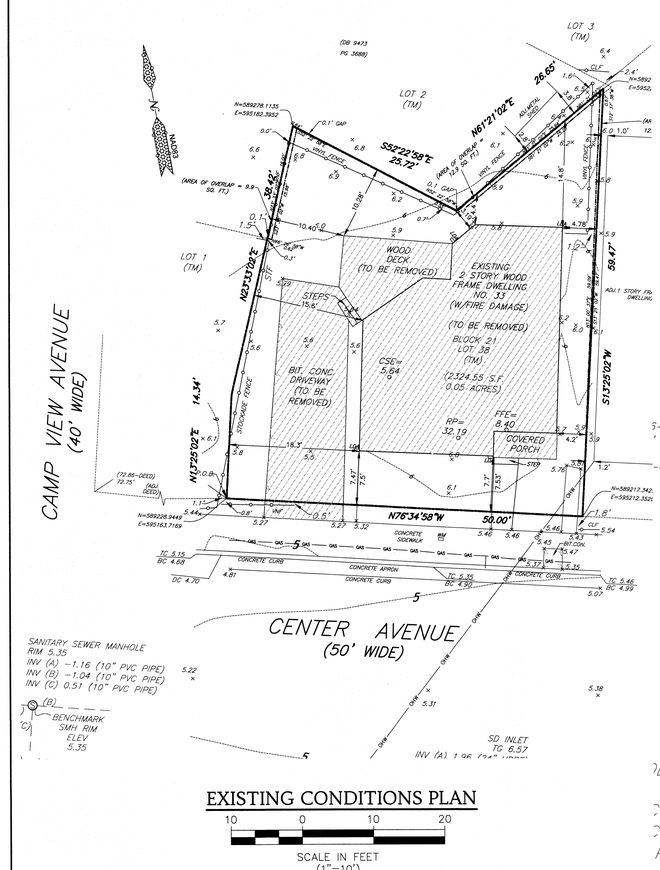


EXIST. BUILDING COVERAGE			
EXIST. DWELLING	734	S.F.	
EXIST. FRONT COVERED PORCH	32	S.F.	
EXIST. TOTAL BUILDING COVERAGE	766	S.F.	32.95%

EXIST. IMPERVIOUS COVERAGE			
EXIST. BUILDING COVERAGE	766	S.F.	
EXIST. WOOD DECK	120	S.F.	
EXIST. FRONT WALKWAY & STEPS	25	S.F.	
EXIST. DRIVEWAY	308	S.F.	
EXIST. CONCRETE CURB	14	S.F.	
EXIST. STEPS	6	S.F.	
EXIST. TOTAL ACCESS. BUILDING COVERAGE	1,239	S.F.	53.30%

PROP. BUILDING COVERAGE			
PROP. BUILDING	866	S.F.	
PROP. TOTAL BUILDING COVERAGE	866	S.F.	37.25%

PROP. IMPERVIOUS COVERAGE			
PROP. BUILDING COVERAGE	866	S.F.	
PROP. REAR DECK	166	S.F.	
PROP. SIDE DECK WITH STEPS	44	S.F.	
PROP. DRIVEWAY	120	S.F.	
PROP. TOTAL IMPERVIOUS COVERAGE	1,196	S.F.	51.45%



EXISTING CONDITIONS PLAN

10 0 10 20
SCALE IN FEET
(1"=10')

PROPOSED CONDITIONS PLAN

5 0 5 10
SCALE IN FEET
(1"=5')

2.	2/12/2025	REVISED PER ZONING BOARD.
1.	5/7/2024	REVISED PER NEW ARCHITECTURAL PLAN.

VARIANCE PLAN

33 CENTER AVENUE
BLOCK 21 - LOT 38
FOR JEFF SKINNER

BOROUGH OF KEANSBURG
MONMOUTH COUNTY, NEW JERSEY

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Certificate of Authority No.: 24GA28220500

JOSEPH J. KOCIUBA, P.E., P.P.
P.E. License No.: GE45850

DRN	CHK
SH	JJK

PROJECT NO. 2024-039
SCALE AS SHOWN
DATE 5/07/2024
SHEET 1 OF 1