

## Site Plan Application – Planning Board of Adjustment


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

BY: 

Name: Hani Samaan Case# \_\_\_\_\_  
Address: 156 Hickory Ln Closter, NJ 07624 Date: 1/30/2025  
Phone #: \_\_\_\_\_ Cell # 347-882-6260

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) \_\_\_\_\_ # 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:   
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), Hani Samaan, The Applicant(s) Herein, whose Address is,  
156 Hickory Ln. Closter, NJ 07624, am the Owner(s) ☒ int: owner

Prospective Purchaser(s) [ ] int: \_\_\_\_\_ of property located on, 44 Lincoln Court and designated as

Block: 94 and Lot 34 on the Official Keansburg Tax Map.

2. Said property is in a R7 ZONE, and is 5,800 SQFT (Size) and has the following

Structures on the property: Single Family Dwelling

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

Convert a dining room into a 3rd bedroom, change a large pantry into a 1/2 bath, and add a 35'X20' driveway to accommodate 2 additional off street parking spaces.

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.

22-7.3e - Restoration of a Nonconforming Building or Structure

22-5.2c - No Existing building or structure shall be moved, altered, added, enlarged, unless in conformity with all zoning regulations

22-7.3c - Nonconforming Uses, Buildings or Structure. No nonconforming use may be expanded.

22-5.5e - Variances required: Minimum Lot Area Req 7,500 sf / Existing 5,800 sf. Minimum Lot Frontage Req 75' / Existing 50'.

Minimum Front Yard Setback Req 25' / Existing 22' 9". Minimum Side Yard Setback Req. 10' / Existing 8' 6".

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. 94 Lot: 34 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 [X] NO int: \_\_\_\_\_

If so, state date of filing: \_\_\_\_\_ List all the details and results of the Appeal.

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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 [X] NO

If Yes, List details: \_\_\_\_\_

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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: 1/30/2025

\* 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: 2/19/25

Sworn to and subscribed before me on this. 19<sup>th</sup> Day of (Month) February .20. 25

Notary Signature: 

Date: 2/19/25

Two (2) application packets Must have raised Seal

Seal

VINCENT THOMAS  
NOTARY PUBLIC, NEW JERSEY  
COMM# 2307172  
COMMISSION EXPIRES ON 10/29/2028



## 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:** Converting a 2 bedroom nonconforming structure to a 3 bedroom at 44 Lincoln Court

To: Adjacent Property Owner (s) to 44 Lincoln CT. Keansburg, NJ  
(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 3, 5, 7 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)*

**Please Take Notice that Hani Samaan has filed an application with the Borough of Keansburg Board of Adjustment for a variance to convert the existing 2 bedroom 1 bath dwelling into 3 bedroom 1.5 bath and adding a 2 car driveway. he proposal requires a variance from the developmental regulations of the Borough of Keansburg for the following but not limited to:**

**22-7.3c - Restoration of a Nonconforming Building or Structure.**

**22-5.2c - No Existing building or structure shall be moved, altered, added, enlarged, unless in conformity with all zoning regulations.**

**22-7.3c - Nonconforming Uses, Buildings or Structure. No nonconforming use may be expanded.**

**22-5.5c - Variances required: a) Minimum Lot Area Req 7,500 sf / Existing 5,800 sf. b) Minimum Lot Frontage Req 75' / Existing 50'. c) Minimum Front Yard Setback Req 25' / Existing 22' 9". d) Minimum Side Yard Setback Req. 10' / Existing 8' 6", and e) As well as any other variances the board may require in the course of hearing this application,**

On premises located at 44 Lincoln Court, Keansburg, New Jersey Block: 94 Lot: 34

The Keansburg Planning Board of Adjustment has scheduled the hearing to be held on the 14th Day of April, 2025 at 7:00 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**

44 Lincoln Court

County of Monmouth  
State of New Jersey

I Hani Samaan, being duly sworn on my Oath, Depose and say: I am the owner, Applicant,

Agent, of Applicant I am the owner

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 31 Day of (Month) March 2025

Notary Signature: \_\_\_\_\_

Date: 03/31/2025

Two application packets. Must have raised a raised Seal

Seal

**ABRAM R HABEK**  
Commission # 50121379  
Notary Public, State of New Jersey  
My Commission Expires  
January 28, 2030



## 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

BLOCK 94 LOT 34 **CERTIFICATION OF TAXES**

PROPERTY LOCATION: 44 Lincoln Court, Keansburg

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: 2/4/25

Thomas P. Cusick  
Thomas P. Cusick, CTC Tax Collector

OFFICE OF THE TAX ASSESSOR

Date: 02/04/2025

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 70                                      Lots 11,12,13                                      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

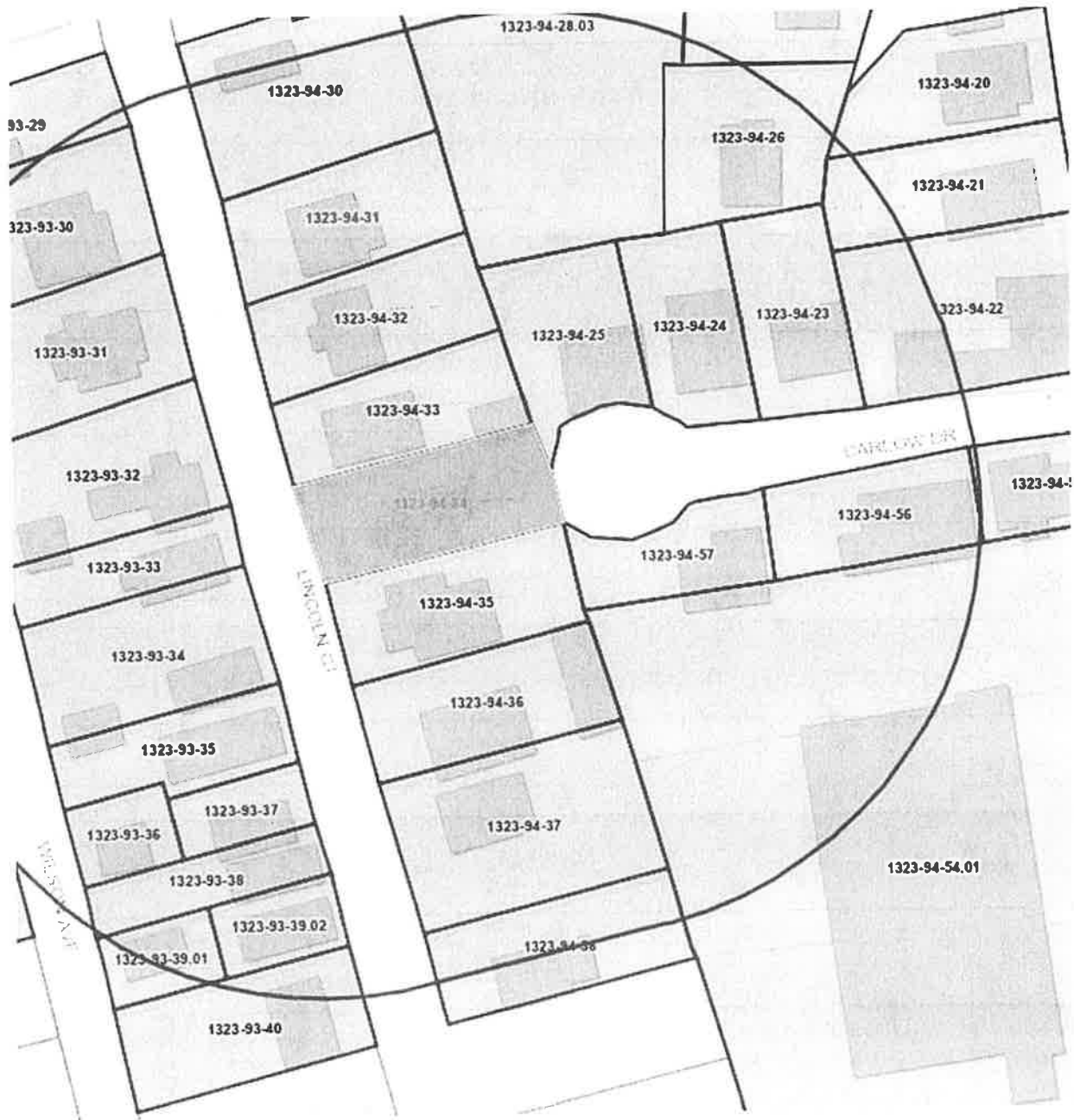
*IF PROPERTY IS LOCATED NEAR A SURROUNDING TOWN PLEASE CHECK WITH THEM FOR OWNER INFORMATION.*

Alex J. Worth  
Tax Assessor

BOROUGH OF KEANSBURG

FEB 04 2025

TAX ASSESSOR





94/34

<u>Block/Lot</u>	<u>Owners</u>	<u>Mailing Address</u>		
1323-94-22	RP SISTER PROPERTY LLC	15 8TH STREET	KEYPORT NJ	07735
1323-94-54.01	BB 199 MAIN LLC	826 FOREST AVENUE	STATEN ISLAND NY	10310
1323-94-57	LENICH PETER J. & RITA M.	4 CARLO DRIVE	KEANSBURG NJ	07734
1323-94-33	NEOFYTOU NIKOS	50 LINCOLN CT	KEANSBURG NJ	07734
1323-94-34	SAMAAN HANI	11 AVE@PORT TERMINAL 719	WEST NEW YORK NJ	07093
1323-94-36	COLLINS ARYSIS & KUHENS SARAH	38 LINCOLN CT	KEANSBURG NJ	07734
1323-94-37	WALKO JUSTIN	34 LINCOLN COURT	KEANSBURG NJ	07734
1323-93-39.02	HYPPOHS I LLC	5 YELLOW BROOK ROAD	HOLMDEL NJ	07733
1323-93-40	TEETS LEROY III	29 LINCOLN COURT	KEANSBURG NJ	07734
1323-93-29	FOLEY VERNOICA A	36 WILSON AVE	KEANSBURG NJ	07734
1323-94-26	SHENVI BHRYAN	3 BROANDER PL	KEANSBURG NJ	07734
1323-94-30	MOROCH MICHAEL A.& JOHANNA L.	64 LINCOLN CT	KEANSBURG NJ	07734
1323-94-31	MYERS ROBERT	58 LINCOLN CT	KEANSBURG NJ	07734
1323-92-12	LEIVE DAVID	274 CARR AVENUE	KEANSBURG NJ	07734
1323-92-15	LASKIEWICZ LEONARD JR	59 WILSON AVE	KEANSBURG NJ	07734
1323-92-16	MARTIN BRUCE & MARIE	286 CARR AVE	KEANSBURG NJ	07734
1323-93-31	BYRNE JAMES J. & KATHLEEN L.	53 LINCOLN COURT	KEANSBURG NJ	07734
1323-93-32	DOHERTY KEVIN	49 LINCOLN CT	KEANSBURG NJ	07734
1323-93-33	FRASSETTI PATRICK MARC	45 LINCOLN CT.	KEANSBURG NJ	07734
1323-93-35	LUGO SANTOS	39 LINCOLN CT.	KEANSBURG N.J.	07734
1323-93-36	CARPENTIER CIRO & JOSEPHINE	66 WILSON AVE	KEANSBURG NJ	07734
1323-93-37	LISTE CECILIA	35 LINCOLN COURT	KEANSBURG NJ	07734
1323-93-38	PATTERSON EDWARD ANDREW	33 LINCOLN COURT	KEANSBURG NJ	07734
1323-93-39.01	CUFFEE TIERRA L	70 WILSON AVENUE	KEANSBURG NJ	07734
1323-93-34	MILOV SVETLANA	16 SANDALWOOD DRIVE	LIVINGSTON NJ	07039
1323-92-17.01	IZZU NICHOLAS D III	288 CARR AVE	KEANSBURG NJ	07734
1323-92-11	MCGRATH TERRY & DONNA	49 WILSON AVENUE	KEANSBURG NJ	07734
1323-94-32	JONES ASIA & CAMPBELL SIRMAR L	54 LINCOLN CT.	KEANSBURG NJ	07734
1323-94-27	JIMENEZ EDUARDO&MARTINEZ-PEREZ IRMA	1 BROANDER PLACE	KEANSBURG NJ	07734
1323-94-28.03	HOFF CHRISTOPHER J & MICHELE	2 BROANDER PL	KEANSBURG NJ	07734
1323-93-30	BONNIER DOUGLAS L. & KATHLEEN A.	55 LINCOLN CT	KEANSBURG NJ	07734
1323-94-20	RALPH SCULLARI HOME IMPROVEMENTS LL	43 HERON ROAD	MIDDLETOWN NJ	07748

1323-94-23	LOHSEN DAVID & JEAN	3 CARLO DRIVE	KEANSBURG NJ	07734
1323-94-24	LOHSHEN MARTIN & BARBARA	3 CARLO DRIVE	KEANSBURG NJ	07734
1323-94-25	BUCHANAN DENNIS & MELISSA	5 CARLO DRIVE	KEANSBURG NJ	07734
1323-94-38	VEKIOS DOUGLAS JAY SR	28 LINCOLN CT.	KEANSBURG NJ	07734
1323-94-35	GOWEN CARMEN	42 LINCOLN CT.	KEANSBURG NJ	07734
1323-94-55	GRACA JOAO P & SILVINA	64 SO 5TH AVE	LONG BRANCH NJ	07740
1323-94-56	JVAC SERVICES LLC	2 CARLO DRIVE	KEANSBURG NJ	07734
1323-94-21	RAHMAN CHRISTOPHER	37 YEARLING PATH	COLTS NECK NJ	07722
1323-92-13	DISTEFANO JOSEPH	280 CARR AVE	KEANSBURG NJ	07734