

## Site Plan Application – Planning Board of Adjustment

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

Name: ELY VELEZ Case#                       
Address: 103 JOLINE AVENUE Date:                       
LONG BRANCH, NJ 07740  
Phone #: PAUL R. EDINGER, ESQ. 732 222-3424 Cell # 732 233-5505 (C)

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>                    </u>	# submitted
Proof of Service (2 copies notarized, pg. 5 - include w/above)	<u>TBS</u>	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	<u>TBS</u>	# submitted
Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties &amp; Utilities</i>	<u>21</u>	# submitted
A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector	<u>21</u>	# submitted
A Copy of a Survey (less than 3 years old - 21 total sets)	<u>21</u>	# 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><i>Must be submitted ten (10) days prior to Planning Board meeting</i></b>	<u>TBS</u>	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	<u>TBS</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?    ~~XXX~~ YES ☐    NO ☐    DATE                     

APPLICANT'S SIGNATURE: *Paul R. Edinger, Attorney for Applicant*

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), ELY J. VELEZ, The Applicant(s) Herein, whose Address is,  
103 JOLINE AVENUE LONG BRANCH, NJ 07740, am the Owner(s) ☐ int: \_\_\_\_\_

Prospective Purchaser(s) ☐ int: \_\_\_\_\_ of property located on, 60 CENTER ST and designated as

Block: 49 and Lot 20 on the Official Keansburg Tax Map.

2. Said property is in a R-5A ZONE, and is 726 SF. (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:

ELEVATE THE EXISTING DWELLING (FFE=16.67), CONSTRUCT AN ADDITION AND TO CONSTRUCT AN ELEVATED DECK IN THE FRONT OF THE DWELLING.

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg, PERMITTED

5. The following is contrary to the Development Ordinance: list & detail all Variances to be sought.

~~1) DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF 9 FT. AND A MINIMUM LENGTH OF 18 FT. PROVIDED: DRIVEWAY WIDTH OF 9 FT. AND A DRIVEWAY LENGTH OF 11.4 FT. 2) MAXIMUM LOT COVERAGE FOR PRINCIPAL BUILDING IS 25%. PROPOSED LOT COVERAGE FOR PRINCIPAL BUILDING IS 63.3%. 4) MAXIMUM LOT COVERAGE FOR ALL IMPROVEMENTS IS 50%. PROPOSED LOT COVERAGE FOR ALL IMPROVEMENTS IS 67%. 4) MINIMUM FRONT YARD SETBACK IS 25 FT. PROPOSED FRONT YARD SETBACK IS 0.00 FT. 5) MINIMUM SIDE YARD SETBACK FOR ONE SIDE IS 7.5 FT. PROPOSED SIDEYARD SETBACK FOR ONE SIDE IS 2.3 FT. 6) MINIMUM SIDE YARD COMBINED SETBACK IS 15 FT. PROPOSED SIDE YARD COMBINED SETBACK IS 8.0 FT. 7) MINIMUM REAR YARD SETBACK IS 25 FT. PROPOSED REAR YARD SETBACK IS 0.4 FT. 8) MINIMUM PARKING STALLS REQUIRED (3 BDRM) IS 2 (9X18FT) PRO~~  
*Details and Variances can be obtained from the Zoning Denial Letter which must be included in packet* PROPOSED 1 9'X18' PARKING STALL WITHIN THE GARAGE.

6. Is the entire tract of land, Block. 49 Lot: 20 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 NO PREVIOUS RIGHTS GRANTED.

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: \_\_\_\_\_  
\_\_\_\_\_

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: ELY J. VELEZ Date: 12/15/2024

\* 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: \_\_\_\_\_

Sworn to and subscribed before me on this 15 Day of (Month) DECEMBER, 2024

Notary Signature: PAUL R. EDINGER

Date: 12/15/2024

Two (2) application packets Must have raised Seal

Seal

Page 3

PAUL R. EDINGER  
Attorney at Law  
211 Monmouth Road, Ste C  
West Long Branch, NJ 07704

**NOTICE OF HEARING  
BOROUGH OF KEANSBURG  
PLANNING BOARD OF ADJUSTMENTS**

**Applicant: Ely J. Velez  
Block: 49 Lot: 20  
60 Center Street  
Keansburg, NJ 07734**

PLEASE TAKE NOTICE THAT the Planning Board of the Borough of Keansburg will hold a public meeting on 14th day of April 2025 at 6:00 p.m. in the City Hall, 29 Church Street, Keansburg, NJ 07734, to consider the application of the property known as Block: 49, Lot: 20, on the Tax Map of the Borough of Keansburg, more commonly known as 60 Center Street, Keansburg, NJ 07734.



The applicant requests variance relief to elevate the existing dwelling, to construct an addition and to construct an elevated deck in front of the dwelling. The following variance relief is also requested:

1. Driveway shall have a minimum width of 9 ft and a minimum length of 18 ft whereas driveway width of 9 ft and driveway length of 11.4 ft is provided.
2. Maximum lot coverage for principal building allowed is 25%. Proposed lot coverage for principal building is 63.3%.
3. Maximum lot coverage for all improvements is 50%. Proposed lot coverage improvements are 67%.
4. Minimum front yard setback is 25 ft. Proposed front yard setback is 0.00 ft.
5. Minimum side yard setback for one side is 7.5 ft. Proposed side yard setback for one side is 2.3 ft.
6. Minimum side yard combined setback is 15 ft. Proposed side yard combined setback is 8.0 ft.
7. Minimum rear yard setback is 25 ft. Proposed rear yard setback is 0.4 ft.
8. Minimum parking stalls required (3 bedrooms) is 2 (9x18ft). Proposed is 19x18ft. parking stall within the garage.
9. Minimum lot area 5,000 sq. ft. is required, 1,350 sq. ft. is provided.
10. Minimum lot frontage of 50 ft. is required, 27 ft. is provided.
11. Minimum lot shape diameter 36 ft. is required, whereas 12 ft. is provided.
12. Some of the requested variances pertain to pre-existing conditions.

The applicants reserve the right to request any and all necessary waivers or variances that may become apparent in the course of review and at the time of hearing.

The matter will be heard on the date indicated above at the City Hall at the Borough of Keansburg, 29 Church Street, Keansburg, New Jersey.

You may review the application, submissions in support of the application and review letters by contacting/visiting the planning board secretary at 29 Church Street, Keansburg, New Jersey between the hours of 8:00 and 4:00 p.m., Monday through Friday, legal holidays excepted.



PAUL R. EDINGER, ESQ.

211 Monmouth Road, Suite C

West Long Branch, NJ 07764

(732)222-3424

PAUL R. EDINGER  
Attorney at Law  
211 Monmouth Road  
West Long Branch, NJ 07764  
Attorney for Applicant

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In the Matter of Application of  
ELY VELEZ

: BOROUGH OF KEANSBURG  
: DEPARTMENT OF PLANNING AND ZONING

:

:

60 Center Street, Keansburg, NJ  
Block: 49 Lot: 20

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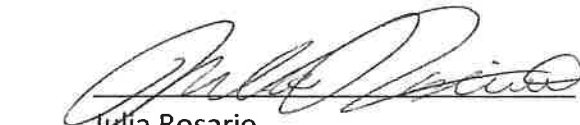
**CERTIFICATION OF MAILING**

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I, Julia Rosario, certify that on 17 March, 2025, I served notice of  
hearing to Property Owners via certified RRR mail, copy to which is attached.

DATED: 3-17-25

  
Julia Rosario  
Paralegal to Paul R. Edinger, Esq.



**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

**CERTIFICATION OF TAXES**  
BLOCK 49 LOT 20  
PROPERTY LOCATION: 60 Center Ave. 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:

1-2-2025  
T. P. Cusick

Thomas P. Cusick, CTC Tax Collector

*I verify that this information accurately reflects  
municipal tax records.*

Tax Collector  
Keansburg Borough  
Monmouth County



OFFICE OF THE TAX ASSESSOR

Date: 01/08/2025

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 49	Lots 20	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.*

Alex J Worth  
Tax Assessor

BOROUGH OF KEANSBURG

JAN 08 2025

TAX ASSESSOR





<u>Block/Lot</u>	<u>Owners</u>	<u>Mailing Address</u>	
1323-49-21	HOFF HARRY R	342 A FRONT STREET	UNION BEACH NJ 07735
1323-49-13	LARDIERE PAULA M	PO BOX 777	LADSON SC 29456
1323-50-1	48 PINEVIEW AVE KGB LLC	959 S SPRINGFIELD AV #100	SPRINGFIELD NJ 07081
1323-20-22	WINSOLAR ORCA LLC	83 KENNEDY WAY	KEANSBURG NJ 07734
1323-20-21	45 CENTER LLC	177 E BLACKJACK BRANCH WY	ST JOHNS FL 32259
1323-20-2	VERSLAND CLAIRA ZAMBON & JENS JR	38 PINEVIEW AVE.	KEANSBURG NJ 07734
1323-19-3	CHIOCCARIELLO FRANCESCO	40 BAYVIEW AVENUE	KEANSBURG NJ 07734
1323-50-2	THACH CHRISTY	48 CENTER AVENUE	KEANSBURG NJ 07734
1323-49-14	VEGA WALTER & RITA	58 BAYVIEW AVE	KEANSBURG NJ 07734
1323-49-16	ROGERS NICOLAS A	52 BAYVIEW AVE	KEANSBURG NJ 07734
1323-49-17	INGUNZA JOHN PETER JR	50 BAYVIEW AVE	KEANSBURG NJ 07734
1323-49-19	SCHREIBER JOY & CHRISTINA	64 CENTER AVENUE	KEANSBURG NJ 07734
1323-49-20	VELEZ ELY SR & HANK L	60 CENTER AVE	KEANSBURG NJ 07734
1323-50-46	REYES CARLOS	54 PINEVIEW AVE	KEANSBURG NJ 07734
1323-18-32	RAZZANO MARYLOU & FREDERICK	15 CENTER AVE	KEANSBURG NJ 07734
1323-49-22	KEANSBURG 51 PINEVIEW AVE LLC	PO BOX 708	HOLMDEL NJ 07733
1323-49-23	MCENANEY PATRICK J & ROSE ELLEN	205 E 78TH ST APT 1D	NEW YORK NY 10075
1323-49-24	QUICK KRISTIAN & KRYSITINE	55 PINEVIEW AVE	KEANSBURG NJ 07734
1323-49-25	57 SHOREVIEW MANAGEMENT LLC	160-23 79TH STREET	HOWARD BEACH NY 11414
1323-49-26	ARAPAHOE EAST REALTY LLC	528 LAFAYETTE AVENUE	HAWTHORNE NJ 07506
1323-49-27	LINDLAR ERNEST G & VICTORIA C	392 RIDGE ROAD	DAYTON NJ 08810
1323-49-28	RIVELA JOSEPH & NETTIE	63 PINEVIEW AVE.	KEANSBURG N.J. 07734
1323-49-29	PATRICIO MARIA L&DOMINGUES CARL F	71 PINEVIEW AVENUE	KEANSBURG NJ 07734
1323-45-6	GHALY MICHAEL & GIRGIS EZEZ	57 BAYVIEW AVENUE	KEANSBURG NJ 07734
1323-47-6	TATOLOV ABRAHAM	2420 E EDGAR RD	LINDEN NJ 07036
1323-49-11	O DWYER HOLDINGS LLC 64 BAYVIEW AVE	79 WASHINGTON ST	KEYPORT NJ 07735
1323-49-12	COLGAN JOSHUA E	62 BAYVIEW AVENUE	KEANSBURG NJ 07734
1323-50-44	BOYLE ALLEN J & MARY E	7 SHADYNOOK AVE.	KEANSBURG N.J. 07734
1323-50-45	MARINO VICTOR & XIAOPING	58 PINEVIEW AVE.	KEANSBURG NJ 07734
1323-19-4	MONTANO TIMOTHY & COGHEN KATIE	38 BAYVIEW AVENUE	KEANSBURG NJ 07734
1323-19-5	GERNS CHARLES E & MEYER PATRICIA A	36 BAYVIEW AVENUE	KEANSBURG NJ 07734
1323-19-6	LEAP BUILDERS	102 HOWE LANE	FREEHOLD NJ 07728
1323-19-31.01	ROSARIO JOSE & HIDALGO LORENA	35 PINEVIEW AVE.	KEANSBURG NJ 07734

1323-19-31.02	HOLLENSTEIN CHRISTOPHER W & MELANI	37 PINEVIEW AVE.	KEANSBURG NJ	07734
1323-20-3	LEE JAMES JR & DANIELLE A	34 PINEVIEW AVENUE	KEANSBURG NJ	07734
1323-20-1	SCHUMACHER CHELSEA & BREHENY RICH	40 PINEVIEW AVE	KEANSBURG NJ	07734
1323-19-2	FLEITAS MAYRA	66 ELM STREET	NORTH ARLINGTON NJ	07031
1323-49-18	DEAN RICHARD M	685 HULSES CORNER RD	HOWELL NJ	07731
1323-49-15	ASGI ENTERPRISES LLC	PO BOX 242	MARLBORO NJ	07746
1323-19-1	63 CENTER REALTY LLC	2 LINCOLN AVENUE	JAMESBURG NJ	08831
1323-19-32	57 CENTER REALTY LLC	2 LINCOLN AVENUE	JAMESBURG NJ	08831
1323-19-33	39-43 PINEVIEW LLC	P.O. BOX 292	LAKEWOOD NJ	08701



## 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](mailto:arthur.boden@keansburg-nj.us)