



## 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

### Site Plan Application Packet Cover Sheet

**Statement:** The applicant(s) will carefully build their Site Plan packet which will be held as an important Document. Please follow all the listed instructions as outlined on this Cover Sheet.

**Pg.1- Checklist page** - Fill out completely, and sign (case # excluded). Please leave a valid Cell Phone Number so as not to hold up the application if a problem arises. List the amount of copies (21) submitted. This will be checked by The Planning Board Secretary.

**Pgs.2 & 3 - Statement & Variance** sheets that must be notarized. Two applications must have a raised Notary seal. The remaining applications may be copied.

**Pg. 4 - Copy of Notice to Adjoining property owners.** (200 foot search) This is the notice that the applicant must send to all residents within 200 feet of their property. *The list of property owner(s) is available from the Tax Assessor's Office. The date of the hearing MUST be obtained from the Planning Board Secretary to include in the notice after the packet is deemed complete.*

**Pg. 5 - Proof of Service** - Notarized sheet from applicant of 200 foot service.

**Pg. 6 - Certification by Tax Collector** that taxes are "Paid in Full" by Block & Lot.

Additional items that must be included, and are listed on the Checklist page # 1:

- A) Copies of the Zoning Denial letter
- B) Copy of the Survey (Less than 3 years old).
- C) Architectural Plans, with front & side height elevations.
- D) Plot Plans, including existing & proposed setbacks. Note: On use variances or other than single family homes, plot plan to include, but not limited to; A Key Map, a map showing all buildings within 200 foot of the proposed work site. Plans Drawn to Scale
- E) All plans are to be folded; and are to be stored in legal folders.
- F) Affidavit of Publication (Star Ledger 973-392-4104 or Asbury Park Press 732-643-3661)
- G) Certified Mail return receipts enclosed. Including Utilities & Borough of Keansburg.
- H) Application Fee: 1 Check \$ as per Fee Schedule/non-refundable fee.
- I) Escrow Fees: 1 Check \$ as per fee schedule/refundable balance

**Escrow:** additional fees may be required due to the approval process at the Planning Board level. The applicant will be notified via phone.

**Please Remember** - Applicants must build their Packets according to the instructions listed on this sheet and all instruction sheets that follow. Applicants must submit all notarized copies as listed as well as the total quantities listed. Total packets must be delivered to Borough Hall, 20 days prior to Meeting!

## Site Plan Application – Planning Board of Adjustment

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

Name: PAUL KENNEDY Case# \_\_\_\_\_  
Address: 88 TWILIGHT AVE Date: 1/10/25  
Keansburg, NJ 07734  
Phone #: 732-500-1529 Cell # 732-500-1529

|  |           |             |
|--|-----------|-------------|
| 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)   | _____     | # submitted |
| Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above   | _____     | # submitted |
| Certified list of Property Owners (include with originals)<br><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)<br>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)<br><b>Must be submitted ten (10) days prior to Planning Board meeting</b>   | _____     | # 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: PLK

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), PAUL KENNEDY, The Applicant(s) Herein, whose Address is,

88 Twilight Ave Keansburg, NJ 07734 Am the Owner(s) ☐ int: \_\_\_\_\_  
Prospective Purchaser(s) ☐ int: \_\_\_\_\_ of property located on, 88 Twilight Ave and designated as \_\_\_\_\_

Block: 121 and Lot 11 on the Official Keansburg Tax Map.

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

Structures on the property: Two Sheds.

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

14' x 38' addition.

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.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*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. 121 Lot: 11 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 \_\_\_\_\_

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: \_\_\_\_\_ *Pdgy* \_\_\_\_\_ *Pdgy 1/22/25* Date: *1/10/25*

\* If the applicant is NOT the owner of the property herein, the owner must sign the following consent

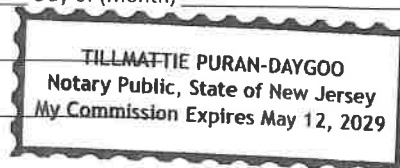
\* The foregoing application is hereby consented this *22* Day of *Jan* 20 *25*

Owner's Signature: \_\_\_\_\_ *Pdgy* \_\_\_\_\_ Date: *1/22/25*

Sworn to and subscribed before me on this *22* Day of (Month) *Jan* 20 *25*

Notary Signature: \_\_\_\_\_ *[Signature]*

Date: *1-22-25*



Two (2) application packets Must have raised Seal

Seal

**KEANSBURG PLANNING BOARD OF ADJUSTMENT**

**NOTICE OF HEARING**

**PUBLIC NOTICE**

**PLEASE TAKE NOTICE** that Paul Kennedy (the Applicant)

submitted a Development Application to the Borough of Keansburg with respect to the property located at 88 Twilight Ave, Keansburg, New Jersey, more formally identified as Block 121, Lot 11, Keansburg, New Jersey (R-5 Zone).

Specifically, the Applicant is seeking Site Plan Approval, Use Variance Approval, Bulk Variance Approval, and/or other potential relief associated with the request to effectuate the following: 14' x 38' Addition.

The Application will require approval for the following Variance(s):

Minimum Lot Area: Required 5,000 sf / Proposed 4,270 sf

Minimum Lot Frontage: Required 50' / Proposed 70'

Minimum Front Yard Setback: Required 25' / Proposed 11.5'

Minimum Side Yard Setback: Required 7.5' / Proposed 7.5'

Minimum Side Yard Setback (Total): Required 25' / Proposed 31.5'

Minimum Rear Yard Setback: Required 25' / Proposed 6.5'

Maximum Lot Coverage - Principle Building: Required 25% / Proposed 34%

Minimum Lot Coverage All: Required 50% / Proposed 51%

Maximum Building Height: Required 35'/2.5 Stories / 1 Stories

Minimum Improved Off-Street Parking (Driveway non-conforming): Required 2 / Proposed 0

Additionally, the Applicant will also be seeking relief for any and all other Variances / Design Waivers / Submission Waivers which are necessary, or which may become necessary, during the Public Hearing process.

**PLEASE TAKE FURTHER NOTICE** that the Public Hearing will be held by the Keansburg Planning Board of Adjustment at Keansburg Borough Hall, Municipal Building, located at 29 Church Street, Keansburg, NJ. The Public Hearing will take place on April 14<sup>th</sup>, 2025, at 6:00 PM.

Members of the Public are welcome to, and encouraged to, observe / participate / attend the Hearing.

The Application information / plans will likely be available for public inspection, on the Borough Website at least ten (10) days in advance of the Hearing. The Borough's website is [www.keansburgnj.gov](http://www.keansburgnj.gov). The Application materials / plans / documents can also be reviewed, in the Zoning Office, located at the Keansburg Borough Hall, Municipal Building, 29 Church Street, Keansburg, NJ.

Members of the public who have questions, comments, or concerns regarding the Meeting process, the Meeting format, or the public review of document process, should contact the Board Secretary (during regular Borough hours) at (732) 787-0215 (x223).

**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 Paul Kennedy, being duly sworn on my Oath, Depose and say: I am the owner, Applicant,  
Agent, of Applicant Plody

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)

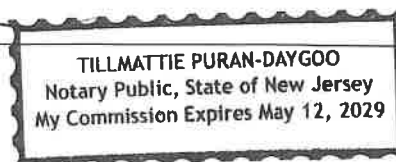
B. By mailing via registered mail, such a true copy to the last known address of the property owners, as shown by the most recent Tax list of said Borough, said persons being non-residents of said Borough, as follows: (Attachment)

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 22 Day of (Month) Jan 20 25

Notary Signature: [Signature]

Date: 1-22-25



Two application packets. Must have raised a raised Seal

Seal



## 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 121 LOT 11

PROPERTY LOCATION: 88 Twilight 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: 1/21/25

Q. 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: 01/21/2025

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 121 | Lots 11 | 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





State of New Jersey, Esri, HERE, Garmin

| <u>Block/Lot</u> | <u>Owners</u>                      | <u>Mailing Address</u>  |                          |
|------------------|------------------------------------|-------------------------|--------------------------|
| 1323-110-30      | UNKNOWN                            | GROVE PLACE             | KEANSBURG NJ 07734       |
| 1323-121-5       | LOGIURATTO GABRIELA I              | 34 LAKEWOOD AVE.        | KEANSBURG NJ 07734       |
| 1323-32-8        | FIGARO CHRISTOPHER A & CARIANN     | 53 LAWRENCE AVE         | KEANSBURG NJ 07734       |
| 1323-32-9        | BUY DOUGLAS & LU ANN               | 33 LAKEWOOD AVE         | KEANSBURG NJ 07734       |
| 1323-32-10       | BAUER ALFRED LYLE                  | 25 LAKEWOOD AVENUE      | KEANSBURG NJ 07734       |
| 1323-32-11       | BORK ANTHONY                       | 23 LAKEWOOD AVENUE      | KEANSBURG NJ 07734       |
| 1323-32-12       | KISTNER DONALD A & GRISELDA LORENA | 17 LAKEWOOD AVENUE      | KEANSBURG NJ 07734       |
| 1323-32-14       | CRUZ EDWARD                        | 15 LAKEWOOD AVENUE      | KEANSBURG NJ 07734       |
| 1323-32-15.01    | GAJEWSKI MATHEW                    | 82 LIBERTY PLACE        | HAZLET TOWNSHIP NJ 07734 |
| 1323-32-15.02    | SARRA LYNDIA                       | 9 LAKEWOOD AVE          | KEANSBURG NJ 07734       |
| 1323-32-16       | WOOD WILLIAM C                     | 3810 BAILEY AVE APT 1B  | BRONX NY 10463           |
| 1323-32-17       | 3 LAKEWOOD ASSOCIATES LLC          | 60 BAYSIDE PKWY         | MIDDLETOWN NJ 07748      |
| 1323-110-11      | WERDANN JOHN J. JR. & ROBIN L.     | 38 WOODSIDE AVE         | KEANSBURG NJ 07734       |
| 1323-110-6       | TRINH DUNG L & NGUYEN LANG V       | 18 WOODSIDE AVE.        | KEANSBURG NJ 07734       |
| 1323-110-9       | BRYER CHARLES F & LINDA GAVIN      | 32 WOODSIDE AVE         | KEANSBURG NJ 07734       |
| 1323-110-12      | BOUCHER ISAAC ABRAHAM & LAUREN ELI | 42 WOODSIDE AVE         | KEANSBURG NJ 07734       |
| 1323-110-13      | HERRICK DIANA L                    | 46 WOODSIDE AVE         | KEANSBURG NJ 07734       |
| 1323-110-18      | GUERRERO WILFRED & BRADY MARIE P   | 99 TWILIGHT AVENUE      | KEANSBURG NJ 07734       |
| 1323-110-19      | YOUNG STEPHEN & CHORLTON DIANNE    | 95 TWILIGHT AVE         | KEANSBURG NJ 07734       |
| 1323-110-20      | 89 TWILIGHT AVENUE LLC             | 1385 NJ 35 #228         | MIDDLETOWN NJ 07748      |
| 1323-110-21      | MIDURA CONSTANCE                   | 1525 EMERSON DR         | MT JOY PA 17552          |
| 1323-110-22      | SMITH THOMAS ROBERT                | 83 TWILIGHT AVE         | KEANSBURG NJ 07734       |
| 1323-110-23      | KONECNY PAUL                       | 102 HOWE LANE           | FREEHOLD NJ 07728        |
| 1323-110-24      | CROWE MARY ALICE                   | 206 N VENICE BLVD APT 2 | VENICE CA 90291          |
| 1323-110-25      | LIMCHOC JOSE S. & MA.CONSEUELO S.  | 69 TWILIGHT AVENUE      | KEANSBURG NJ 07734       |
| 1323-121-7       | SPISHOCK BARBARA L.                | 65 LAWRENCE AVE         | KEANSBURG NJ 07734       |
| 1323-121-8       | HAHN WILLIAM E. & CONWAY HEIDI A.  | 75 LAWRENCE AVE.        | KEANSBURG NJ 07734       |
| 1323-121-9       | MCSTRAVICK EILEEN & HUGH           | 146 TWILIGHT AVENUE     | KEANSBURG NJ 07734       |
| 1323-121-10      | BARSKIY DMITRIY                    | 119 TINGLEY LANE        | EDISON NJ 08820          |
| 1323-121-11      | KENNEDY PAUL                       | 88 TWILIGHT AVE         | KEANSBURG NJ 07734       |
| 1323-121-1       | CHENOWETH REVOCABLE TRUST          | 8 SENECA DR             | MIDDLETOWN NJ 07748      |
| 1323-121-3       | FERONE REINA E & LOUIS JR          | 87 IDLEBROOK LANE       | MATAWAN NJ 07747         |
| 1323-121-4       | KHUTORSKY GARY&SHNEYDERMAN YELENA  | 10719 SW 50TH STREET    | COOPER CITY FL 33328     |

|             |                                |                       |              |       |
|-------------|--------------------------------|-----------------------|--------------|-------|
| 1323-32-5   | PREZIOSO JOS & LINDA           | 62 WOODLAND AVE       | KEANSBURG NJ | 07734 |
| 1323-110-26 | CABRERA DARWIN T. & KYLE I     | 264 SUGAR MAPLE COURT | HOWELL NJ    | 07731 |
| 1323-110-17 | KENDRICK WILLIAM T & DEBORAH L | 111 TWILIGHT AVE      | KEANSBURG NJ | 07734 |
| 1323-110-7  | ZANDERZEE INC                  | 15 CONSTITUTION DRIVE | LEONARDO NJ  | 07737 |
| 1323-121-6  | PRENTISS SHARON E & EDWARD     | 57 LAWRENCE AVE.      | KEANSBURG NJ | 07734 |
| 1323-110-10 | HOFFERT MITCHELL J             | 36 WOODSIDE AVENUE    | KEANSBURG NJ | 07734 |



## 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

Page 6

### FOR NEW BUSINESS / COMMERICAL APPLICANTS ONLY

ALL NEW BUSINESSES THAT ARE SUBJECT TO AN ANNUAL MERCANTILE LICENSE MUST OBTAIN AN INITIAL BACKGROUND CHECK, MERCANTILE LICENSE AND POSSIBLE BOARD OF HEALTH LICENSE.

IF YOUR NEW BUSINESS WILL BE **PURCHASING, SELLING OR DISTRIBUTING FOOD ITEMS** YOU MUST OBTAIN A BOARD OF HEALTH LICENSE

PLEASE CONTACT THE **BOARD OF HEALTH SECRETARY AT 732-787-0215 X114**

IF YOUR NEW BUSINESS WILL BE **CONDUCTING RETAIL TRANSACTIONS WITH THE PUBLIC** YOU MUST OBTAIN A MERCANTILE LICENSE

PLEASE CONTACT THE **MUNICIPAL CLERK'S OFFICE AT 732-787-0215 X112**



# 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)