

Site Plan Application – Planning Board of Adjustment

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

Name: JASON M. CORLEY Case# _____
Address: 23 PARK AVE. Date: _____
KEANSBURG NJ 07734
Phone #: _____ Cell # 732-685-6803

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) 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) <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), JASON M. CORLEY, The Applicant(s) Herein, whose Address is,

23 PARK AVE., KEANSBURG NJ 07734, am the Owner(s) ☐ int: _____

Prospective Purchaser(s) ☐ int: _____ of property located on, _____ and designated as

Block: 115 and Lot 11 on the Official Keansburg Tax Map.

2. Said property is in a R5 ZONE, and is _____ (Size) and has the following

Structures on the property: 4 FT. WIRE FENCE SURROUNDING THE PROPERTY

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

REPLACE EXISTING WIRE FENCE W/ 6 FT VINYL FENCE ON 3/4 OF THE BEECHWOOD AVE. SIDE OF THE HOUSE. THE REMAINDER OF THE HOUSE WITH 4 FT VINYL FENCE

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.

PROPERTIES WITH FRONTAGE ON AT LEAST (2) IMPROVED INTERSECTING PUBLIC STREETS SHALL COMPLY WITH THE REQUIREMENTS OF PARAGRAPHS

NO FENCE OR WALL SHALL BE ERECTED IN THE SIGHT TRIANGLE AFFECTING THE PROPERTY.

A FENCE OR WALL PERMITTED UNDER THIS SUBSECTION SHALL COMPLY WITH A MINIMUM SETBACK OF (15') FEET.
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. 115 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 [x] 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 [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 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: [Signature] Date: 1/9/25

* 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: [Signature] Date: 1/9/25

Sworn to and subscribed before me on this 9th Day of (Month) January, 20 25

Notary Signature: [Signature]

Date: 1/9/25

Two (2) application packets Must have raised Seal

Seal

KEANSBURG PLANNING BOARD OF ADJUSTMENT

George E. Kauffman Municipal Building

29 Church Street

Keansburg, NJ 07734

Kathy Burgess, Planning Board Secretary 732-297-0215 ext220

Keansburg

In the matter of Appeal: 23 PARK AVE. KEANSBURG NJ 07734

To: The Tea River Times
(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 CHAPT. 22 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)

REPLACE THE EXISTING BLACK WIRE FENCE THAT SURROUNDS
THE HOUSE WITH 3/4 6 FT VINYL FENCE (CLOSE IN BACK YARD)
AND 4 FT VINYL FENCE TO IN CLOSE THE REMAINDER OF THE
HOUSE. (THE FENCE WILL NOT AFFECT THE VIEW OF THE
CORNER)

On premises located at 23 PARK AVE. Keansburg, New Jersey Block: 115 Lot: 11

The Keansburg Planning Board of Adjustment has scheduled the hearing to be held on the 14 day of APRIL, 2015
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

County of Monmouth
State of New Jersey

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

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.

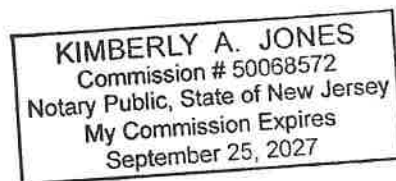
Sworn to and subscribed before me on this 9 Day of (Month) January 2025

Notary Signature: Kimberly A Jones

Date: 1/9/25

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 116 LOT 11

PROPERTY LOCATION: 23 Park 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: 1-8-25

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 115

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

TAX ASSESSOR

5207 8 0 N71

BOROUGH OF KEANSBURG

<u>Block/Lot</u>	<u>Owners</u>	<u>Mailing Address</u>	
1323-114-14	JD PROPERTY BROTHERS LLC	1009 HARRIS AVENUE	UNION BEACH NJ 07735
1323-114-15	BURBANK EDWARD	158 CONCORD AVENUE	LEONARDO NJ 07737
1323-114-17.01	SENZA CAPITAL LLC	204 MAIN ST	KEANSBURG NJ 07734
1323-114-17.02	DAK DEVELOPERS LLC	18 OAKLAND CT	MATAWAN NJ 07747
1323-120-1	AIRA ASSOCIATES A N.J. PARTNERSHIP	6 VANDERBILT CT	OLD BRIDGE NJ 08857
1323-120-3	AIRA ASSOCIATES A N.J. PARTNERSHIP	6 VANDERBILT CT	OLD BRIDGE NJ 08857
1323-120-4	AIRA ASSOCIATES A N.J. PARTNERSHIP	6 VANDERBILT CT	OLD BRIDGE NJ 08857
1323-120-22	SZUCS JULIANNA	17 LEOLA AVE.	KEANSBURG NJ 07734
1323-120-6	MURACCHIOLI EMILIO	20 PARK AVENUE	KEANSBURG NJ 07734
1323-120-7	MCGUIRE PATRICIA ANNE & PATRICK M	22 PARK AVE.	KEANSBURG NJ 07734
1323-120-8	MACANDREW AUDREY	26 PARK AVE.	KEANSBURG NJ 07734
1323-120-9	CONTI RICHARD	30 PARK AVE	KEANSBURG NJ 07734
1323-120-10	SALFARLIE ASHLEY	312 CONGRESSIONAL DRIVE	MORGANVILLE NJ 07751
1323-120-12	DANIELS DOUG & ABRAMS ANN	6 CLOVERLEAF DRIVE	MARLBORO NJ 07746
1323-120-17	CORAGGIO JOANNA RENE	43 LEOLA AVE.	KEANSBURG NJ 07734
1323-120-18	CANDIDO JOYCE & GIOVANNIELLO M.	37 LEOLA AVENUE	KEANSBURG NJ 07734
1323-120-19	ANDINO JANICE	33 LEOLA AVENUE	KEANSBURG NJ 07734
1323-120-20	LOPES SABRINA F	29 LEOLA AVE.	KEANSBURG NJ 07734
1323-114-16	CKN CO-OP LLC	PO BOX 815	KEYPORT NJ 07735
1323-115-9	PORZELT CHRISTINE & RAYMOND	31 PARK AVE.	KEANSBURG NJ 07734
1323-115-11	CICCONE GLORIA J	23 PARK AVE.	KEANSBURG NJ 07734
1323-115-13	KOWALEWSKI CANDICE A	50 BEECHWOOD AVE	KEANSBURG NJ 07734
1323-115-15	BIELINSKI KIMBERLY & HOLMES ADRIAN	38 BEECHWOOD AVE	KEANSBURG NJ 07734
1323-115-1	RUBAN ROLAND & DONNA	128 LAWRENCE AVENUE	KEANSBURG NJ 07734
1323-115-4.01	CUSICK KATHLEEN	45 BRIARWOOD AVE	KEANSBURG NJ 07734
1323-115-4.02	ROPOLO MARIO & ELIZABETH	43 BRIARWOOD AVENUE	KEANSBURG NJ 07734
1323-115-5	CARSON BRIAN & MICHELLE M	49 BRIARWOOD AVE	KEANSBURG NJ 07734
1323-114-2	VELEZ HAYDEE	124 BEACHWAY AVENUE	KEANSBURG NJ 07734
1323-114-3	ONE KEANSBURG LLC	9 HILLSIDE AVENUE	CLARK NJ 07066
1323-114-4	GERSHI SHARON	1727 EAST 35TH STREET	BROOKLYN NY 11234
1323-114-6	PENA ALEX	187 MORNINGSIDE AVE	UNION BEACH NJ 07735
1323-114-7	MORRIS DARYL	53 BEECHWOOD AVE	KEANSBURG NJ 07734
1323-114-8	ONTHESHORE LLC	394 HOOVER AVE APT 182	BLOOMFIELD NJ 07003

1323-114-9	BENITEZ CHRISTOPHER	11 PARK AVE	KEANSBURG NJ	07734
1323-114-10	EHLERS MARY C	716 PALMER AVENUE	MIDDLETOWN NJ	07748
1323-115-6	HOSEY RICHARD J.& ROBIN K.	53 BRIARWOOD AVE	KEANSBURG NJ	07734
1323-115-7	SZELES ANN MARIE	37 PARK AVENUE	KEANSBURG NJ	07734
1323-115-8	ESPINOSA WENDY A	35 PARK AVE	KEANSBURG NJ	07734
1323-115-16	SD OF NJ LLC	611 WILDWOOD RD	ALLENHURST NJ	07711
1323-115-12	REDNER ROLAND C & MARY E	56 BEECHWOOD AVE	KEANSBURG NJ	07734
1323-115-10	KOUSOURIS PETER	29 PARK AVE.	KEANSBURG NJ	07734
1323-120-21	MCMAHON RAYMOND	23 LEOLA AVE	KEANSBURG NJ	07734
1323-114-13	RAS PROPERTIES INC	43 HERON ROAD	MIDDLETOWN NJ	07748
1323-120-5	CASALE RITA	10 PARK AVE. APT. 1	KEANSBURG NJ	07734
1323-114-18	CKN CO-OP LLC	P.O. BOX 815	KEYPORT NJ	07735
1323-115-14	RECCHIA DOMENIC M JR & KIMBERLY A	498 AVENUE Y	BROOKLYN NY	11233
1323-114-11	AMORINO CODY & ILANA	177 E BLACKJACK BRANCH WY	ST JOHNS FL	32259