

Site Plan Application – Planning Board of Adjustment

AMENDMENT

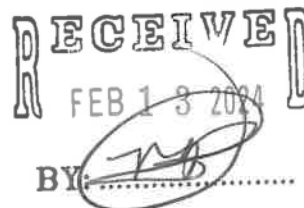
Must be submitted ten (10) days prior to Planning Board meeting

Name: CARMINE DiLorenzo Case# 2022-15
Address: PO Box 127 Date: 2/7/2024
MARLBORO NJ 07746
Phone #: 732 598 9592 Cell # _____

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) _____ # submitted
Available from the Tax Assessor, includes total properties & Utilities
A Certification of taxes being paid (include w/total sets) _____ # submitted
This certification is available from the Tax Collector
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) _____ # submitted
Must be submitted ten (10) days prior to Planning Board meeting
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), CARMINA DI LORNO, The Applicant(s) Herein, whose Address is,
PO BOX 127 MARLBORO NJ 07746, am the Owner(s) ☐ int: CD

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

Block: 64 and Lot 402-404 on the Official Keansburg Tax Map.

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

Structures on the property: NEW HOME

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

BUILD ENTRANCE DECK AS A SWITCHBACK THAT
ENCROACHES 4'-0" INTO THE FRONT YARD SETBACK

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.

C- VARIANCE FRONT YARD SETBACK.

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. _____ Lot: _____ intended to be used? ☐ YES ☐ NO

7. Has the property been separated from an adjoining parcel? ☒ YES ☐ NO, if so when 2022-15 APPLICATION

If YES, has The Planning Board approved the subdivision, YES 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, patjos, etc.) that are installed or within the confines of said property and are part and parcel of this application.

* PER CONVERSATION W/ BOB YERO 4 FULL SIZE + 17 1/2 SIZE 150K.

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: 2/7/2024

* 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 7TH Day of FEBRUARY 20 24

Owner's Signature: _____ Date: 2/7/2024

Sworn to and subscribed before me on this 7 Day of (Month) Feb 20 24

Notary Signature: M. P. Goda

Date: 7TH Feb, 24

Two (2) application packets Must have raised Seal

Seal

Page 3

MEHUL P GODA
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2372652
MY COMMISSION EXPIRES APR. 18, 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: _____

To: _____
(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 _____ 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)

SEE LETTER ATTACHED FROM ALFIERI

On premises located at _____, Keansburg, New Jersey Block: _____ Lot: _____

The Keansburg Planning Board of Adjustment has scheduled the hearing to be held on the _____ Day of _____, 20 _____ 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.

OFFICE OF THE TAX ASSESSOR

Date: 02/14/2024

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 64	Lots 4.02-4.04	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.

Gerald Briscione, CTA
Tax Assessor

BOROUGH OF KEANSBURG

FEB 14 2024

TAX ASSESSOR

BI/Lt	Current Owner	Mailing Address	
1323-57-11	24 JAHN ST LLC	25 TALL WOODS DRIVE	MANALAPAN NJ 07726
1323-64-15	45 WEST SHORE ST LLC	158 CONCORD AVE	LEONARDO NJ 07737
1323-65-3	56 WILLIS LLC	84 STILLWELL RD	LEONARDO NJ 07737
1323-64-10	78 MANNING PLACE LLC	814 BROOK AVENUE	UNION BEACH NJ 07753
1323-66-13	AUG DEVELOPERS INC	69 FARRELL DRIVE	MIDDLETOWN NJ 07748
1323-65-4	AMORINO ILANA & CODY	177 E. BLACKJACK BRANCH	ST JOHNS FL 32259
1323-57-22.02-C0002	BANZACA EILEEN	113 CARR AVE	KEANSBURG NJ 07734
1323-57-16	BOUTTE BRYAN J	39 DRAKE ROAD	SOMERSET NJ 08873
1323-61-2	BOYLE TREVOR	12 SMITH PL	KEANSBURG NJ 07734
1323-57-24	BRADY JAMES P & DOREEN & FRENCH C	386 MONMOUTH AVENUE	LEONARDO NJ 07737
1323-57-14	BRANCHPORT PROPERTIES LLC	PO BOX 251	MONMOUTH BEACH NJ 07750
1323-64-14	BYER INVESTMENTS LLC	59 JERYL ST	EATONTOWN NJ 07724
1323-65-2	CACERES A & ARELLANO D & M	464 HAWTHORNE AVE APT 1	YONKERS NY 10705
1323-57-17	CANTRELLA VINCENT & MARYLOU	1 ABERDEEN TERR	MIDDLETOWN N J 07748
1323-57-4	CARPENTIER CIRO	356 CARR AVENUE	KEANSBURG NJ 07734
1323-57-38	CASTAING ANTHONY	20 NORTH SHORE ST.	KEANSBURG NJ 07734
1323-57-33	DAVIS STEVEN	71 OAK STREET	KEANSBURG NJ 07734
1323-57-22.01-C0001	DE LEON ARLEEN M.	111 CARR AVENUE	KEANSBURG NJ 07734
1323-64-12.01	ESCAMILLA HERIBERTO GOMEZ ETAL	36 OAK ST	KEANSBURG NJ 07734
1323-57-23	ESTRADA DENNIS & ALMA RUTH ETAL	37 OAK ST	KEANSBURG NJ 07734
1323-57-34	EZ-E MANAGEMENT LLC	3 BRANDON ROAD	MARLBORO NJ 07746
1323-64-2	FEBO PAMELA	64 OAK ST.	KEANSBURG NJ 07734
1323-57-36	FERNANDEZ CRISTIAN J	24 NORTH SHORE ST	KEANSBURG NJ 07734
1323-57-21	GIVANS JAHMOUR & JOHNSON JESSICA	103 CARR AVE	KEANSBURG NJ 07734
1323-61-1	GONZALEZ MARIA	80 OAK STREET	KEANSBURG NJ 07734
1323-63-10	GUIDABEN ALBERTO D JR & JENNIFER	44 NORTH SHORE ST	KEANSBURG NJ 07734
1323-64-17	HATCHER MARTIN B	57 WEST SHORE STREET	KEANSBURG NJ 07734
1323-66-2	HOFF HARRY	342 A FRONT ST	UNION BEACH NJ 07735
1323-57-12	JOLO6 LLC	920 RAYMIERE AVENUE	OCEAN NJ 07712
1323-65-1	KELLY CATHERINE	70 WEST SHORE ST.	KEANSBURG NJ 07734
1323-64-3.01	KOLYER JANE	60 OAK STREET	KEANSBURG NJ 07734
1323-57-28	LASHOUITZ WILLIAM & ANN BETH	166 GREENOAK BLVD	MIDDLETOWN N J 07748
1323-64-13	LEAP BUILDERS INC	102 HOWE LANE	FREEHOLD NJ 07728

1323-57-35	LEVIN YITZCHOK	73 OAK ST.	KEANSBURG NJ	07734
1323-57-9	M & L CONSTRUCTION LLC	20 RIVER STREET	WEST KEANSBURG NJ	07734
1323-64-11.01	MADDOCK RICHARD	38 OAK ST	KEANSBURG NJ	07734
1323-57-20	MELENDEZ JOHN & EVELYN	101 CARR AVE	KEANSBURG NJ	07734
1323-57-37	MEIRA MARKETING CORP	357 ATLANTIC AVENUE	MIDDLETOWN NJ	07748
1323-65-5	MORCILIO ARTURO	58 WEST SHORE STREET	KEANSBURG NJ	07734
1323-63-9	MOUNTAINTWO LLC	16 SANDELWOOD DRIVE	LIVINGSTON NJ	07039
1323-57-15	MUJA GZIM	10 JAHN STREET	KEANSBURG NJ	07734
1323-64-22	NORTH SHORE STREET LLC	16 SANDELWOOD DR	LIVINGSTON NJ	07039
1323-64-16	O DWYER HOLDINGS LLC 49 W SHORE ST	79 WASHINGTON ST	KEYPORT NJ	07735
1323-57-32	O DWYER HOLDINGS LLC 65 OAK ST SERI	79 WASHINGTON ST	KEYPORT NJ	07735
1323-57-22	OAKVIEW ESTATES A CONDOMINIUM	OAK STREET	KEANSBURG NJ	07734
1323-64-9	PENA ALEXIS	187 MORNINGSIDE AVE	UNION BEACH NJ	07735
1323-60-9	PEREIRA ANTONIO J JR & PAULA T	14 BAYBERRY DRIVE	HOLMDEL NJ	07733
1323-57-25.01	POSTIGLIONE KAREN E.	18 MAPLE DR	HAZLET NJ	07730
1323-66-1	PROSSILIS SARANTOS	15 FERN RIVER AVE	WAYNE NJ	07470
1323-57-29	QUEST MGMT LLC	206 WYNATT STREET	LAKEWOOD NJ	08701
1323-57-26.01	RAIOLA STEVEN	826 DANCER LANE	MANALAPAN NJ	07726
1323-64-18	RAPAL KENT BENEDICT ETAL	69 W SHORE ST	KEANSBURG NJ	07734
1323-64-19	RASPE JEFFREY	71 W. SHORE ST	KEANSBURG NJ	07734
1323-57-6	REYNOLDS DAVID ALLEN	32 JAHN STREET	KEANSBURG NJ	07734
1323-57-7	REYNOLDS DAVID ALLEN	32 JAHN STREET	KEANSBURG NJ	07734
1323-57-10	SCHWARTZ JR. EUGENE & BARBARA	1594 CRIMSON RD	TOMS RIVER NJ	08755
1323-64-7	SHEFFER MELISSA & MICHAEL C	415 MELROSE WAY	MONROE NJ	08831
1323-66-14	SMITH JEFFREY M.	46 WEST SHORE ST	KEANSBURG NJ	07734
1323-66-15	SON SOLOMON & CAROLINE	44 WEST SHORE ST	KEANSBURG NJ	07734
1323-64-8	SOUSA PEDRO	44 OAK ST	KEANSBURG NJ	07734
1323-64-21	SPRATT JOANN GRAUL	38 NORTH SHORE STREET	KEANSBURG NJ	07734
1323-57-22.03-C0003	STRYKER ANN P.	115 CARR AVE	KEANSBURG NJ	07734
1323-57-5	TAGGART DENISE	38 JAHN ST	KEANSBURG NJ	07734
1323-57-31	TERWILLIGER DONNA	63 OAK ST	KEANSBURG NJ	07734
1323-57-27	US HOLDINGS LLC	893 A KING GEORGE RD	EDISON NJ	08837
1323-65-6	WAGNER JONATHAN	56 WEST SHORE ST.	KEANSBURG NJ	07734
1323-57-13	WALLBANK MICHELLE	34 BROWN AVE	HAZLET NJ	07730

Two applications



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 64 LOT 4.01 or 4.04 4.03 4.02

PROPERTY LOCATION: 54, 56, 58 OAK ST.

The Status of Property taxes at the above location are as follows:

- Current -

The Status of Property:

Should any additional information or an update be required; please utilize the above contact numbers.

Date: January 31, 2024

Th P. Cusick

Thomas P. Cusick, CTC Tax Collector