

Site Plan Application – Planning Board of Adjustment

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

Name: Isai Barragan Vargas & Sebra Espinosa Case# _____
Address: 4 Honeysuckle Lane Date: 5/4/2023
Jackson, NJ 08527
Phone #: 732 982-6457 Cell # 848-459-4101

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)	<u>2</u>	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	<u>1</u>	# submitted
Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties & Utilities</i>	<u>1</u>	# submitted
A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector	<u>1</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) <i>Must be submitted ten (10) days prior to Planning Board meeting</i>	<u>1</u>	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	<u>1</u>	# 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 ☐ 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), Isai B. Vargast Selena Espinosa, The Applicant(s) Herein, whose Address is,

4 Honeysuckle Lane Jackson, NJ 08327, am the Owner(s) ☐ int: _____

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

Block: 162 and Lot 3 on the Official Keansburg Tax Map.

2. Said property is in a B-1 ZONE, and is 5933 sq ft (Size) and has the following

Structures on the property: Two Residential dwellings. The larger dwelling is fire damaged and requires repair

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

Restore/Reconstruct the fire damaged building. Lot coverage will not be increased. All setbacks are pre-existing

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. Use - B-1 Zone

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

1) 22-55E - Use variance 2) Min. lot frontage 150' req, 44.7' provided, 3) Min. front yard 25' req, 24.4' provided 4) Min. side yard 0.9' provided, 7.5' req 5) Min. combined side yard 15' req, 10.2' provided, 6) Min. circle dia. 35' req, 29.7' provided. All of the foregoing are pre-existing conditions

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. 162 Lot: 3 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 No

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: Helna M Borregon Date: 5/4/2023

* 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: Helna M Borregon Date: 5/4/2023

Sworn to and subscribed before me on this 4th Day of (Month) May, 2023

Notary Signature: Paul R. Edinger

Date: 4 May 2023

Two (2) application packets Must have raised Seal

Seal

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

Statement & Variance Sheet - Continued:

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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 No

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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: Barragon Belnam Date: 5/5/2023

* 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 4 Day of May 2023

Owner's Signature: Barragon Belnam Date: 5/4/2023

Sworn to and subscribed before me on this 4th Day of (Month) May .2023

Notary Signature: PAUL R. EDINGER

Date: 4 May 2023

Two (2) application packets Must have raised Seal

Seal

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211 Monmouth Road, Ste C
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DEC 09 2022

Borough of Keansburg

Construction Office

29 Church Street • Keansburg, New Jersey 07734
Phone: 732/787-0215 Ext. 214 or 215 • Fax: 732/787-0778

December 1, 2022

Isai Barragam Vargas & Selena Espionsa
4 Honeysuckle Lane.
Jackson NJ 08527

Re: Reconstruct a partially damage by fire - Denied
50 Church St, Keansburg NJ 07734
Block/Lot: 162/3
Zone: B-1 (Requirements for R-5 Zone)
Flood Zone: AE-11'

Dear Applicant:

Regarding the above mentioned property, please be advised that your Development Permit to reconstruct a partially damaged home by fire as proposed is denied for the following:

1. Additions, renovations, reconstructions, any new construction must meet all the setbacks as noted in the Development Regulations of the Borough of Keansburg.
2. 22-5.5e – A Use Variance will be required as the property is in an B-1 (Requirements for R-5 Single Family) Zone.
3. I have also included a second page of information that you may need to include in your notices should you wish to appear before the Board.

If you wish to pursue this application you are directed to the Keansburg Planning Board of Adjustment for a formal hearing to grant the necessary variances which would be needed to permit the construction and for final approvals. Please see the Planning Board Secretary, who will answer any question you may have regarding the Planning Board application.

Respectfully,

Kathy Burgess
Assistant Zoning Officer, Borough of Keansburg

1. 22-7.3e – Restoration of a Nonconforming Building or Structure – any Nonconforming structure that has been more than partially destroyed must be rebuilt in conformity with the current zoning regulations.
2. 22-5.2c – No existing building or structure shall be moved, altered, added to or enlarged, nor shall any land or building or portion of a building or structure to be used, designed, or arranged to be used for any purpose unless in conformity with all of the regulations herein specified for the district in which it is located.
3. 22-7.3c – Nonconforming Uses, Building or Structure. No nonconforming use may be expanded.
4. 22-5.5e – A Use Variance will be required as the property is in B-1 (Requirements for R-5 Single Family Zone) and your proposal does not meet the zoning requirements;
5. 22-5.5e – Setback variances required:

Description	Required	Proposed
Minimum Lot Area	5,000 SF	5,895sf
Minimum Lot Frontage	50'	44.75'
Minimum Front Yard Setback	25'	24.4' (Rear Structure)
Minimum Side Yard Setback	7.5'	4.1'
Minimum Side Yard Setback (Total)	15'	13.90'
Minimum Rear Yard Setback	25'	66'
Min.Gross Residential Ground Floor Area	600 SF	N/A
Maximum Lot Coverage- Principle Building	25%	Approx.13%
Minimum Lot Coverage All	50%	Approx. 28%
Maximum Building Height	35'/2.5 Stories	N/A
Minimum Improved Off-Street Parking	5	1

1. 22-5.3.b – Use Variance. Any use not specifically listed as a permitted use, an accessory use, or a conditional use shall be deemed a prohibited use. The two-unit structure style residential building is not specifically listed as a permitted use or a conditional use.

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2. Construction and repair of sidewalks, curbs, and driveways. 2.11;
 - c. Driveways and parking areas must conform to specifications of a minimum width of nine (9) feet and minimum length of eighteen (18) feet. The apron and depressed curb are not to be considered as part of the driveway unless approved by the Planning Board of Adjustment.
 - d. Vehicles shall not be parked on any front lawn without site approval from the Planning Board of Adjustment.
3. 22-9.3a(5) Off-Street Parking.
 - a. The driveway measures a minimum of thirty (30) feet in length between the garage door and the sidewalk or thirty-five (35) feet to the curb line.
4. Any other variances the Board may require in the course of hearing this application.