

## FAIR HAVEN ZONING BOARD OF ADJUSTMENT

APPLICANT: James Keefe PROPERTY ADDRESS: 25 Beechwood Place  
BLOCK: 74 LOT: 27 ZONE: R-10B PHONE #: 732-320-1249  
APPLICANT ADDRESS (IF DIFFERENT): \_\_\_\_\_  
ZONING BOARD ACCOUNT #: \_\_\_\_\_

### APPLICATION GUIDELINES

In accordance with Borough requirements, the following items must be submitted with the application before it can be deemed complete.

- Letter from Zoning Office
- Compliance with Chapter 30.12 of the Fair Haven Land Development Code
- Original signed survey with raised seal, plus 15 copies
- Architectural plans containing the following information: \*
  - Complete floor plans showing existing and proposed conditions with string dimensions
  - Elevations of all sides of structure(s) with string dimensions
  - Zoning Schedule: must include total habitable floor area and floor area ratio
  - Detail as to calculation of habitable floor area. All measurements must be from exterior perimeter of structure.
  - Detail as to lot coverage calculation
  - Location and type of proposed attic access
  - Site plan showing existing and proposed conditions and setbacks
  - Key Map showing all properties within 200'
- Photographs of the property and adjacent properties
- Statement of legal basis for granting variances sought
- List of property owners within 200' and all others required to be served
- Proof of payment of taxes for the current quarter
- Proposed Notice to Property Owners with copy of Zoning Officer's letter attached.
- Proposed Notice to be published in newspaper.
- Payment of application and escrow fees

### **THE FOLLOWING ARE TO BE SUBMITTED AFTER NOTIFICATION THAT APPLICATION HAS BEEN DEEMED COMPLETE**

- \_\_\_\_ Affidavit of Publication from Newspaper
- \_\_\_\_ Affidavit of Service: Copy of Notice sent to property owners with copy of Zoning Officer's letter attached, must be attached to affidavit.

### **IF A WAIVER OF ANY OF THE ABOVE REQUIREMENTS IS REQUESTED, SUCH REQUEST MUST BE IN WRITING AND SUBMITTED WITH THE APPLICATION**

\* For applications involving variances only, 15 copies of the plans are required. Of those, 11 may be reduced size. For applications involving a site plan, 20 copies are required and 15 may be reduced size.

APPLICATION TO ZONING BOARD OF ADJUSTMENT  
OF THE BOROUGH OF FAIR HAVEN

PART III

TO BE FILLED IN ONLY IF APPLICATION IS MADE DIRECTLY TO THE BOARD  
OF ADJUSTMENT OR IF ALTERNATIVE RELIEF IS SOUGHT PURSUANT TO  
N.J.S. 40:55D-70c or d. AND ARTICLE 4 OF THE LAND USE ORDINANCE AND  
DEVELOPMENT REGULATIONS OF THE BOROUGH OF FAIR HAVEN

Phone# 732-320-1249

Applicant's Name James Keefe

Applicant's Address 25 Beechwood Pl

Owner's Name James Keefe + Meghan Chrisner-Keefe

Owner's Address 25 Beechwood Pl

Relationship of applicant of owner (i.e. tenant, purchaser under contract, etc.)

Location of Premises 25 Beechwood Pl

Block 74 Lot 27

(Street)

(Tax Map Reference)

The premises are located in the following Zone R-10B

\*\*\*\*\*

Request is hereby made for permission to erect, alter, convert, use, a two-story  
single-family residence contrary to the  
requirements of Article 30-5.1, Exhibit Table C, of the Zoning Ordinance, or  
for other relief as follows:

Maximum habitable floor area permitted: 3,220 square feet

Habitable floor area proposed: 3,542 square feet

1. Said property is 90' wide x 140' deep, irregular lot and 13,926 square feet

(give dimensions and area)

and has the following structures residential dwelling with attached two-car garage, wood deck and  
(dwelling, garage, shed, pool, etc.) covered front porch.

2. Size of proposed building:

a) Total square footage of all stories (exclusive of attached garage & cellar), half stories  
or any attic served by a fixed stairway 3,542 square feet

b) Number of stories 2

c) Height of principal building 31 feet

3. Setbacks of building: Front \_\_\_\_\_ Rear 52.2 feet Side 12 feet Side 16.7 feet

37.4 feet to front porch

44.2 feet to residence

28.7 feet combined side yard setback

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4. Has there been any previous appeal, request, or application to this or any other Borough Board or the Construction Official involving these premises? Yes  No

If YES, state the nature, date and the disposition of said matter: zoning permit application on September 1, 2020 to zoning officer Nicolas Poruchynsky.

The application was denied by correspondence dated September 9, 2020 - see attached.

5. Attach a statement to this application stating what exceptional conditions exist preventing the Applicant from complying with the Zoning Ordinance. Also include a statement of facts showing why the relief requested can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zoning plan and Zoning ordinance.

6. All applicants must attach to this application a schedule showing the following information (if applicable):

Type of construction (frame, stone, brick, etc.) frame  
Present use of existing building(s) & premises single family residence

Describe any deed restrictions affecting the property. none known.

Total proposed dwelling units 1

Total proposed professional offices 0

Total proposed parking spaces 3 minimum

A photograph or photographs of land & buildings involved in the application. See attached.

Name & addresses of all expert witnesses proposed to be used.

Al Shissias, RA, RLA

Proof of payment of all property taxes due & owing on the premises.

27 1st Street

See attached.

Rumson, NJ 07760

7. A SEALED SURVEY made by a licensed Land Surveyor to scale (not less than 1" = 100' of the property). Scale drawings (of not less than .25" = 1' of the proposed building(s) of the existing structure(s) indicating the changes, alterations or additions contemplated, if relevant.

John Sarto, Esq.

Giordano Halleran & Ciesla, P.C.

125 Half Mile Road, Suite 300

Red Bank, NJ 07701

8. A copy of any conditional contract or agreement related to this application must be filed with the application or presented to the Board at the times of the hearing.

Not applicable.

9. A signed copy of the attached checklist indicating the documents to be submitted with the application to conform to the requirements of the Fair Haven Land Use Ordinance with respect to applications for variances and as set forth in Article 12 of the Fair Haven Land Use Ordinance.

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10. If the applicant is a corporation or partnership, the names and addresses of all stockholders or partners owning a 10% or greater interest in said corporation or partnership shall be set forth in accordance with P.L. 977 Ch. 336.

N/A

State of New Jersey, County of Monmouth ss

James Keefe being duly sworn according to law hereby certify that the information presented in this application to be true and accurate. If applicant is not the owner of the property, have the owner sign below, consent, or file with the application a letter signed by the owner consenting to the application.

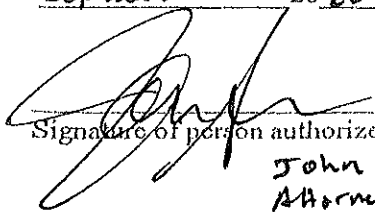
The foregoing application is hereby consented to this 29<sup>th</sup> day of September, 20 20.

  
(Owner(s) of property referred to)

\_\_\_\_\_  
(Applicant(s) other than owners)

25 Beechwood Place, Fair Haven, NJ 07704  
(Address of property referred to)

Sworn and subscribed to  
before me this 29<sup>th</sup> day of  
September 20 20

  
Signature of person authorized to take oaths

John A. Sarto, Esq  
Attorney-at-law

Applicant's Attorney

LAND USE AND DEVELOPMENT REGULATIONS

30-12

Borough of Fair Haven  
Land Development Application Checklist

Name of Application: Keefe Residence Date: 9/21/20

Block: 74 Lot(s): 27 Address: 25 Beechwood Place

Individual Completing Checklist: James Keefe Title: Applicant

An application shall not be considered complete until all the materials and information specified below has been submitted, unless upon receipt of a written waiver request from the applicant, a specified requirement is waived by the municipal agency. The waiver request shall be granted or denied within 45 days of receipt of said request. If an item is considered by the applicant to be "Not Applicable", a waiver request should be made.

Item Number	Minor		Major		Variance			Item Description	Applicant Mark	Status	Borough Mark	Comments
	Subdivision	Site Plan	Prelim	Final	40:55D-70							
			Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
1	•	•	•	•	•	•	•	•	X	Complies Waiver		
2	•	•	•	•	•	•	•	•	X	Complies Waiver		
3	•	•	•	•	•	•	•	•	X	Complies Waiver		
4	•	•	•	•	•	•	•	•	X	Complies Waiver		

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	Subdivision	Site Plan	Prelim		Final		40:55D-70						
			Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)						(c)
5	•	•	•	•	•	•	•	•	•	Completed Escrow Agreement signed by owner and applicant.	X	Complies Waiver	
6	•	•	•	•	•	•	•	•	•	Completed Ownership Disclosure Statement.	X	Complies Waiver	
7	•	•	•	•	•	•	•	•	•	Tax Collector Certification from the Borough Tax Collector that all current taxes and assessments on the property are paid to date.	X	Complies Waiver	
8	•	•	•	•	•	•	•	•	•	Certified list of property owners within 200' of the property as prepared by the Borough Tax Assessor.	X	Complies Waiver	
9	•	•	•	•	•	•	•	•	•	Completed Monmouth County Planning Board application. Copy of a check made payable to "Monmouth County."	X	Complies Waiver	
10	•	•	•	•	•	•	•	•	•	Completed Freehold Soil Conservation District (FSCD) application. Copy of a check made payable to "FSCD."	X	Complies Waiver	

LAND USE AND DEVELOPMENT REGULATIONS

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	Prelim					Final		40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(d)						
11	•	•	•	•	•	•	•	•	•	Completed Monmouth County Health Department application. Copy of a check made payable to "Monmouth County."	X	Complies Waiver			
12	•	•	•	•	•	•				Public utility "will serve" letters.	n/a	Complies Waiver			
13			•	•	•	•				Environmental Impact Assessment	n/a	Complies Waiver			
14	•	•	•	•	•	•				Freshwater wetlands Letter of Interpretation.	n/a	Complies Waiver			
15	•	•	•	•	•	•				List of all Federal, State, regional, and/or municipal approvals or permits required.	n/a	Complies Waiver			
16	•	•	•	•	•	•	•	•	•	Copies of all easements, covenants and deed restrictions including metes and bounds descriptions, on or affecting the property in question.	X	Complies Waiver			

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	Subdivision	Site Plan	Prelim		Final		40:55D-70					
			Subdivision	Site Plan	Subdivision	Site Plan						
17	•	•	•	•	•	•	•	•	X	Complies		Twenty (20) prints prepared by a New Jersey licensed Professional Engineer or Land Surveyor. Each sheet must be signed and sealed by the appropriate professional, (8 copies 24x36, 12 copies 11x17).
										Waiver		
18	•	•	•	•	•	•	•	•	X	Complies		A digital copy of the plan in .dwg format (ACAD 2007 or later) and .pdf format (Adobe).
										Waiver		
19	•		•	•					n/a	Complies		Certification from the Borough Tax Assessor approving the block and lot designations.
										Waiver		
20			•						n/a	Complies		Certification from the Borough approving the road names and subdivision name.
										Waiver		
21	•		•						n/a	Complies		An affirmative statement in writing indication how all applicable conditional use standards are met.
										Waiver		
22				•	•				n/a	Complies		An engineer's estimate of all the improvements identified on the approved preliminary plan, which remain to be completed at the time of final plat.
										Waiver		



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	Subdivision	Site Plan	Prelim	Final	40:55D-70							
			Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
23					•	•			n/a	Complies Waiver		
24					•	•			n/a	Complies Waiver		
25	•	•	•	•					n/a	Complies Waiver		
26		•				•			n/a	Complies Waiver		

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	Subdivision	Site Plan	Prelim		Final	40:55D-70							
			Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)					
27	•	•	•	•	•	•	•	•	Photograph(s) of the subject property.	X	Complies Waiver		
28	•	•	•	•	•	•	•	•	List of variances required or requested.	X	Complies Waiver		
29	•	•	•	•	•	•	•	•	List of requested design waivers or exceptions.	n/a	Complies Waiver		
Plans shall show or include the following:													
30	•	•	•	•	•	•	•	•	Map scale not less than 1" = 100', showing the entire tract on one sheet not exceeding 24"x36."	X	Complies Waiver		
31	•	•	•	•	•	•	•	•	Key map at specified scale showing location to surrounding properties, streets, watercourses, municipal boundaries, etc., within 500' of property.	X	Complies Waiver		
32	•	•	•	•	•	•	•	•	Site or Subdivision name.	n/a	Complies Waiver		
33	•	•	•	•	•	•	•	•	Name, signature, license number, seal, address, phone number, web address, and email address of professional responsible for preparing the plans.	X	Complies Waiver		

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	Subdivision		Site Plan		Subdivision		Site Plan		40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)		(d)						
34	•	•	•	•	•	•						X	Complies			Title block denoting type of application, tax map sheet, County, name of municipality, block and lot, and street location
													Waiver			
35	•	•	•	•	•	•						X	Complies			Name, address, and phone number of property owner and applicant.
													Waiver			
36	•	•	•	•	•	•						X	Complies			North arrow and scale
													Waiver			
37	•	•	•	•	•	•			•	•		X	Complies			Schedule of required zone district requirements. Include basis for building and lot coverage, building height, FAR, and habitable floor area.
													Waiver			
38	•	•	•	•	•	•							Complies			Approval signature block for Board Chairman, Secretary, and Borough Engineer.
												n/a	Waiver			
39	•		•		•								Complies			Certification blocks required by map filing law.
												n/a	Waiver			
40	•		•		•								Complies			Monumentation as specified by map filing law.
												n/a	Waiver			
41	•	•	•	•	•	•			•	•		X	Complies			Date of current property survey.
													Waiver			

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	Subdivision	Site Plan	Prelim	Final	40:55D-70							
			Subdivision Site Plan	Subdivision Site Plan	(a) & (b)	(c)	(d)					
42	•		•					Metes and bounds description showing dimensions, bearings of original and proposed lots.	n/a	Complies		
										Waiver		
43	•		•		•	•		Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all centerlines and rights-of-way and centerline curves on streets.	n/a	Complies		
										Waiver		
44	•	•	•	•	•	•		Acreage of tract to the nearest tenth of an acre.	X	Complies		
										Waiver		
45	•	•	•	•	•	•	•	Date of original preparation and of each subsequent revision.	X	Complies		
										Waiver		
46	•	•	•	•	•	•	•	Size and location of any existing and proposed structures with all setbacks dimensioned.	X	Complies		
										Waiver		
47	•	•	•	•	•	•		Size and location of all existing structures within 200' of the site boundaries.	n/a	Complies		
										Waiver		
48	•		•					Tax lot and block numbers of existing and proposed lots.	n/a	Complies		
										Waiver		

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	Prelim						Final		40:55D-70					
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)	(c)	(d)					
49	•		•		•					Area of proposed lots in square feet.	n/a	Complies Waiver		
50	•	•	•	•	•	•				Any existing or proposed easement or land reserved for or dedicated to public use.	n/a	Complies Waiver		
51	•	•	•	•	•	•				Property owners within 200 feet of subject property.	n/a	Complies Waiver		
52	•	•	•	•	•	•				Location of streams, floodplains, wetlands or other environmentally sensitive areas on or within 200' of the project site (Note: variance applications need only show these features on site)	n/a	Complies Waiver		
53	•	•	•	•	•	•				Preliminary architectural plans and elevations.	X	Complies Waiver		
54			•	•	•	•				Site identification signs, traffic control signs, and identification signs.	n/a	Complies Waiver		
55	•		•		•					Existing and proposed sight triangles.	n/a	Complies Waiver		
56			•							Proposed street names when new road is proposed.	n/a	Complies Waiver		
57		•	•							Parking plan.	n/a	Complies Waiver		

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	Subdivision	Site Plan	Prelim		Final		40:55D-70					
			Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
58			•	•	•	•			n/a	Complies Waiver		
59					•	•		Solid waste management and recycling plan showing holding location and provisions for waste and recyclables.	n/a	Complies Waiver		
60	•	•	•	•	•	•		Site layout showing all roadways, circulation patterns, curb, sidewalk, buffers, structures, open space, recreation, etc., as applicable.	n/a	Complies Waiver		
61	•	•	•	•	•	•		Grading and utility plan.	n/a	Complies Waiver		
62	•	•	•	•	•	•		Profiles of existing and proposed roadways and including all utilities and stormwater facilities. Roadway cross section at 50' intervals.	n/a	Complies Waiver		
63	•	•	•	•	•	•		Landscaping plan.	n/a	Complies Waiver		
64	•	•	•	•	•	•		Soil erosion and sediment control plan prepared in accordance with the standards for soil erosion and sediment control standards in New Jersey.	n/a	Complies Waiver		

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			Prelim	Final	40:55D-70							
	Subdivision	Site Plan	Subdivision	Site Plan	Subdivision	Site Plan	(a) & (b)					
65	•	•	•	•	•	•				Complies		
								Lighting plan.	n/a	Waiver		
66	•	•	•	•	•	•				Complies		
								Construction details for any on-site and off-site improvement.	n/a	Waiver		

(2002 Code § 16.48.020; Ord. No. 2014-18)