

MARK L. BREITMAN
ATTORNEY AT LAW



684 HOLMDEL ROAD
HAZLET, NJ 07730
Phone: 732-970-7814
Fax: 732-970-7815
Email: mlb1229law@gmail.com

April 24, 2024

Kathy Burgess,
Assistant Zoning Officer
Borough of Keansburg
29 Church Street
Keansburg, New Jersey 07734

Mackenzie Bittle,
Keansburg Planning Board of Adjustment
Borough of Keansburg
29 Church Street
Keansburg, New Jersey 07734

RE: MOHAMMAD QURESHI
37 CHURCH STREET
BLOCK 158 LOT 12
KEANSBURG, NEW JERSEY
REQUEST FOR FINAL SITE PLAN EXTENSION OF TIME

Dear Ms. Burgess and Ms. Bittle:

Please be advised that my office is representing the applicant in the matter captioned above. My client is requesting that final site plan approval be extended for a period of one year from the date hereof as a result of circumstances not entirely within the control of the applicant.

I am attaching to this letter correspondence from the project engineer as to the chronology of approvals and other matters affecting this project. The approval process had to address adverse environmental issues which have been approved and a letter from Lisko Environmental dated April 18, 2024 is also attached for your reference.

In addition to the foregoing, delays were also incurred because of the COVID Pandemic and for personal family issues of the applicant. As you can see, the delays of the Monmouth County Planning Board approval were extraordinary.

The good news is that my client has hired a contractor to construct the facility and that building permit applications have been submitted to the Borough at this time. The permitting is

now on hold until the Borough extends the approvals. To the best of my client's knowledge, all other approvals required for this project have been obtained.

Once the building permits are issued, it is intended that pre-construction matters and mobilization will take place within forty-five (45) days and the construction completed within nine (9) to (11) months thereafter.

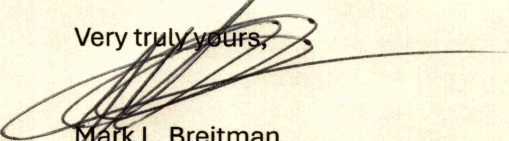
The New Jersey Municipal land Use law (NJSA 40:55D-52) (the "Statute") recognizes that final approvals may be extended. New Jersey has long recognized that the expiration of approvals causes great harm to the project subjecting the developer to substantial costs and expenses of starting over and the State favors the extensions if the status quo as to requirements and zoning are met. New Jersey has, in the past, approved several permit extension acts and as late as 2020, as a result of the COVID Pandemic, another extension act was approved. Even though there may have not been a formal extension of the approvals in this matter, the relevant parties have been working together to secure the compliance approvals required by the resolution conditions and the spirit and intent of the Statute for an extension have been met.

The plans are current and meet the present codes and regulations. To the best of my knowledge, the zoning affecting the subject property has not been changed. The project is ready to be built as finally approved.

It is respectfully requested that the approval extension be granted by the Board at this time.

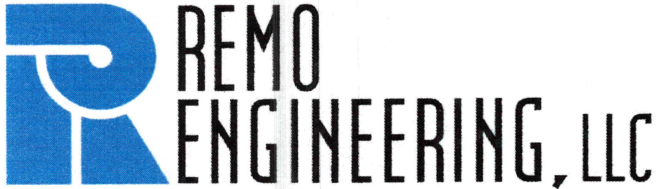
My client and his engineer will be appearing before the Board on April 29, 2024 if there are any questions the Board may have. Thank you for your courtesies in this regard.

Very truly yours,



Mark L. Breitman

MLB/m
C. Client
Remo Engineering, LLC
Kevin E. Kennedy, Esq.



CONSULTING ENGINEERS AND DESIGN PROFESSIONALS

205 ROUTE 9 NORTH #33 FREEHOLD, NJ 07728
732-303-7992 ♦ 732-742-1001

MARCREMO@REMOENGINEERING.COM

April 23, 2024

Mr. Mohammad Qureshi
34 Bedle Road
Hazlet, NJ 07730

RE: Lot 12 in Block 158
37 Church Street
Borough of Keansburg
Monmouth County, NJ

Dear Mr. Qureshi:

The following is a sequence and summary of the Site plan prepared for the above referenced project.

Site Plan dated October 5, 2015

Original Site Plan was prepared.

Motor vehicle service station
3 service bays

Two story mixed-use building addition
First floor - 1,375 Sf of retail space
Second floor - 2 one bedroom apartment units

Site Plan dated July 20, 2016

New Site Plan was prepared.

Two story mixed-use building
First floor - 1,864 SF of retail space
Second floor - 2 two bedroom apartment units

Site Plan dated October 6, 2016

Site Plan was revised to reduce driveway width and eliminate utility pole relocation.

Site Plan dated March 5, 2018

New Site Plan was prepared.



Mr. Mohammad Qureshi
April 23, 2023
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Two story mixed-use building
First floor - 2,150 SF retail store
Second floor - 1 three bedroom apartment unit

Site Plan dated July 5, 2022

Site Plan was revised in accordance with Borough of Keansburg and Monmouth County request.

Site Plan dated March 29, 2023

Site Plan was revised in accordance with Monmouth County and Freehold Soil Conservation District request.

Site Plan dated July 7, 2023

Site Plan was revised in accordance with Monmouth County request.

Site Plan dated November 2, 2023

Site Plan was revised in accordance with Monmouth County request.

Site Plan dated January 8, 2024

Site Plan was revised in accordance with Monmouth County request.

Final Approvals

Borough of Keansburg final approval obtained somewhere between August 2022 and March 2023.

Freehold Soil Conservation District final approval obtained April 17, 2023.

Monmouth County final approval obtained February 13, 2024.

If there are any questions or comments pertaining to this matter, please do not hesitate to contact this office at your convenience.



Mr. Mohammad Qureshi
April 23, 2024
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Very truly yours,
REMO ENGINEERING, LLC

Marc A. Remo, P.E., P.P., C.M.E.
Professional Engineer
Professional Planner
Certified Municipal Engineer

VIA ELECTRONIC MAIL TO: ZUBAIR3039@YAHOO.COM

April 18, 2024

Mohammed Qureshi
Hazlet Auto Service Center, Inc.
3039 Route 35
Hazlet, NJ 07730

**RE: Project Status Update
Former H&H Service Center
37 Church Street, Keansburg, NJ
LISKO Project No. : 0056-0**

Dear Mr. Qureshi:

Lisko Environmental, LLC (LISKO) is pleased to present this project status update for the remediation of the former H & H Service Station located at 37 Church Street in Keansburg, Monmouth County, New Jersey (hereafter referred to as the "Site"). This letter is provided for clarification purposes with respect to T&M Associates, letter dated August 15, 2022, regarding First Resolution Compliance Review with specific reference to Item 3 on Page 2:

The subject site was identified as a former gasoline service station and therefore the applicant shall provide documentation stating that "no further action" (NFA) is required for the groundwater mitigation on the property.

As you know, the Site, a former gasoline service station, experienced a release from the former gasoline underground storage tank (UST) system, which was removed in January 1999. Between January 1999 and June 2017, a Remedial Investigation was conducted at the site to characterize the nature and extent of soil and groundwater contamination resulting from the petroleum release. During the Remedial Investigation, six groundwater monitoring wells were installed at the Site to monitor groundwater quality.

In September, 2018 a remedial excavation was conducted to remove impacted soils and close a previously unknown UST that was encountered during the excavation activities. In August 2019 three replacement monitoring wells were installed proximal to the locations of former wells MW-2 and MW-3, which were abandoned prior to soil excavation activities, and MW-4, which was unable to be located. The enclosed figure presents a general site lay out identifying monitoring well locations.

The most recent groundwater sampling event was conducted on November 20, 2023. At the time of the sampling, Benzene was not detected above the Groundwater Quality Standard (GWQS) of 1.0 ug/l, Xylenes were exhibited at a concentration equal to the applicable standard and Tentatively Identified Compounds (TICs) exhibited an aggregate maximum concentration of 3,218 ug/l compared to a GWQS of 500 ug/l. Naphthalene, Bis(2-ethylhexyl phthalate and 2-methylnaphthalene exhibited concentrations slightly above standard. All other compounds were exhibited below applicable standards.

Based on a review of available data, it appears the groundwater impact exhibits a stable to decreasing trend, and a Monitored Natural Attenuation (MNA) approach for the remediation of the groundwater will be the most viable remedial strategy.

Pending correlation with construction activities, LISKO will assist in ensuring the drywell is properly over excavated, any additional soil contamination is excavated, and a vapor mitigation system installed beneath the slab of the proposed structure. This additional work is anticipated to expedite the Monitored Natural Attenuation of groundwater contamination.

As required by the NJDEP, approximately five monitoring wells will be required at the property and offsite locations and an additional four rounds of groundwater sampling are required and anticipated to conclude in August 2025. Pending groundwater trend analysis, a Remedial Action Report will be submitted to the New Jersey Department of Environmental Protection (NJDEP) with a Classification Exception Area and Groundwater Remedial Action Permit application, effectively closing the active case at the NJDEP. Its reasonable to conclude that once the NJDEP issues the permit, a Limited, Restricted Use Response Action Outcome (RAO) letter will be issued for the site, rather than the NFA letter referenced in the T&M Associates Letter.

In accordance with applicable NJDEP regulations, the monitoring well network is required to remain in place, or can be modified in conjunction with the planned construction to monitor groundwater before, during and after construction as warranted. Please be advised, the status of the groundwater remediation has no bearing on the use or development of the property.

LISKO looks forward to assisting you with this project. Please contact us at (732) 996 - 4792 or email at jlisko@liskoenv.com with any questions related to the project.

Sincerely,
For LISKO ENVIRONMENTAL, LLC



Jonathan Lisko LSRP #575491, N3

Enc.: Figure 1 - General Diagram of the Site

