



AGENDA

MONDAY, JULY 8TH, 2024

TIME: 6:30 PM – WORKSHOP

TIME: 7:00 PM – MEETING

- Salute to the Flag

Adequate notice has been given of this meeting by notification of the Asbury Park Press, Star Ledger, and placed on the bulletin board in the Municipal Building of the Borough of Keansburg.

- Roll Call:

Mr. Sean Tonne ___	Mr. Michael Donaldson ___	Ms. Eileen Enright ___
Mr. Martin Flynn ___	Mr. John Donohue ___	Mr. Daniel Shields ___
Mr. Raymond Preston ___	Mr. Michael Mankowski ___	Mr. Dominick Grasso ___
Alternates:	Mr. Michael Flynn ___	Ms. Jennifer Perkel ___
Mr. Yuro – Board Engineer	Mr. Kennedy – Board Attorney	Mr. Striedl – Zoning Officer

RE-ORGANIZATION:

- ELECTION OF CHAIRMAN AND VICE CHAIRMAN
- APPOINTMENT OF ATTORNEY
- APPOINTMENT OF ENGINEER
- APPOINTMENT OF SECRETARY
- APPOINTMENT OF PRESS NOTIFICATION
- SWEARING IN OF MR. SEAN TONNE, MR. MICHAEL DONALDSON, MR. DOMINICK GRASSO, MR. JOHN DONOHUE, MR. MICHAEL MANKOWSKI, MR. DANIEL SHIELDS, MR. MICHAEL FLYNN AND MS. JENNIFER PERKEL
- SWEARING IN OF NEW MEMBER CATHY RYAN
- ESTABLISH REMAINDER OF MEETING DATES THROUGH 2024 & NEW MEETING TIME

Applications:

- 2022-08 10 MURRAY LANE, BLOCK:73 LOT:4/Harry Hoff-Bulk Variance to construct a new single-family home (Approved 6/13/22)
- 2023-07 77 SHORE BLVD, BLOCK:30 LOT: 22/Clarke- Bulk Variance, New SF Dwelling (APPROVED 12/4/23)



Borough of Keansburg
Planning Board of Adjustment
 29 Church Street, Keansburg, NJ 07734

(CONTINUED ON BACK)

- **2024-13 155 MAPLE AVE, BLOCK:79 LOT:30/Julia & William Luchsinger-** Bulk Variance to Raise existing structure and construct an additional floor along with an attached rear deck.
- **2024-14 103-115 CREEK ROAD, BLOCK:70 LOT:11-13/Four A Realty, LLC-**Use Variance/Major site plan approval to construct 2 two family detached homes for Multi Townhouse use while also adjusting the existing lot lines to form new lots.

Resolution for Memorialization:

- **2024-02 282 CARR AVE, BLOCK:94 LOT:14/282 Carr Ave, LLC-** Resolution of dismissal for Use Variance for pre-existing nonconforming commercial and rental use on first floor while expanding existing residential unit on the first floor.
- **2024-10 282 CARR AVE, BLOCK:94 LOT:14/282 Car Ave, LLC-** Use Variance to convert the three mixed use units into two residential units.
- **2024-11 29 WOODLAND AVE, BLOCK: 27 LOT:6/Sandy Beaches, LLC-** Minor Subdivision/ Bulk Variance to construct 2 Single-Family dwellings.
- **2024-12 204 SHORE BLVD, BLOCK:41 LOT:5/ Blue Skies Holding, LLC-** Bulk variance to construct a new single-family dwelling.

BILLS:

GENERAL BOROUGH	GENERAL	\$1,694.00	K. KENNEDY
ROCCHIO	41 OCEAN BLVD	\$322.00	K. KENNEDY
MONTALBANO	6 OCEANVIEW AVE	\$363.50	T&M ASSOCIATES
BLUE SKIES HOLDING, LLC	204 SHORE BLVD	\$1,022.25	T&M ASSOCIATES
BEACHWAY REDEVELOPMENT 675	2024 APRIL INVOICE	\$2,095.75	T&M ASSOCIATES
CARR ENTERPRISES, LLC	19 CARR AVE INSPECTIONS	\$93.50 \$2,156.25	T&M ASSOCIATES T&M ASSOCIATES
WELLINGTON (1)	33 MYRTLE AVE	\$966.00	K. KENNEDY
WELLINGTON (2)	35 MYRTLE AVE	\$182.00	K. KENNEDY
HOFF/4 BERRY	4 BERRY STREET LITIGATION	\$784.00 \$420.00	K. KENNEDY K. KENNEDY
JS BEACH & BOARDWALK	LITIGATION	\$84.00	K. KENNEDY
HOFF	70 WASHINGTON	\$728.00	K. KENNEDY
CLARKE	77 SHORE BLVD	\$580.00	T&M ASSOCIATES
NJ LEAF	71 HWY 36	\$448.00	K. KENNEDY
KB 5 OCEAN PARTNERS LLC	5 OCEANVIEW AVE	\$56.00	K. KENNEDY
BEACHWAY REDEVELOPMENT PLAN 622	2024 JUNE INVOICE	\$12,507.67	T&M ASSOCIATES