



## AGENDA

MONDAY, SEPTEMBER 9TH, 2024

**TIME: 5:30 PM – WORKSHOP**

**TIME: 6:00 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 ___
Ms. Catherine Ryan ___	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

***Applications:***

- **199 MAIN STREET, BLOCK:94 LOT:54.01/BB 199 Main, LLC-** Application has been deemed incomplete (As a result of changes in proposed plans) Once proper paperwork is submitted A public hearing will be assigned for next available date (Application must be deemed complete and new legal notice must be submitted)
- **2024-11 29 WOODLAND AVE, BLOCK: 27 LOT:6/Sandy Beaches, LLC-** Minor Subdivision/ Bulk Variance to construct 2 Single-Family dwellings. *(Heard 6/10/24) (Subdivision approved 6/10/24)*
- **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. *(Heard 7/8/24)*



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

**Resolution for Memorialization:**

- **2024-16 5 LINCOLN COURT, BLOCK:93 LOT: 46/ Christopher Kain-** Bulk Variance to construct a new detached new garage and driveway.
- **2024-15 27 WILLIS AVE, BLOCK:140 LOT:10/ Romeo Draghici-** Bulk Variance to construct front porch and rear deck.
- **2024-06 6 OCEANVIEW AVE, BLOCK:17 LOT:3/ Richard Montalbano-** Bulk Variance to remove and replace existing concrete surrounding property. (HEARD 4/29/24)
- **2024-03 5 OCEANVIEW AVE, BLOCK:16 LOT:23/KB 5 Ocean Partners, LLC-** D-2 Variance for a 2-family Dwelling. (HEARD 4/29/24)

➤ **Adoption of Meeting Minutes from Oct. 16<sup>th</sup>, 2023, Nov 13<sup>th</sup>, 2023 & April 29<sup>th</sup>, 2024**

**BILLS:**

GENERAL BOROUGH	GENERAL	\$2,198.00	K. KENNEDY
HOFF	10 MURRAY LANE	\$224.00	K. KENNEDY
BLUE SKIES HOLDING, LLC	204 SHORE BLVD	\$14.00	K. KENNEDY
CHRISTOPHER KAIN	5 LINCOLN COURT	\$913.75	T&M ASSOCIATES
ROMEO DRAGHICI	27 WILLIS AVE	\$777.50	T&M ASSOCIATES
SANDY BEACHES, LLC	29 WOODLAND AVE	\$784.00	K. KENNEDY
WELLINGTON (2)	35 MYRTLE AVE	\$112.00	T&M ASSOCIATES
WELLINGTON (1)	33 MYRTLE AVE LITIGATION	\$112.00	K. KENNEDY
		\$2,275.00	K. KENNEDY
		\$322.00	T&M ASSOCIATES
JS BEACH & BOARDWALK	LITIGATION	322.00	K. KENNEDY
NJ LEAF	71 HWY 36	\$56.00	K. KENNEDY
		\$331.00	T&M ASSOCIATES
		\$4,690.75	T&M ASSOCIATES
		\$791.80	T&M ASSOCIATES
KB 5 OCEAN PARTNERS LLC	5 OCEANVIEW AVE	\$56.00	K. KENNEDY
FOUR A REALTY	103-115 CREEK ROAD	\$331.00	T&M ASSOCIATES
LUCHSINGER	155 MAPLE AVE	\$210.00	T&M ASSOCIATES
		\$98.00	T&M ASSOCIATES