



AGENDA

MONDAY, OCTOBER 7TH, 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:

- **2024-18 12 BROOKSIDE AVE, BLOCK: 91 LOT: 13/ Bruce Vuono- Bulk** Variance to construct a new single-family dwelling.
- **2024-17 40 TWILIGHT AVE, BLOCK: 32 LOT:19/ Sunlight development, LLC-** Bulk Variance to add 3 additional off-street parking.

Resolution for Memorialization:

- **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 & 9/9/24) (Subdivision approved 6/10/24) (2 Single-Family dwellings approved 9/9/24).*
- **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 & 9/9/24) (Denied 9/9/24)*



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

- **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 & 8/12/24) (Denied 8/12/24)

- **2024-09 315 BEACHWAY AVE, BLOCK:184 LOT:1/Beachway Avenue Realty, LLC-** Dismissal without prejudice for major site plan approval to construct 96 residential condominium units with 3 buildings

BILLS:

GENERAL BOROUGH	GENERAL	\$1,470.00	K. KENNEDY
QURESHI	37 CHURCH STREET	\$855.50	T&M ASSOCIATES
		\$244.00	T&M ASSOCIATES
CHRISTOPHER KAIN	5 LINCOLN COURT	\$242.50	T&M ASSOCIATES
		\$490.00	K. KENNEDY
ROMEO DRAGHICI	27 WILLIS AVE	\$97.00	T&M ASSOCIATES
		\$112.00	K. KENNEDY
RICHARD MONTALBANO	6 OCEANVIEW AVE	\$148.43	T&M ASSOCIATES
		\$336.00	K. KENNEDY
CARR ENTERPRISES, LLC	19 CARR AVE	\$679.00	T&M ASSOCIATES
		\$95.00	T&M ASSOCIATES
CARR AVE REALTY	1 CARR AVE	\$1,003.00	T&M ASSOCIATES
		\$1,018.50	T&M ASSOCIATES
		\$706.00	T&M ASSOCIATES
SANDY BEACHES, LLC	102 CENTER AVE	\$194.00	T&M ASSOCIATES
WELLINGTON (1)	LITIGATION	\$1,134.00	K. KENNEDY
WELLINGTON (2)	35 MYRTLE AVE	\$238.00	K. KENNEDY
BEACHWAY AVE REALTY	315 BEACHWAY	\$56.00	K. KENNEDY
NJ LEAF	71 HWY 36	\$2,225.50	T&M ASSOCIATES
FOUR A REALTY	103-115 CREEK ROAD	\$339.50	T&M ASSOCIATES
	103 CREEK ROAD	\$5,276.25	T&M ASSOCIATES
LUCHSINGER	155 MAPLE AVE	\$194.00	T&M ASSOCIATES
		\$420.00	K. KENNEDY
CAPPADONA	BAYSIDE COVE MARINA	\$388.00	T&M ASSOCIATES
NJ ADVANCED MEDIA	PBZB ANNUAL MEETING NOTICE	\$136.12	STAR LEDGER
GANNETT PBZB	PBZB ANNUAL MEETING NOTICE	\$176.45	ASBURY PARK PRESS