



KNPB-R1950

December 6, 2024
Via Email

MacKenzie Bittle, Planning Board Secretary
Borough of Keansburg
29 Church Street
Keansburg, NJ 07734

**Re: Proposed Grocery Store
BB 199 Main, LLC
199 Main Street
Block 94, Lot 54.01
Residential Multi-Family (RMF) Zone
First Engineering Review**

Dear Ms. Bittle:

As requested, we have reviewed the following plan and document submitted in support of this application:

1. Keansburg Planning Board of Adjustment Site Plan Application Packet – Statement & Variance Sheets.
2. Tenant Fit-Up Work, Proposed Floor Plan (Sheet A-1), prepared by Vinu M. Patel, R.A., of VP Architectural Design, LLC, dated February 8, 2024, last revised November 8, 2024, consisting of one (1) sheet.

A. Project Description

The subject property, also known as Keansburg Plaza, is located within the Residential Multi-Family (RMF) Zoning District. The existing lot is an interior lot with road frontage along Main Street and is surrounded by residential properties. Currently, the property contains a 2-story building with multiple tenants to include Dunkin Donuts, Valley National Bank (vacant) and Keansburg Pharmacy with associated drive-thrus on the ground floor, while the second floor appears to be occupied by tenants associated with Professional/Business/ Medical Office Uses. The property is located in the “AE” Flood Zone, with a flood elevation of 11 feet.

The applicant is seeking use variance approval to renovate the existing “Keansburg Pharmacy” retail space to operate a grocery store. The proposed grocery store is not a permitted use in the Residential Multi-Family (RMF) Zoning District. Therefore, a (d-1) use variance is required.

B. General Comments

1. Based on our review of the application, the following information shall be provided to assist the Board in their consideration of the application:
 - a. A statement of operations for the proposed grocery store.
 - b. Number of employees.
 - c. Typical schedule and work hours.
 - d. Total and maximum of employees in one shift and number of shifts per day.
 - e. Location and size of loading areas.

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- f. Frequency of and size of vehicles making deliveries to the site for the proposed use.
 - g. Trash collection location and method of removal.
2. The applicant shall provide off-site parking calculations for the site in accordance with the Borough Ordinance to demonstrate there are adequate parking on site to accommodate the proposed use. The applicant shall provide a parking breakdown for each of the uses in the building (1st and 2nd floors) as a further parking variance/waiver may be required.
3. The Applicant has not provided a site plan. A site plan shall be provided to indicate the following:
 - a. Shopping cart location for use by grocery shoppers.
 - b. The location of any wall mounted signs with associated details.
 - c. Any lighting with associated details.
4. The project site is located in the Coastal Area Facilities Review Act (CAFRA) Zone. The applicant shall comply with any applicable NJDEP requirements. We defer further review to NJDEP.
5. We defer to the Building Department for review of the architectural plan for ADA compliance.

We reserve the opportunity to further review and comment on this application and all pertinent documentation, pursuant to testimony presented at the public hearing. If you have any questions or require additional information, please call.

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Very truly yours,

T & M ASSOCIATES



ROBERT F. YURO, P.E., C.M.E.
BOROUGH OF KEANSBURG
PLANNING BOARD OF ADJUSTMENT ENGINEER

RFY:LZ

cc: Kevin Kennedy, Esq., Board Attorney, email: (kennedylaw@verizon.net)
Ed Striedl, Zoning Officer, email: (ed.striedl@keansburg-nj.us)
Kathy Burgess, Assistant Zoning Officer, email (Kathy.burgess@keansburg-nj.us)