



**Borough of Keansburg**  
Code Enforcement Department

29 Church Street • Keansburg, New Jersey 07734  
Phone: 732/787-0215 • Fax: 732/787-3699

October 08, 2024

RMC Partnerships.  
7 Laurel Ave  
Keansburg NJ 07734

Re: Construct 12 RV Sites  
Marina, Keansburg NJ 07734  
Block/Lot: 1.02/5

Dear Applicant:

As requested, my office has reviewed the following plan submitted:

1. Preliminary & Final Major Site Plan prepared by Kennedy Consulting Engineers, LLC, dated 09/17/24,
2. Letter from Joseph A. Cappadona, dated 09/20/24,

The subject property, also known as Bayside Cove Marina, is a developed parcel located within CR Conservation Recreation Zone. The property currently contains: aluminum dock, boardwalk deck, floating dock, boat slips, and parking stalls.

The Applicant is seeking to construct 12 RV Sites. Four (4) sites will be designated for large motorhomes and eight (8) would be for trailers. Seven (7) of these sites would provide water, sewer, electric, and cable. The remaining five (5) would not have sewer and a pump out service would be provided (honey wagon). The sites would be on a concrete slab, 30'x40' long and 12' wide. Tow vehicle would be on  $\frac{3}{4}$ " clean gravel and be parked in front of motorhome/trailer. Additionally, each site would have 8'x10' deck area that would accommodate picnic area. Beyond the deck would be a fire pit with a fire extinguisher and each will be separated with a three-rail fence, a light, and landscaping.

In order to approve the application, the Board would have to grant Bulk Variance relief and a Site Plan Approval/Waiver. Submit revised plans reflecting the construction of 12 RV sites for Block 1.02 Lot 5. Your plan should reflect (but not limited to) the following information:

1. Number of off-street parking for the marina and proposed RV sites;
2. Number of boat slips;
3. Number of boat storage units;

If you wish to pursue this application you are directed to the Keansburg Planning Board of Adjustment for a formal hearing to grant the necessary variances which would be needed to permit the construction and for final approvals. Please contact the Planning Board Secretary with any question you may have regarding the Planning Board application.

Respectfully,  
Kathy Burgess