

RESOLUTION

**KEANSBURG PLANNING BOARD OF ADJUSTMENT
1 CARR URBAN RENEWAL, LLC
KEANSBURG, NJ
BLOCK 10, LOTS 3-7
PRELIMINARY AND FINAL SITE PLAN
PROJECT: 1 CARR**

INTRODUCTION

WHEREAS, representatives and agents of 1 Carr Urban Renewal, LLC have submitted an Application to the Keansburg Planning Board of Adjustment for the properties designated as Block 10, Lots 3-7, located in Borough's Carr Avenue Corridor Redevelopment Area Zone, for Preliminary and Final Major Site Plan approval and Bulk Variance / Waiver / Exception Approval to effectuate the following:

- Demolition of the existing structures on existing Block 10, Lots 3-7; and
- Construction of a 5-story Mixed Use Building, consisting of 45 residential units and approximately 6,021 SF of Commercial / Retail Space.

PUBLIC HEARING

WHEREAS, the Board held a special Public Hearing on March 7, 2022, Applicant's representatives having filed proper proof of service and publication in accordance with statutory and ordinance requirements; and

EVIDENCE / EXHIBITS

WHEREAS, at the said Hearing, the Board reviewed, considered, and analyzed the following:

- *Application Package, with attachments, and cover letter from the Applicant's Attorney, dated February 4, 2022, introduced into Evidence as A-1;*
- *Preliminary and Final Major Site Plan, prepared by MidAtlantic Engineering Partners, LLC, dated February 4, 2022, consisting of 10 sheets, introduced into Evidence as A-2;*
- *Boundary and Topographic Survey, prepared by MidAtlantic Engineering Partners, LLC, dated February 3, 2022, consisting of 1 sheet, introduced into Evidence as A-3;*
- *Architectural Plans, prepared by Barton Partners, dated February 4, 2022, consisting of 13 sheets, introduced into Evidence as A-4;*
- *Stormwater Management Narrative, prepared by MidAtlantic Engineering Partners, LLC, dated February 4, 2022, introduced into Evidence as A-5;*
- *1 Carr Avenue Overall Rendering, prepared by MidAtlantic Engineering Partners, LLC, dated February 14, 2022, introduced into Evidence as A-6;*
- *1 Carr Avenue Site Rendering, prepared by MidAtlantic Engineering Partners, LLC, dated February 14, 2022, introduced into Evidence as A-7;*
- *1 Carr Avenue Site Rendering with Pavers, prepared by MidAtlantic Engineering Partners, LLC, dated February 14, 2022, introduced into Evidence as A-8;*
- *Building Section Details, prepared by Barton Partners, dated February 14, 2022, introduced into Evidence as A-9;*
- *Fire Official Memorandum, dated March 7, 2022, introduced into Evidence as B-1;*
- *T&M Associates Review Memorandum, dated February 10, 2022, introduced into Evidence as B-2;*
- *T & M Associates Memorandum, dated January 7, 2022;*
- *Affidavit of Service; and*
- *Affidavit of Publication.*

WITNESSES

WHEREAS, sworn testimony in support of the Application was presented by the following:

- Gregory Domalewski, Professional Engineer;
- Joshua Eckert, Architect / Planner;
- Meryl Gonchar, Esq. / Michael Weiss, Esq., appearing; and

BOARD WITNESSES

WHEREAS, the following Board Representatives were sworn in conjunction with any testimony they would provide in connection with the subject Application; and

- Edward Striedl, Zoning Officer / Construction Official;
- Robert F. Yuro, P.E., C.M.E., Board Engineer;

TESTIMONY AND OTHER EVIDENCE SUBMITTED ON BEHALF OF THE

APPLICANT'S REPRESENTATIVES

WHEREAS, testimony and other evidence presented on behalf of the Applicant's representatives revealed the following:

- The Applicant herein is 1 Carr Urban Renewal, LLC, a Limited Liability Company of the State of New Jersey.
- The subject parcels contain 20,000 SF (0.46 acres).
- The subject properties are identified as Block 10, Lots 3-7.
- The subject parcels are contiguous to each other.
- The Block / Lot designations, and street address designations, of the various properties (which form the subject of the within Application) include the following:

274 Beachway
Keansburg, NJ
Block 10, Lot 3

272 Beachway
Keansburg, NJ
Block 10, Lot 4

9 Carr Avenue
Keansburg, NJ
Block 10, Lot 5

11 Carr Avenue
Keansburg, NJ
Block 10, Lot 6

13 Carr Avenue
Keansburg, NJ
Block 10, Lot 7

- The properties are currently developed with 1-story brick commercial buildings, 2-story masonry commercial buildings, along with some vacant open space, concrete areas, and other associated site improvements.
- The Applicant's representatives are requesting Preliminary and Final Major Site Plan Approval, Bulk Variance / Waiver / Exception Approval, to effectuate the following:
 - Demolition of the existing structures on existing Block 10, Lots 3-7; and
 - Construction of a 5-story Mixed Use Building, consisting of 45 residential units and approximately 6,021 SF of Commercial / Retail Space.
- Details pertaining to the Mixed Use Project, included the following:

Size of subject parcel:	20,000 SF/0.459 acres
Type of housing proposed:	Rental Units
Total number of residential housing units:	45
Number of studio units:	There will be 4 studio units.
Number of 1-bedroom units:	There will be 22 1-bedroom units.
Number of 2-bedroom units:	There will be 19 2-bedroom units.
Number of overall market rate units to be developed:	45 (i.e. all of the units will be market-rate units).
Total number of Affordable Housing Units to be developed / occupied on	0

site:	
Approximate size of studio units:	The studio units will be approximately 576 SF.
Approximate size of 1-bedroom units:	The 1-bedroom units will range in size from 640 SF to approximately 846 SF with an average of approximately 720 SF.
Approximate size of 2-bedroom units:	The 2-bedroom units will range in size from 1,068 SF to 1,231 SF.
Income Restrictions:	All the units will be market-rate units.
Amenities available to the residential occupants:	Residents will have access to a community room, a fitness center, outdoor amenity space, and an onsite laundry.
Access points to the residential portion of the building:	Access to the residential portion of the building via elevator from access along Carr Avenue and stair access along Beachway and Bay Avenue.
Location of retail area:	Ground floor
Size of total retail area:	Approximately 6,021 SF (ground floor)
Anticipated types of commercial retail tenants:	To be determined (as permitted under Redevelopment Plan)
Retail delivery / loading / unloading schedule:	Off-peak hours
Use designation by floor:	1 st Floor: Retail / Commercial 2 nd Floor: Residential 3 rd Floor: Residential 4 th Floor: Residential 5 th Floor: Residential
Parking requirement;	53 spaces
Number of on-site parking spaces:	28 spaces
Number of on-street spaces on or along Carr Avenue:	6 spaces
Number of off-street parking spaces at the 288 Beachway Avenue Parking Lot):	19 spaces
Residential parking stall sizes:	Varying (Per Plans)
Parking details:	The proposed development

	will be served 28 on-site spaces and 19 off-site parking spaces at an off-site surface parking lot (at 288 Beachway) located within the distance allowed by the Redevelopment Plan. 6 on-street parking spaces are also being created along Carr Avenue and are available for non-residential uses. 2 of the said parking stalls will be designated ADA spaces. A total of 8 electric charging stations will be included in the parking.
Residential parking assignments:	Each residential apartment will have access to 1 dedicated parking space.
Garbage collection (public or private):	Commercial Garbage: Private Hauler Residential Garbage: Public, in accordance with Borough Regulations and garbage specifications. (The issue will be further clarified in the to be executed Developer Agreement.)
Interior trash collection method:	Trash rooms will be located on each floor for tenants to place trash and recyclables. Maintenance staff will move trash and recyclables to ground floor (primary) trash room prior to pick up.
Location of trash room / compactor:	The trash room will be located on the 1 st floor of the building.
Garbage and Recycling Details	The garbage and recycling details (including details pertaining to the storage, maintenance, placement, disposal, and retrieval, etc) will be effectuated in accordance with the Borough's established

	practices/regulations/policies. The said issues shall be further memorialized in the to-be negotiated Developer's Agreement or the Redeveloper's Agreement.
Type of garbage trucks to be utilized in the garbage collection process:	Garbage trucks which can accommodate the Borough's practices/policies/regulations.
Frequency of commercial garbage collection:	Two (2) times per week. The Applicant will have more frequent garbage collection, if the same is deemed necessary by the Borough of Keansburg, in consultation with the Applicant's representatives.
Recycling collection (public or private):	Recycling from the commercial component will be collected from a private hauler. Recycling from the residential component-public-in accordance with Borough Regulations/practices/policies.
Preliminary Interior Recycling collection method:	Subject to Board Engineer review, and subject to negotiation in a to be executed Developer's Agreement with the Borough of Keansburg, the trash rooms will have recycling containers which will be transferred to the ground floor trash room, for ultimate pick-up. Recycling will be picked up 1 time per week, unless additional / more frequent pick-up is determined to be necessary by the Borough of Keansburg, after consultation with the Applicant's representatives.
Air conditioner details:	All residential units will be serviced via central air conditioning. Additionally, residential occupants will be prohibited from installing

	<p>window units in the building.</p>
Roof-top details:	<p>The HVAC system and emergency generator (if needed as determined by Applicant) will be located on a portion of the roof-top. The roof-top mechanical features will not generally be visible from the street (except that the top floors of the nearby RPM building may be able to see the same).</p>
Roof-top details:	<p>The proposed roof-top plaza will include sitting areas, lighting, fencing, and landscaping.</p>
Access to roof-top:	<p>Access to the roof-top amenities will be limited to residents and their guests.</p>
Fire suppression details:	<p>The building will be fully sprinklered. The building will also be serviced with fire pumps if required by Building Code. Moreover, there will be an emergency communication system in the elevator. The building will also comply with all applicable Building / Construction / Fire Code provisions.</p>
ADA features:	<p>The building will comply with all applicable provisions of the Americans with Disabilities Act. Specific ADA features associated with the building / site include accessible dwelling units (to the extent required by Code or statute), ADA parking spaces, and accessible sidewalks / ramps.</p>
Maintenance:	<p>A management company will be responsible for maintenance of the building.</p>

Height of building:	68 ft.
Number of stories:	There will be 5 stories in the building.
“Green” elements of the building:	The building will not be LEED certified but will include sustainable features including durable exterior, materials, LED lighting, advanced mechanical systems and electric vehicle charging stations.
Landscaping:	Per the plans presented, and per the testimony presented, the general landscaping details will include shade trees, ornamental trees, and shrubs.
Signs:	Signs will comply with applicable Code and Redevelopment Plan standards.
Exterior building materials:	The proposed exterior building materials associated for the project will include the following: cementitious siding, brick, stone veneer, composite trim and asphalt shingles.
Architectural features:	There will be several architectural design elements associated with the building including: Colonnades, balconies, dormers, rooftop amenity spaces and varied architectural massing.
Utility details:	The Applicant has received or will receive conditional “will serve” letters from Verizon, JCP&L, New Jersey Natural Gas, and Cablevision.
Outside approvals:	Approval of the within Mixed Use Project will require approval from a number of

	outside agencies, including, but not limited to, the NJDEP, the Monmouth County Planning Board, the Freehold Soil Conservation District, and others having jurisdiction over the matter.
Developer's Agreement	The Applicant will negotiate and execute a Developer's Agreement with the Borough of Keansburg to address any applicable building, insurance, construction, site, garbage collection, and any other related / relevant issues, as the Borough may deem necessary.

VARIANCES / WAIVERS / EXCEPTIONS

WHEREAS, the Application as presented and modified requires approval for the following Variances / Waivers / Exceptions from Carr Avenue Corridor Redevelopment Plan Requirements:

AISLE WIDTH: Minimum 24 ft. required; whereas 22 ft. proposed (variance from Code);

MAXIMUM FRONT YARD SETBACK FROM PROPERTY LINE (CARR AVENUE): Maximum 10 ft. required; whereas 11.1 ft. proposed (variance from Redevelopment Plan);

RETAINING WALL/FENCE HEIGHT: Maximum 4 ft. allowed within 15 feet of the roadway, whereas maximum of 8 ft. proposed to prevent pedestrians from cutting through the space between the proposed building and the existing adjoining building;

Section 22-5.2C of Code: Variance to permit demolition of an existing non-compliant building and construct new mixed-use building requiring variance;

STREET TREE STANDARDS: Street trees to be a minimum of 3" in caliper and 10 ft. high at the time of planting, and planted no more than 30 ft. on center along the front façade of any building; whereas, in the

within situation, no street trees are proposed along Bay Avenue or Beachway (Redevelopment Plan wavier);

SIGHT TRIANGLE: Code requires a sight triangle 25 feet from intersection cannot be met at the intersection of Carr Avenue and Beachway and Bay and Carr Avenues (Code variance).

PUBLIC COMMENTS

WHEREAS, there were no members of the public who expressed questions, comments, objections, and/or statements in connection with the Application:

FINDINGS OF FACT

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of Adjustment of the Borough of Keansburg, after having considered the aforementioned Application, plans, evidence, and testimony, that the Application is hereby **granted / approved with conditions**.

In support of its decision, the Planning Board of Adjustment makes the following Findings of Fact and Conclusions of Law:

1. The Keansburg Planning Board of Adjustment has proper jurisdiction to hear the within matter.
2. The subject property is identified as Block 10, Lots 3-7.
3. Details pertaining to the existing Lots are set forth elsewhere herein.
4. The subject properties / lots are located in the Carr Avenue Corridor Redevelopment Area and, as such, the properties are subject to, and governed by, the said Redevelopment Plan.

5. The subject property is currently developed with multiple 1-story brick commercial buildings and 2-story masonry commercial buildings, along with some vacant open space, a concrete area, and other associated site improvements.

6. The Applicant's representatives are seeking approval to effectuate the following:

- Demolition of the existing structures on existing Block 10, Lots 3-7; and
- Construction of a 5-story Mixed Use Building, consisting of 45 residential units and approximately 6,021 SF of Retail Space.

7. Such a proposal requires Preliminary and Final Minor Site Plan Approval, and Variance Waiver / Exception Approval (from certain provisions of the subject Redevelopment Plan) in order to develop the Mixed-Use Project on the 20,000 SF lot.

8. The Keansburg Planning Board of Adjustment is statutorily authorized to grant the requested relief, and therefore, the matter is properly before the said entity.

9. With regard to the application, and the requested relief (associated with the Mixed Use Project), the Board notes the following:

- The Mixed-Use Project approved herein is permitted under the Borough's Code/zoning regulations / Redevelopment Plan.
- The mixed use approved herein is permitted under the Redevelopment Plan.
- The Applicant has already received consistency approval (for the Mixed-Use Project) from the Mayor and Council of the Borough of Keansburg, acting as Redevelopment Agency for the Borough of Keansburg. Specifically, approval for the project was obtained from the Mayor and Council of the Borough of Keansburg, subject to further approval from the Keansburg Planning Board of Adjustment.
- Approval of the within Application will result in the construction of 45 housing units on site, calculated as follows:
 - 45 Market-rate units
 - 0 Affordable Housing Units

- Creating a multitude of year-round living opportunities for Borough residents represents a legitimate and legally recognized development goal.
- The Borough of Keansburg has a strong and vibrant residential/commercial base – and approval of the within application will further enhance the existing residential / commercial base.
- One goal of the subject Redevelopment Plan is to return vacant and non-productive properties to full potential by creating new development opportunities for private and public sector investment. Towards that end, the Board finds that approval of the Mixed-Use Project will advance such a goal.
- Approval of the within application will result in the conversion of the development site from a somewhat underutilized property, to a new / modern / vibrant / occupied Mixed Use Project, in furtherance of the goals/objectives of the subject Redevelopment Plan.
- The Board finds that approval of the application for the Mixed-Use Project will allow / foster / create a development which capitalizes on the Borough's unique and special waterfront location.
- Waterfront exposure/appreciation will be increased in a number of important ways – including the following:
 - i. The project will be constructed in close proximity to the waterfront;
 - ii. Many of the residential units constructed hereunder will have views of the waterfront area;
 - iii. The roof-top area of the subject Mixed-Use Project will have a panoramic and scenic view of the waterfront;
 - iv. The Mixed-Use Project approved herein will have a roof-top seating area, allowing residents / guests to take advantage of, and otherwise appreciate, the scenic views.
- One of the goals and purposes of the Master Plan is to provide for, or otherwise encourage, a range of quality, commercial, and residential uses, which will appropriately complement the Borough's unique and special waterfront location. Approval of the within application, and the associated exposure to the waterfront (for occupants / guests, etc.) will advance such a goal.

- Approving development projects which will create and enhance greater exposure to, and appreciation of, the Borough's waterfront area is a laudable development goal.
- Approval of the within application will clearly lead to enhanced public exposure to the Borough's waterfront.
- One purpose of the subject Redevelopment Plan is to advance the revitalization and rehabilitation of the Borough. Construction of a 5-story Mixed Use Project consistent with the Redevelopment Plan, on the subject parcel will clearly advance such a purpose.
- One purpose of the subject Redevelopment Plan is to develop a mix of residential uses, supportive neighborhood retail services, and recreational opportunities which will add needed taxable improvements to the Borough's ratable base. For obvious reasons, the Board notes that approval of the 5-story Mixed Use Project approved herein will advance the desire to appropriately increase the Borough's ratable base.
- One purpose of the Redevelopment Plan is to develop an overall comprehensive design program. Towards that end, the Board finds that the Mixed-Use Project approved herein will advance such a goal in that development will, in a comprehensive and controlled fashion, accommodate various residential and commercial needs.
- Modern smart growth principles encourage development which will result in the appropriate integration of appropriate land uses. Towards that end, the Board finds that the mixed-use development approved herein will appropriately mix/coordinate/integrate residential and commercial / retail uses (which are permitted under the Redevelopment Plan).
- Modern smart growth principles encourage development of projects which will offer various housing opportunities to satisfy the needs of the community. In the within situation, the Board has approved a project which will contain 4-studio units, 22 1-bedroom units, 19 2-bedroom units. Thus, the various housing opportunities associated with the within development will accommodate the housing needs of a wide-range of residents (and future residents).
- Approval of the within application will strengthen the neighborhood, by creating a community which includes residential uses and commercial / retail uses.
- Approval of the within application will create/foster a pedestrian-oriented environment, in which many of the future residents can walk to the Borough's waterfront area, walk to the Borough's downtown area, and / or walk to the Borough's commercial district.

- As a waterfront community, when analyzing the merits of a large development project, the Board must be sensitive to parking issues, environmental issues, and flood issues, which can sometimes accompany development and/or redevelopment. In the within situation, the Board finds that sufficient parking will be provided for the proposed residents, and the project will be designed and constructed to satisfy all applicable flood guidelines and environmental requirements.
- The subject Redevelopment Plan specifically permits retail uses on the first floor and residential apartment uses located on the second floor and above. The Mixed-Use Project herein is consistent with the aforesaid requirements.
- Per the Board Engineer's Review Memorandum, the Applicants' proposal requires 53 site parking spaces, calculated as follows:

Residential Parking

Unit Type	No. of Units	Spaces/Unit	Spaces Required
Studio	4	1	4
1-bedroom	22	1	22
2-bedrooms	19	1	19
Total Spaces Required			45

Retail Parking

Use	Area	Spaces/SF	Spaces Required
Retail	6,021 SF	500 SF	12.04
Total Retail Spaces Required			12.04

Total Required Parking

	Required Spaces
Residential Use	45
Retail Use	12.04
Sub-Total Required Number of Parking Spaces	57.04 = 58
Less 10% reduction per state statute/ordinance in that Electric Charging Spaces are proposed	(5.8)
Total Number of Parking Spaces Required:	52.2 = 53

- As indicated, 53 Parking Spaces are required; which are being provided with 28 off-street spaces proposed at the building, along with 6 spaces along Carr Avenue, along with 19 off-street parking spaces on the 288 Beachway Avenue Parking Lot located within 1,000 ft. as permitted by the Redevelopment Plan. (Note: 13 of the 19 spaces at the 288 Beachway site will be reserved for the residential occupants of the building approved herein, and the remaining 6 spaces are for employees of the commercial portion and none of the 19 spaces will be for the public.)
- The parking testimony and evidence presented from the Applicant's representatives revealed the following:
 - i. The proposed development will be supported by an off-street parking supply of 28 parking spaces (at the site).
 - ii. Moreover, the Applicant is also proposing to create 6 new on-street parking stalls along Carr Avenue available for the retail/commercial use component of the Mixed-use development.
 - iii. 19 spaces at 288 Beachway Avenue parking lot.
- The approximately 6 proposed on-street parking spaces along Carr Avenue which abut the site are open to the public will promote and facilitate commercial activity / shopping at the project, at no apparent financial cost to the Borough of Keansburg.
- Based upon the testimony and other evidence presented, the proposed off-street and on-street parking at the site and available spaces at the Beachway Avenue parking lot can accommodate the parking needs associated with the Development.
- Per the testimony and evidence presented, the lay-out of the project parking area has been designed to operate in a safe, efficient, and functional fashion.
- Subject to the conditions set forth herein, and per the testimony and evidence presented, the overall parking plan is sufficient for the project approved herein.
- As a condition of the within approval, the Applicant will meet with the municipal Fire Officials to determine the nature / extent / location of a potential fire zone in the area. The Board recognizes that the said review may cause the Applicant to lose 1 or 2 of the on-street parking spaces proposed for Carr Avenue. In the event such officials fire review requires the elimination of 1 or 2 public parking spaces on Carr Avenue, then, in

that event, the Applicant shall attempt, in good faith, to replace the same in another location. In the event such 1 or 2 lost public parking spaces (on Carr Avenue) cannot be replaced, the Board nonetheless finds that, to the extent necessary, the parking relief can be granted without causing substantial detriment to the public good. That is, the Board notes, positively, that there is more than available/ ample parking at the 288 Beachway Parking Lot, which, as a condition of the within approval, if necessary to replace any lost spaces on Carr Avenue will be made available.

- The Board notes that there is an existing Condominium development located on the adjacent property – and that the said Condominium buildings are located rather close to the property line. As a result, the Applicant’s representatives testified that the building approved herein has been located further away from the Condominium buildings (as much as possible). The Board appreciates the Applicant’s good-faith efforts in the said regard.
- Aesthetic improvements are always an important consideration in any development project. In the within situation, the Board notes, positively, that the building approved herein will significantly improve the overall aesthetic appeal of the property. Moreover, the Board notes, positively, that all elevations of the building (i.e. all sides) will have the same aesthetically and pleasing / polished finish. The Board appreciates the Applicant’s commitment in the said regard.
- The proposed Mixed Use Project is appropriate for the site as determined by the Redevelopment Plan, particularly given the size of the site (i.e. 20,000 SF), the nature of the surrounding uses, and the Redevelopment Plan objective of encouraging mixed use development at the site. The proposal is being developed in accordance with the uses and bulk standards permitted by the Redevelopment Plan.
- The Board notes that there is an approved parking lot in the area, located on Beachway Avenue, which (because the same is located within 1,000 ft. of the Redevelopment Site) can also (per the Redevelopment Plan) be utilized towards the required parking supply as well.
- The Board notes that the Beachway Avenue parking lot is approximately 250 ft. away from the subject development site, and, as such, and per the Redevelopment Plan, the same can be used to help satisfy the Applicant’s parking requirements.
- Currently, the existing public parking spaces on Carr Avenue area not striped, resulting in a rather random and inefficient parking arrangement. However, as part of the within approval, the Applicant will be arranging

for the six (6) spaces to be appropriately striped, which will lead to a safer and more efficient use of the existing public parking spaces.

- Better organized and better identified / striped parking spaces along Carr Avenue will advance the overall interests of the Borough of Keansburg and will improve / promote public safety.
- One purpose of the N.J. Municipal Land Use Law encourages the approval of projects which promote the free flow of traffic. Towards that end, better organized and better identified / striped parking spaces along Carr Avenue will advance such a purpose.
- As referenced, approval of the within project will result in the creation of approximately 6 new public parking spaces on Carr Avenue. Increasing the availability of public parking spaces within the Borough promotes the overall interests of the Municipality and provides parking for the commercial/retail uses at the site.
- Based upon the testimony and evidence presented, and subject to the conditions contained herein, the overall parking plan for the proposal is sufficient from a planning / zoning perspective and is consistent with the Redevelopment Plan.
- Subject to the conditions set forth herein, the on-site circulation and parking proposed for the development site have been designed to adequately accommodate anticipated vehicular and pedestrian needs are safe and logical.
- Pursuant to the Redevelopment Plan, the Keansburg Planning Board of Adjustment may grant relief from certain height, bulk, parking, or other design requirements if the Applicant can demonstrate that such relief will not a) substantially impair the intent of the Redevelopment Plan and b) substantially / detrimentally affect the public health, safety or welfare.
- In the within situation, and as referenced elsewhere herein, the following relief is:

AISLE WIDTH: Minimum 24 ft. required; whereas 22 ft. proposed (variance from Code);

MAXIMUM FRONT YARD SETBACK FROM PROPERTY LINE (CARR AVENUE): Maximum 10 ft. required; whereas 11.1 ft. proposed (variance from Redevelopment Plan);

FENCE HEIGHT: Maximum 4 ft. allowed within 15 feet of roadway; whereas maximum of 8 ft. proposed to

prevent cut through between proposed building and existing adjoining building;

STREET TREES: The Redevelopment Plan requires street trees to be a minimum of 3" in caliper and 10 ft. high at the time of planting, and planted no more than 30 ft. on center along the front façade of any building; whereas, in the within situation, no street trees are proposed along Bay Avenue or Beachway;

SIGHT TRIANGLE: The Code requires a sight triangle at all intersections, measured at 25 feet from the intersection where the required sight triangle is not being provided at the intersection of Carr Avenue and Beachway and Carr Avenue and Bay Avenue;

- Variance from Section 22-5.2c of the Code to permit demolition/removal of existing non-conforming building where variances are required for new mixed use building at site.
- One exception which the Applicant herein needs is for the maximum front setback off of Carr Avenue. Specifically, a maximum 10 ft. setback is required whereas the Applicant herein proposes an 11.1 ft. setback. As such, relief is required. Regarding the said relief, the Board notes that the majority of the setback is compliant and approximately 25 ft. of the building exceeds the maximum allowed Setback. The Board also notes that the excess front setback allows for a greater / increased sidewalk width, which will be beneficial for any pedestrians at the site. The Board is also aware that the architecturally impressive colonnades will be possible with the increased setback. As a result, the Board finds that the de-minimus Setback relief referenced herein can be granted without causing substantial detriment to the public good and finds that the benefit of the grant of the variance to permit the setback to exceed the permitted maximum for the limited extent proposed provides a benefit including sidewalk area and architectural interest.
- The Application requires waiver relief from the Redevelopment Plan due to the fact that there are no street trees proposed along Bay Avenue and / or Beachway. The Board notes that in the said areas, there is not a sufficient amount of space to accommodate such street trees. Moreover, there is a concern that any street trees located in the said locations might otherwise impede the ability of pedestrians to safely access / utilize the walkway and there is a potential that the overhead utility lines will interfere with the trees in these areas as the trees grow over time. Moreover, under the circumstances, the Applicant's representatives advise that it is not practical to have street trees located in the said locations. The

Board accepts the said rationale and finds that the said relief can be granted without causing substantial detriment to the public good.

- The Application as presented requires relief for the height of the fence proposed to prevent the area between the proposed building and the adjoining business as a cut through. Specifically, a maximum height of 4 ft. is allowed; whereas 8 ft. is proposed. The Board notes that such fence will prevent pedestrians from unnecessarily walking between the buildings and will create a safer design.
- The Application as presented requires relief relative to some of the sight triangle requirements in the Code. Specifically, the Applicant is not providing the required sight triangle because the requirement conflicts with the maximum buildings track. The Board recognizes that there are inconsistencies between the Prevailing Redevelopment Standards. Upon review, the Board notes that there is a traffic-controlled intersection at the subject site. Likewise, there are other surrounding roads which have traffic signals as well. As a result, the Board finds that the granting of the said relief will not compromise driver safety and the grant of the requested relief will not result in substantial detriment to the public.
- The Board Members received extensive testimony regarding the architectural details of the proposal – as the visual impact of a 5-story Mixed Use Project, containing 45 residential units, is of tremendous importance to the Board.
- The Board Members reviewed the proposal, and the architectural elevations and hereby finds, subject to the conditions set forth herein, that the proposed design is wholly consistent with the Redevelopment Plan and therefore, will have no detrimental impact on the community.
- The Applicant’s architect testified about the many architectural features of the proposal – including, but not limited to, iconic colonnades, stepped back frontages, varying building façade colors, various building heights, Juliet balconies, and the presence of outdoor living space at the site. The Board finds that the said architectural features will significantly enhance the overall aesthetic appeal of the project.
- The Board finds that the existence of the outdoor living space at the site, the existence of the various building façade colors, the existence of various building heights on the structure, and the existence of the Juliet balconies all help to break-up the overall mass of the proposed building.
- Because of the above-referenced architectural / functional features, and subject to the conditions contained herein, the Board finds that the building approved herein will not look like one big, long mass of construction. Rather, through architectural design, the mass of the

building will be broken up in a way which, when built, the structure will appear to be a series of buildings (which will serve to break up the mass of the proposed 5 story building.)

- The proposed structure is further softened in appearance by the building will visually appear to have 4-stories along Carr Avenue and 5-stories in the rear.
- The Redevelopment Plan encourages the inclusion of outdoor living space at the site – and the Application herein provides the same. Specifically, usable outside space at the site includes rooftop amenity space, individual residential balconies, and ground level public spaces.
- The Applicant's expert testified as to the following in support of the variance to exceed the maximum front yard setback:
 - That under the circumstances, it is appropriate to construct the building further from the street;
 - Building further to the street, as proposed herein, will allow additional open space, which is a prominent purpose / mission associated with the subject Redevelopment Plan;
 - That the greater-than-allowed setback will result in a safer overall design by providing greater visibility for vehicles moving through the intersection (by siting the building further from the intersection);
 - That the greater-than-allowed setback will help reduce the overall mass of the building approved herein; and
 - If the aforesaid setbacks complied with the Redevelopment Plan Requirements, then, in that event, some open space otherwise associated with the site would be eliminated / compromised.

The Board accepts the testimony and finds that the requested Variances / Exceptions, Waivers can be granted without causing substantial detriment to the public good and without substantially impairing the intent and purpose of the Redevelopment Plan and the Code.

- The Board has been advised that there is capacity in the school system to accommodate any school age children associated with the proposal.
- One of the variances from the Code approved herein permits a 22 ft. wide drive aisle width where 24 ft is required by the Code. Based upon the testimony and evidence presented, which was confirmed by the Board

representatives, a 22 ft. wide drive aisle width will not compromise public health and safety is adequate for safe circulation.

- As a condition of the within approval, the Board required the Applicant to supplement the landscaping / fencing / visual buffer around the proposed parking area so that pedestrians / residents / traveling motorists will not be burdened by, distracted by, or otherwise required to see headlights from cars entering / exiting / using the development site, etc. As such, and subject to the approved conditions, the Board finds that the granting of the waiver as to drive aisle width will not compromise the public health or safety and advances the purposes of zoning and provided a better zoning alternative with no detrimental impact.
- The Applicant has a vetted and proven track record of developing, operating, and managing (on a long-time basis) quality mixed use buildings.
- Per the testimony and evidence presented, and subject to the conditions of the within approval, the new building will be fully sprinklered, and will satisfy all applicable Fire Code Regulations.
- The roof-top mechanicals will be sufficiently screened / buffered – and the mechanicals will not generally be visible Carr Avenue and Beachway Avenue.
- In conjunction with the other findings set forth herein, the Board notes that the significant aesthetic improvements associated with the within Application help justify the granting of the requested Waivers / Exceptions / Variances.
- In many ways, the subject development site essentially serves as a gateway to the Borough of Keansburg. That is, the site physically welcomes visitors who approach Keansburg from one area. Approval of the within application will result in the construction of a beautiful modern building on the site, which will significantly improve the overall appearance of the Gateway area.
- Approval of the within application is consistent with the Borough's Master Plan / Redevelopment Plan.
- One of the purposes of the N.J. Municipal Land Use Law (N.J.S.A. 40:55D-2(e)) is to promote the establishment of appropriate population densities which will contribute to the well-being of persons, neighborhoods, and communities. For the reasons set forth herein, the Board is of the opinion that approval and the variances and waivers granted in connection with the Mixed-Use Project consistent with the Redevelopment Plan will help promote and further such a purpose.

- One goal / objective of the Borough's Master Plan / Redevelopment Plan is to provide for street-level retail at the sidewalk level - and approval of the within Application for the Mixed-Use Project will help achieve such a goal.
- Subject to the conditions set forth herein, the development site can accommodate the Mixed-Use Project with the requested Variances, Exceptions and Waivers sought, as proposed.
- Subject to the conditions noted herein, the benefits of the grant of the relief sought with regard to the site plan for the Mixed Use Project outweigh any detriments associated with the same and, in fact, no detriments have been identified.
- Subject to the conditions set forth herein, the proposal will have no known negative impact on adjoining properties; thus, the Variance, Exception, and Waiver relief sought can be granted without causing substantial detriment to the public good.
- Approval of the within Application will promote various purposes of the Municipal Land Use Law; specifically, to provide a desirable visual environment through creative development techniques in furtherance of N.J.S.A. 40:55D-2(i).
- One of the purposes of the Municipal Land Use Law, provides that Variance / Exception / Waiver should only be approved in connection with the application if the same can be granted without compromising the air, space, and light of adjacent properties. For the reasons set forth herein, the Board finds that approval of the within Application and the variance to permit a slightly greater front yard setback will result in adequate air, space, and light in the vicinity of the development site and the grant of the requested relief (to increase the front yard setback) actually will result in more open space.
- Subject to the conditions set forth herein, the proposed Landscaping Plan satisfies the appropriate requirements of the Redevelopment Plan adopted by the Borough of Keansburg.
- The Applicant's proposed Mixed-Use Project has been designed to appropriately incorporate residential and commercial elements - in a manner contemplated by the Redevelopment Plan which will enhance the quality of life for future occupants, retail customers, and existing Borough residents.
- Subject to the conditions set forth herein, and subject to the Waivers / Exceptions and Variances requested and granted hereby, the Application

as presented and modified satisfies the Site Plan Requirements of the Borough of Keansburg.

Based upon the above, and subject to the conditions contained herein, the Board is of the unanimous opinion that the requested relief can be granted without causing substantial detriment to the public good and without substantially impairing the intent and purpose of the Master Plan, the Zoning Code, and the Redevelopment Plan.

CONDITIONS

During the course of the hearing, the Board has requested, and the Applicants have agreed, to comply with the following conditions: (Note: Unless otherwise indicated, all Plan Revisions shall be subject to the review and approval of the Board Engineer.)

- a. The Applicant shall comply with all terms, conditions, promises, and representations made at or during the public hearing process (and those representations made to the Keansburg Redevelopment Agency in connection with the Application).
- b. The Applicant shall comply with the terms and conditions set forth in the T & M Associates Review Memorandum, dated February 10, 2022 (B-2) (except as otherwise indicated during the Public Hearing).
- c. The Applicant shall cause the Plans to be revised, if necessary, to show and confirm the following:
 - That there will be 28 on-site parking spaces on the site all of which will be 8.5 ft. by 18 ft. (with 2 feet of the 18 ft. being pervious pavement, beyond the wheel stops, for 15 such spaces.
 - A note will be added to the plans confirming that there shall be no regular tractor trailer deliveries to, or otherwise associated with, the Mixed Use Project except that such trucks may be used for moving residents and businesses into and out of the project site and for deliveries to the residents and the retail/commercial uses, and other required deliveries.
 - The inclusion of a note confirming that unless otherwise determined by the Borough of Keansburg (as part of a

Developer's Agreement) the garbage and recycling at the site shall be maintained, stored, placed, put out, and retrieved in accordance with the Borough's established policies/regulations/practices.

- The inclusion of a note confirming that the lights inside the garage (i.e. in the ceiling of the garage) shall be illuminated 24-hours a day / 7 days a week (for safety and security purposes).
- The plans will show that the aisle width shall be 22 ft. wide rather than the 24 ft. required.
- The inclusion of a note confirming that the site shall contain electrical vehicle charging stations and parking spaces as required by State statute / Municipal Ordinance.
- The inclusion of a note confirming that the Applicant shall, at the Applicant's cost, arrange for private collection of non-residential garbage at the site, in accordance with the Borough's established policies/practices/regulations (unless the Borough of Keansburg officially determines otherwise).
- The Mixed-Use Project building shall be fully sprinklered, and appropriately serviced by fire pumps, if required by applicable regulation or code.
- The Mixed-Use Project shall comply with, and otherwise satisfy, all applicable Building / Construction Code requirements.
- To confirm that garbage at the site will be picked up on a more frequent basis, if necessary, as determined by the Borough of Keansburg (after consultation with the Applicant's representatives.)
- The submission of a landscape plan, to be reviewed / approved by the Board Engineer, which shall, at a minimum, include native and high salt tolerant plantings.
- That the Applicant's proposed signs shall comply with applicable requirements, absent further relief from the Keansburg Planning Board of Adjustment.
- The inclusion of ADA-compliant curbing / ramps, in conjunction with applicable regulations.

- Confirmation that the depth / length of all the on-site parking stalls shall comply with the Redevelopment Plan.
- Confirmation that the site will have 8 electric charging (EV) parking spaces.
- Confirmation that there shall be at least 1 ADA electric charging space at the site.
- The inclusion of a note confirming that the on-site parking at the site shall be exclusively dedicated and available to the residents of the building. That is, there shall be no commercial / retail on-site parking.
- Confirmation that appropriate signs shall be placed in the parking area confirming that parking at the site is dedicated / restricted for building residents only.
- Confirmation that the building shall be flood-proofed, in accordance with prevailing regulations / standards.
- Confirmation that fencing, up to 8 ft. in height shall be installed along the western property line (to prevent pedestrian access from Beachway to Bay Avenue).
- The inclusion of a note on the Plans confirming that the Applicant shall coordinate paving operations with other developments being undertaken within the Carr Avenue Corridor Redevelopment Plan Area by the Applicant or an affiliate.
- Given the various proposed utility improvements within Carr Avenue (County Route 56), the Applicant shall arrange for full width mill and overlay paving along Carr Avenue from Bay to Beachwood. The phasing of the mill and overlay paving shall be coordinated with the Borough Engineer to ensure that all utilities have been installed and upgraded as necessary. The Applicant shall arrange for a TV analysis of the drain line in the immediate area of the development site, and the same shall be submitted to the Board Engineer for his review and approval. (NOTE: Regional TV analysis of the drain lines is not required.)
- The inclusion of a note confirming that any commercial / retail use at the site shall comply with the Redevelopment Plan.

- The inclusion of a note confirming that a fire hydrant shall be installed within 100 ft. of the development site, the details of which shall be reviewed and approved by the Borough's Construction Official and Board Engineer.
- The inclusion of a note confirming that the commercial / retail deliveries shall be coordinated to occur during off retail hours.
- Confirmation that there shall be 19 bicycle parking spaces at the site (and the plans will be revised to eliminate any inconsistency between the engineering plans and the architectural plans).
- Confirmation that the Plans shall be revised to reflect the following:
 - i. That the trash room on the exterior wall shall be relocated along Bay Avenue as discussed at the hearing;
 - ii. That the bicycle storage room shall be relocated to the original location of the trash room on the initially submitted Plans);
- The inclusion of a note confirming that the generator, if provided, shall be placed in a zoning-compliant location.
- Confirmation that the 16 ft. X 8.5 ft. parking stalls shall be eliminated and replaced with code / plan-compliant parking stall sizes.
- Confirmation that there shall be no upward lighting on the building.
- Confirmation that the Plans shall be revised to satisfactorily address the concerns / objections set forth in the March 7, 2022 memorandum from the Borough's Fire Officials (B-1).
- Revision of Plans to confirm that there shall be 19 off-site parking spaces dedicated for the Applicant's use, (13 spaces for the use by the residential occupants and 6 spaces for use by the employees of the commercial uses) at the off-site 288 Beachway Parking Lot.

- Confirmation that Sheet A-7 of the A-4 Architectural Plans shall be revised (to eliminate the incorrect reference to “Seabreeze”).
- d. The Drainage Maps and the Stormwater Inlet details shall be reviewed and approved the by Board Engineer.
- e. The existing traffic light at Beachway and Carr Avenue appears to be a flashing light for 6-months a year (and a full control light for the remaining 6-months of the year). Per the on-the-record discussion at the public hearing, the Applicant shall, in good faith, meet with the municipal Police Department officials / Traffic Safety Division so as to ascertain if the said traffic light should operate as a fully operational traffic light for 12-months of the year. The Applicant’s representatives shall report back (to the Board Secretary) any information regarding the operation of the traffic light within 180-days of the adoption of the within Resolution.
- f. The Applicant’s representatives shall meet with municipal Fire Official to determine the location of any fire zone at the site. The Applicant shall comply with any such fire official recommendations / requirements. The Board recognizes that if the Fire Official requires an area to be reserved for a fire zone, 1 or 2 of the proposed Carr Avenue parking spaces might be eliminated. That is, if the Fire Bureau requires the installation of a fire zone along Carr Avenue, 1 or 2 proposed 6 parking spaces (along Carr Avenue) may need to be eliminated. In the event of such a requirement, the Plans shall be modified accordingly. As referenced elsewhere herein, the Board notes that the elimination of 1 or 2 Carr Avenue parking spaces will not compromise the Board’s overall review / approval of the within Application and any required variance shall be deemed to have been granted the Board finding that adequate parking for the retail uses that these spaces would serve are adequate, in light of public and private parking lots in the area to meet the demand.
- g. The Applicant’s testimony indicated that the parking associated with the residential portion of the within project can also be satisfied on-site and off-site, at the 288 Beachway parking lot location, which site is owned by an entity related to the Applicant herein. Towards that end, the Applicant’s representatives shall provide the Board Secretary and Board Attorney with some type of written / recorded confirmation that the residents of the residential portion of the within site can utilize 13 of the spaces at the 288 Beachway parking lot property for reasonable parking needs (and that 6 of the spaces are available for employees of the commercial portion.)
- h. The Applicant shall comply with all applicable FEMA rules and regulations (including those regulations pertaining to flood-proofing requirements and flood hazard mitigation requirements).

- i. The Applicant shall comply with all applicable Affordable Housing Regulations / Contributions / Directives, as required by the Borough of Keansburg, the State of New Jersey, C.O.A.H., the Court System, and / or any other Agency having jurisdiction over the matter. (The parties acknowledge that no affordable housing units are required as a component of the Mixed-Use Project.)
- j. Unless otherwise waived by the Board Engineer, the Applicant shall provide the Board Secretary and the Board Engineer with a “will serve” letter from the Borough’s Water / Sewer Department.
- k. The Applicant shall comply with all promises, representations, and commitments made to the Mayor and Council of the Borough of Keansburg, acting as a Redevelopment Agency for the Borough of Keansburg (in conjunction with the within Application) as documented by the record of any hearings or appearances by Applicant before the Mayor and Council.
- l. The Applicant shall obtain any necessary demolition permits.
- m. The Applicant shall obtain the written review / approval of the Borough of Keansburg Board of Fire Commissioners / Fire Official – and without such approval, no building / construction / zoning permits are to be issued. Likewise, if, as a result of the aforesaid approval, the Applicant’s plans require material changes (as determined by the Planning Board), then, in that event, the Applicant shall return to the Board (on notice) so as to obtain amended relief.
- n. The Applicant shall utilize good-faith efforts to place the utilities underground, if the utility companies so allow. The Applicant’s representatives shall report back to the Board representatives within 180 days of the adoption of the within Resolution as to the result of such good-faith efforts provided, however, that refusal of any utility provider to grant such authorization shall not require modification to the approvals granted hereby.
- o. The Applicant shall consolidate existing Block 10, Lots 3-7. The Deed of Consolidation shall be reviewed and approved by the Board Attorney and Board Engineer. The Deed shall be recorded in the Office of the Monmouth County Clerk, and proof of recording shall be submitted to the Board Secretary.
- p. The Applicant shall obtain, as necessary / appropriate, formal Residential Site Improvement Standards (RSIS) for any de-minimus exception as Prevailing Regulations so require.
- q. The Applicant shall, as necessary, provide any sight triangle easements – and the said easements shall be approved as to form and content by the

Borough Attorney and / or the Board Attorney, and the Board engineer. Additionally, any such sight triangle easements shall be recorded in the Office of the Monmouth County Clerk – and proof of recording shall be presented to the Board Secretary.

- r. The Applicant shall perpetually maintain, replant, and replace the landscaping, as necessary.
- s. Unless otherwise waived by the Board engineer, final grading and drainage details shall be reviewed and approved by the Board engineer.
- t. Any required Easements shall be specifically reviewed and approved by the Board Engineer and Board Attorney. Moreover, any such necessary Easements shall be recorded in the Office of the Monmouth County Clerk – and proof of recording shall be presented to the Board Secretary.
- u. The Applicants shall comply with any State statute, ordinances, and regulations / Requirements regarding electrical charging parking spaces.
- v. The Applicant shall obtain approval from the Bayshore Regional Sewerage Authority, the Borough's Sewer Authority, the State of New Jersey (for Treatment Works Approval), and any other approvals which are necessary or which may become necessary.
- w. The Borough's Fire Official / Fire Department, or their respective designees, shall have access to a Knox box at the project site.
- x. The within approval of preliminary and final site plan approval with Variances and Waivers, and conditions / restrictions associated with the within approvals shall run with the land, and shall continue to exist regardless of ownership of the property or if a different entity owns or operates the subject property / site.
- y. The Borough's Water / Sewer Department shall review the Application to confirm that there is adequate capacity for the construction / use approved herein.
- z. When appropriate, the Applicant and its agents and representatives shall attend pre-construction meetings with appropriate Borough Officials to discuss construction matters / details, and other matters as deemed necessary by the Board Engineer. Additionally, given the potential impact of construction on adjoining uses, the Applicant shall attempt, in good faith, to communicate with adjoining property owners so as to attempt to ensure that the neighboring property owners are aware of the construction plans / details, timeframes, etc. However, the failure of any particular property owner (or representatives) to be advised of, or otherwise attend, any such pre-construction meetings shall not constitute a breach of the within Resolution.

aa. Unless otherwise waived by the Borough of Keansburg, the Applicant shall enter into a Developer's Agreement with the Borough of Keansburg. The said Developer's Agreement shall specify / memorialize such items / obligations which include, but are not limited to, the following:

- Necessary garbage / recycling details and collection /disposal practices (in accordance with Borough Policies/regulations/practices.);
- Potential fair share improvements / contributions for water and sewer improvements (directly associated with the mixed-use development approved herein pursuant to N.J.S.A. 40:55D-42);
- The potential need for the Applicants to attempt, in good faith, to employ Keansburg residents in the construction process, if required under any Redevelopment Agreement;
- The construction process and associated timeframes;
- The on-site construction maintenance process;
- The construction staging process;
- Municipal traffic / police assistance necessary during the construction process;
- Necessary traffic detours during the construction process;
- Potential Title 39 Jurisdiction over the site, or a portion of the same;
- Resolution Compliance issues;
- Any other item / items as deemed necessary by the Borough of Keansburg, the Borough Engineer, or the Planning Board Engineer.

The said Developer's Agreement, if required, shall be approved as to form and content by the Borough Council of the Borough of Keansburg, as well as the Borough Attorney and the Borough Engineer.

bb. If requested by the Borough Council of the Borough of Keansburg, the Applicants shall provide the Borough of Keansburg with Title 39 jurisdiction over applicable portions of the site, including the on-site parking area.

- cc. The Applicant shall obtain any and all approvals (or letters of non-applicability) from applicable outside agencies - including, but not limited to, the Army Corps of Engineers, the State of New Jersey, the Department of Environmental Protection, the Monmouth County Planning Board, the Freehold Soil Conservation District, the Keansburg Redevelopment Agency, the Keansburg Department of Public Works, the applicable Sewerage Authority, and any other Agency having jurisdiction over the matter. Moreover, if the plans materially change because of such outside review / approval, then, unless otherwise waived by the Board, the Applicant shall be required to re-appear before the Land Use Board for further / modified relief.
- dd. The Applicant shall, in conjunction with appropriate Borough Ordinances, pay all required fees, taxes, and escrow charges, if due.
- ee. If required by the Board engineer, and if authorized by the MLUL, N.J.S.A 40:55D-53, the Applicant shall submit appropriate performance guarantees in favor of the Borough of Keansburg.

BE IT FURTHER RESOLVED, that the within Application is granted only in conjunction with the conditions noted above - and but for the existence of the same, the within Application would not be approved.

BE IT FURTHER RESOLVED, that the granting of the within Application is expressly made subject to and dependent upon the Applicant's compliance with all other applicable rules, regulations, and/or ordinances of the Borough of Keansburg, County of Monmouth, and State of New Jersey.

BE IT FURTHER RESOLVED, that all representations made under oath by the Applicant and/or its representatives or agents shall be deemed conditions of the within approval, and any mis-representations or actions by the Applicant contrary to the representations made before the Board shall be deemed a violation of the within approval.

BE IT FURTHER RESOLVED, that the action of the Board in approving the within Application shall not relieve the Applicants of responsibility for any damage caused by the project, nor does the Keansburg Planning Board of Adjustment, the Borough of Keansburg, or their respective agents/representatives/employees accept any responsibility for the structural

design of the proposed improvements or for any damage which may be caused by the use / development.

The foregoing Resolution was offered by: Mrs. Jennifer Perkel and Seconded by Mr. Raymond Preston, and adopted by Roll Call Vote:

IN FAVOR: Mr. Martin Flynn, Mr. John Donohue, Mr. Raymond Preston, Mr. Michael Mankowski, Mr. Dominic Grasso, Mrs. Jennifer Perkel

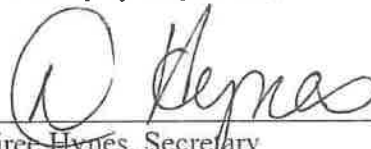
OPPOSED: NONE

ABSTAINED: NONE

INELIGIBLE: Mrs. Judy Ferraro

ABSENT: Mr. Sean Tonne, Mr. Michael Donaldson, Mr. Owen McKenna, Mr. Michael Flynn

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Keansburg Planning Board of Adjustment on this 9th day of May, 2022.



Desiree Hynes, Secretary
Keansburg Planning Board of Adjustment