



KEANSBURG PLANNING BOARD OF ADJUSTMENT

George E. Kauffmann Municipal Building

29 Church Street

Keansburg, NJ 07734

Kathy Burgess, Planning Board Secretary 732-787-0215 ext220

Site Plan Application Packet Cover Sheet

Statement: The applicant(s) will carefully build their Site Plan packet which will be held as an important Document. Please follow all the listed instructions as outlined on this Cover Sheet.

- Pg.1- Checklist page** - Fill out completely, and sign (case # excluded). Please leave a valid Cell Phone Number so as not to hold up the application if a problem arises. List the amount of copies (21) submitted. This will be checked by The Planning Board Secretary.
- Pgs.2 & 3 - Statement & Variance** sheets that must be notarized. Two applications must have a raised Notary seal. The remaining applications may be copied.
- * **Pg. 4 - Copy of Notice to Adjoining property owners.** (200 foot search) This is the notice that the applicant must send to all residents within 200 feet of their property. *The list of property owner(s) is available from the Tax Assessor's Office. The date of the hearing MUST be obtained from the Planning Board Secretary to include in the notice after the packet is deemed complete.*
- * **Pg. 5 - Proof of Service** - Notarized sheet from applicant of 200 foot service.
- Pg. 6 - Certification by Tax Collector** that taxes are "Paid in Full" by Block & Lot.

Additional items that must be included, and are listed on the Checklist page # 1:

- N/A A) Copies of the Zoning Denial letter
- B) Copy of the Survey (Less than 3 years old).
- C) Architectural Plans, with front & side height elevations.
- D) Plot Plans, including existing & proposed setbacks. Note: On use variances or other than single family homes, plot plan to include, but not limited to; A Key Map, a map showing all buildings within 200 foot of the proposed work site. Plans Drawn to Scale
- E) All plans are to be folded; and are to be stored in legal folders.
- * F) Affidavit of Publication (Star Ledger 973-392-4104 or Asbury Park Press 732-643-3661)
- * G) Certified Mail return receipts enclosed. Including Utilities & Borough of Keansburg.
- ** H) Application Fee: 1 Check \$ as per Fee Schedule/non-refundable fee.
- ** I) Escrow Fees: 1 Check \$ as per fee schedule/refundable balance

Escrow: additional fees may be required due to the approval process at the Planning Board level. The applicant will be notified via phone.

Please Remember - Applicants must build their Packets according to the instructions listed on this sheet and all instruction sheets that follow. Applicants must submit all notarized copies as listed as well as the total quantities listed. Total packets must be delivered to Borough Hall, 20 days prior to Meeting!

* Copies of the public hearing notice, affidavit of service, and proof of publication will be provided in advance of the public hearing on this matter in accordance with the applicable provisions of the MLUL.

** Consistent with past practice, the Application Fee and Escrow Fees will be provided upon confirmation of the requisite fee amounts.

Site Plan Application – Planning Board of Adjustment

Must be submitted ten (10) days prior to Planning Board meeting

Name: 1 Carr Urban Renewal, LLC Case# _____
 Address: c/o Greg Votta - Sackman Enterprises, Inc. Date: _____
513 Cookman Avenue
Asbury Park, New Jersey 07712
 Phone #: (732) 620-1378 Cell # ---

Application: (2 original copies notarized, pg. 3 - 21 total sets) 21 # submitted

Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial) N/A # submitted

Proof of Service (2 copies notarized, pg. 5 - include w/above) To be provided in # submitted
 advance of public hearing

Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above To be provided in # submitted
 advance of public hearing

Certified list of Property Owners (include with originals)
Available from the Tax Assessor, includes total properties & Utilities 21 # submitted

A Certification of taxes being paid (include w/total sets)
 This certification is available from the Tax Collector 21 # submitted

A Copy of a Survey (less than 3 years old - 21 total sets) 21 # submitted

Architectural Plans (include w/packet - 21 total sets) 21 # submitted

Plot Plans (include w/packet - 21 total sets) Note: plot plans # submitted to include all setbacks, sidelines,
 both existing and proposed as well as all accessories (Sheds, Pools, Decks, Fencing, Driveways, Garages, etc.). 21 # submitted

Affidavit of Publication (Star Ledger 973-392-4104 | Asbury Park Press 732-643-3661)
Must be submitted ten (10) days prior to Planning Board meeting To be provided in # submitted
 advance of public hearing

Certification Mail Return Receipts (PS Form 3800, June 2002) To be provided in # submitted
 advance of public hearing

Application Fees – as per Fee Schedule worksheet

CHECK NON-REFUNDABLE FEES CHECK # _____ AMOUNT \$ _____

CHECK ESCROW CHECK # _____ AMOUNT \$ _____
 (UNUSED FEES ARE REFUNDABLE)

IS APPLICATION COMPLETE? YES NO DATE _____

APPLICANT'S SIGNATURE: See the enclosed "Certification of Applicant"

PLANNING BOARD SECRETARY OR DESIGNEE: COMPLETE

DATE _____ INCOMPLETE

CASE # _____

FEE (PAID): \$ _____

DATE (OF ACTION): _____

THIS SECTION ABOVE IS FOR PLANNING BOARD USE ONLY

Keansburg Planning Board of Adjustment - Statement & Variance Sheets - pgs. 2 & 3

1. I (we), 1 Carr Urban Renewal, LLC, The Applicant(s) Herein, whose Address is, c/o Sackman Enterprises, Inc., 513 Cookman Avenue, Asbury Park, NJ 07712, am ~~the Owner(s)~~ the assignee of the property owner
Carr Enterprises, LLC Prospective Purchaser(s) int: _____ of property located on, 272 & 272 and designated as Beachway Avenue and
Block: 10 and Lot 3-7 on the Official Keansburg Tax Map. 9, 11, & 13 Carr Avenue

2. Said property is in a _____ ZONE, and is +/- 20,000 SF (Size) and has the following
the Carr Avenue Corridor Redevelopment Plan Area

Structures on the property: Previously existing structures and associated improvements have been demolished
and removed as permitted by the Board's prior approval.

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof:

Amend and modify the Board's prior approval which permitted the Applicant to, amongst other things, construct a 5-story, mixed-use building consisting of 45 residential units, retail/commercial space on the first floor, resident amenities, and associated improvements on the Property. The Applicant proposes to add 3 residential units (for a new total of 48 units) to the previously approved building by modifying and subdividing the previously designed 4th floor loft units into two levels of flats on the 4th and 5th floors.

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. The proposed use is permitted in the Redevelopment Area.

5. The following is contrary to the Development Ordinance: list & detail all Variances to be sought.

(1) Max. Front Yard Setback From Property Line to Carr Ave. (RDA, § 5.3): Permitted, 10 ft.; Proposed, 10.8 ft.; (2) Max. Front Yard Setback From Curb Line to Carr Ave. (RDA, § 5.3): Permitted, 20 ft.; Proposed, 21.9 ft.; (3) Street Trees Along Bay and Beachway Avenues (RDA, § 5.4.3): To permit no street trees along Bay and Beachway Avenues, where street trees are required along the front facade of any building (deviation / variance approved as part of prior approval); (4) Max. Retaining Wall / Fence Height (Development Regulations, § 22-7.25): Permitted. Walls and fences within 25 feet of a road way shall not exceed 4 feet in height; Previously Approved / Proposed: Wall / fence height of 8 feet in height to prevent pedestrians from cutting through the space between the proposed building and the existing adjoining building; and (5) Sight Triangle at Intersections (Development Regulations, § 22-7.5): To permit a sight triangle of less than the required 25 feet at the intersection of Carr Ave. and Beachway Avenue and Bay and Carr Avenues (variance / waiver approved as part of prior approval).

6. Is the entire tract of land, Block. 10 Lot: 3-7 intended to be used? YES [] NO

7. Has the property been separated from an adjoining parcel? [] YES NO, if so when N/A

If YES, has The Planning Board approved the subdivision, N/A Date: N/A

Statement & Variance Sheet - Continued:

8. Has there been any previous appeal involving this parcel/premises? YES [] NO int: _____

Approved: March 7, 2022;

If so, state date of filing: Resolution Adopted: May 9, 2022. List all the details and results of the Appeal.

The Board granted the Applicant preliminary and final major site plan approval, deviations / variances from the Carr Avenue Corridor Redevelopment Plan, and variances / waivers from the Borough's Development Regulations to construct a 5-story, mixed-use building consisting of 45 residential units, retail/commercial space on the first floor, resident amenities, and associated improvements on the Property. A copy of the Board's prior resolution of approval is enclosed for reference.

9. By filing this application does the applicant (s) waive any and all rights gained previously No

10. Are there any open construction permits, permit fees, code violations, or court case that may with due cause prevent the

Planning Board from hearing this application? [] YES NO

If Yes, List details: N/A

11. Attached hereto and made part thereof are all of the required 21 sets (packets) as detailed within the Checklist page (pg.1), including 21 sets of drawings, DRA WN TO SCALE, and containing all of the necessary measurements (setbacks, elevations, lot & structure square footage), and all structures and accessories (decks, garages, sheds, pools, fences, driveways, sidewalks, walks, patios, etc.) that are installed or within the confines of said property and are part and parcel of this application.

12. Check or Money Order for the Escrow (refundable balance) amount listed \$ TBD

I (we), the undersigned, being duly sworn according to law upon my oath do depose and state that all of the statements contained herein are based on my own knowledge and are true and correct.

Signed: See the enclosed "Certification of Applicant" form Date: _____

* If the applicant is NOT the owner of the property herein, the owner must sign the following consent

* The foregoing application is hereby consented this _____ Day of _____ 20

Owner's Signature: See the enclosed "Owner Certification & Applicant Authorization" form .Date: _____

Sworn to and subscribed before me on this. _____ Day of (Month) _____, 20. _____

Notary Signature: _____

Date: _____

Two (2) application packets Must have raised Seal

Seal

**NOTICE OF PUBLIC HEARING
BOROUGH OF KEANSBURG PLANNING BOARD OF ADJUSTMENT**

PLEASE TAKE NOTICE that on January 13, 2025, beginning at 7:00 p.m., and thereafter on such dates as such hearing may be continued, the Keansburg Planning Board of Adjustment (the "Board") will hold a public hearing at the George E. Kauffmann Municipal Building, 29 Church Street, Keansburg, New Jersey 07734, on the application of 1 Carr Urban Renewal, LLC (the "Applicant") seeking Amended Preliminary and Final Major Site Plan approval, bulk "c" variances/deviations, and site plan design waivers/exceptions in connection with property identified on the Tax Maps of the Borough of Keansburg and commonly known as Block 10, Lot 3 (274 Beachway), Block 10, Lot 4 (272 Beachway), Block 10, Lot 5 (9 Carr Avenue), Block 10, Lot 6 (11 Carr Avenue), and Block 10, Lot 7 (13 Carr Avenue) (collectively, the "Property"). The Property, which is comprised of approximately 20,000 square feet, is situated on the corners of the intersections of Carr Avenue with Beachway and Bay Avenue. The Property is currently vacant but was previously improved with vacant commercial/retail structures that have been demolished and removed. The Property is located within the Carr Avenue Corridor Redevelopment Area (the "Redevelopment Area") and is governed by the Carr Avenue Corridor Redevelopment Plan (the "Redevelopment Plan"). The Property is owned by Carr Enterprises, LLC.

On March 7, 2022, the Board granted the Applicant preliminary and final major site plan approval, bulk "c" variances/deviations, and site plan design waivers/exceptions to construct a five (5)-story, mixed-use building consisting of forty-five (45) residential units along with +/- 6,021 square feet of commercial/retail space on the first floor, and resident amenity spaces (e.g., residential lobby, resident storage area, bicycle storage area, refuse area, indoor and outdoor gathering / recreation spaces), (the "Project") on the Property. As previously approved, the Project will be supported by a combination of on-site, off-street, and off-site parking spaces in a surface parking lot located at Block 10, Lot 1 (288 Beachway), Block 10, Lot 8 (12 Highland Avenue), and Block 10, Lot 9 (14 Highland Avenue), as permitted by the Redevelopment Plan. Additional approved site improvements include, but are not necessarily limited to, grading, drainage, stormwater management, utilities, paving and striping, sidewalks, internal wayfinding / traffic control signage, lighting, landscaping, and fencing. The Board memorialized its approval of the Project in a written resolution that was adopted on May 9, 2022.

The Applicant now proposes to modify the Project and previously approved mixed-use building to add three (3) additional residential units and increase the total residential unit count from forty-five (45) units to forty-eight (48) units. This increase is planned to be achieved by subdividing the previously approved 4th floor "loft" units into two (2) levels of "flats" units on the 4th and 5th floors. To facilitate this, the previously approved 5th floor will be expanded by approximately 3,535 gross square feet from 3,698 square feet, as previously approved, to approximately 7,233 gross square feet. As a result of these proposed modifications, the gross square footage of the building will be increased from 65,595 gross square feet to 66,130 gross square feet. The Applicant is also proposing to modify the ground level design of the building to mitigate any potential impacts from potential occasional localized / low-level flooding. Specifically, the Applicant is proposing to raise the floor elevation within the building and the garage by approximately twelve (12) inches. In addition, all storefront windows will be raised to

create a twelve (12)-inch high "flood" curb. Internal steps and ramps at each retail door and the main lobby entry have been incorporated into the design to ensure ADA accessibility. Additional internal Building modifications include, but are not necessarily limited to, the relocation of the main resident amenity / fitness space from the 4th floor to the 2nd floor and a new corner two-bedroom unit design. The Project will continue to be supported by a combination of on-site, off-street, and off-site parking spaces, as previously approved by the Board and permitted by the Redevelopment Plan.

In connection with the Amended Preliminary and Final Major Site Plan approvals related to the Project, the Applicant is seeking the following variances/deviations, pursuant to N.J.S.A. 40:55D-70(c), from the Redevelopment Plan and the Revised General Ordinances of the Borough of Keansburg (the "Code"), Chapter 22, "Development Regulations", as follows:

1. Maximum Front Yard Setback From Property Line to Carr Ave. (Redevelopment Plan, § 5.3): Permitted, 10 ft.; Proposed, 10.8 ft.;
2. Maximum Front Yard Setback From Curb Line to Carr Ave. (Redevelopment Plan, § 5.3): Permitted, 20 ft.; Proposed, 21.9 ft.;
3. Street Trees Along Bay and Beachway Avenues (Redevelopment Plan, § 5.4.3): To permit no street trees along Bay and Beachway Avenues, where street trees are required along the front facade of any building (deviation / variance approved as part of prior approval);
4. Maximum Retaining Wall / Fence Height (Code, § 22-7.25): Permitted. Walls and fences within 25 feet of a roadway shall not exceed 4 feet in height; Previously Approved / Proposed: Wall / fence height of 8 feet in height to prevent pedestrians from cutting through the space between the proposed building and the existing adjoining building; and
5. Sight Triangle at Intersections (Development Regulations, § 22-7.5): To permit a sight triangle of less than the required 25 feet at the intersection of Carr Ave. and Beachway Avenue and Bay and Carr Avenues (variance / waiver approved as part of prior approval).

While the Applicant believes that except as stated above the application is in conformance with the Code and the Redevelopment Plan, it hereby requests any other approvals, waivers, variances, deviations and/or exceptions from the Code, the Redevelopment Plan, and/or RSIS as may be determined to be required for the Proposed Development during the review and processing of the application and/or based upon an analysis of the plans and testimony at the public hearing.

When this matter is called, you may appear, in person, or represented by agent or attorney, to make any objections or offer any comments that you may have to the granting of the application. The public hearing may be continued without further notice on such additional or other dates as the Board may determine. The application forms and all plans and documents relating to this matter may be reviewed by the public at the office of the Keansburg Planning Board of Adjustment, George E. Kauffmann Municipal Building, 29 Church Street, Keansburg, NJ 07734 during regular business hours, Monday through Friday. For more information or if you have any

questions or wish to arrange to review the plan, please contact Mackenzie Bittle, Board Secretary, at 732-787-0215 Ext. 223, in advance of the public hearing.

Sills Cummis & Gross P.C.
Attorneys for the Applicant
Meryl A. G. Gonchar, Esq.
973-643-7000

AFFIDAVIT OF APPLICANT

I, Carter Sackman, Managing Member, of full age, being duly sworn according to law, do hereby certify that I am the authorized representative of 1 Carr Urban Renewal, LLC, the "Applicant" seeking, amongst other things, amended preliminary and final major site plan approval from the Borough of Keansburg Planning Board of Adjustment, in connection with the following property:

Block & Lots: **Block 10. Lots 3, 4, 5, 6, & 7**

Street Address: **274 & 272 Beachway and 9, 11, & 13 Carr Avenue**


(the "Property").

I certify that I have reviewed the within application and that the information contained therein is true and accurate to the best of my knowledge.

I acknowledge and agree that this Affidavit of Ownership and Application Authorization form may be executed in counterparts by facsimile and/or portable document format (PDF).

Sworn and subscribed to
before me on this 19
day of November, 2024

1 CARR URBAN RENEWAL, LLC



Notary Public



Carter Sackman, Managing Member



AFFIDAVIT OF OWNERSHIP & APPLICANT AUTHORIZATION

I, Carter Sackman, Managing Member of Carr Enterprises LLC, of full age, being duly sworn according to law, do hereby certify that I am the authorized representative of the owner of the following property which is the subject of the within application:

Block & Lots: Block 10. Lots 3, 4, 5, 6, & 7

Street Address: 274 & 272 Beachway and 9, 11, & 13 Carr Avenue

(the "Property").

We authorize the following entity to act as the "Applicant" to file and pursue any land use, zoning and/or construction permit application(s) that may be required by the Borough of Keansburg, or any other applicable permitting authority, for the development and/or redevelopment of the Property:

Authorized Entity: 1 Carr Urban Renewal, LLC

Authorized Entity's Interest: Redeveloper

I certify that I have reviewed and consent to the within application and that the information contained therein is true and accurate to the best of my knowledge and that I concur with the plan.

I acknowledge and agree that this Affidavit of Ownership and Application Authorization form may be executed in counterparts by facsimile and/or portable document format (PDF).

Sworn and subscribed to
before me on this 19
day of November, 2024



Notary Public

CARR ENTERPRISES LLC



Carter Sackman, Managing Member



BOROUGH OF KEANSBURG PLANNING BOARD OF ADJUSTMENT

AFFIDAVIT OF SERVICE & PROOF OF PUBLICATION

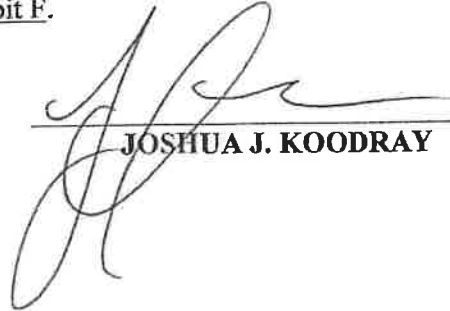
STATE OF NEW JERSEY)
) S.S.
COUNTY OF ESSEX)

JOSHUA J. KOODRAY, of full age, being duly sworn according to law deposes and says:

1. I am an attorney-at-law of the State of New Jersey, and I am an associate of the law firm of Sills Cummis & Gross P.C., One Riverfront Plaza, Newark, New Jersey 07102, attorneys for 1 Carr Urban Renewal, LLC.
2. On December 30, 2024, I caused to be sent to each of the property owners, registered utilities, and agencies listed on the certified lists provided by the Borough of Keansburg, copies of which are attached hereto as Exhibit A, by certified mail, return receipt requested, postage prepaid, a “Notice of Public Hearing” (the “Notice”) advising each property owner, registered utility, and/or agency of a public hearing to be held by the Borough of Keansburg Planning Board of Adjustment on January 13, 2025 at 7:00 p.m. (the “Hearing”). A copy of the Notice sent to each property owner, registered utility, and/or agency, along with the certified mail receipts as to each notice sent is attached hereto as Exhibit B.
3. On December 30, 2024, I caused the Notice to be sent to the Monmouth County Planning Board. A copy of the certified mail receipt is attached hereto as Exhibit C.
4. On December 30, 2024, I caused the Notice to be sent to the Commissioner, New Jersey Department of Transportation. A copy of the certified mail receipt is attached hereto as Exhibit D.

5. On December 30, 2024, I caused the Notice to be sent to the Clerk of the Borough of Keansburg. A copy of the certified mail receipt is attached hereto as Exhibit E.

6. On December 27, 2024, I caused the Notice to be published in the Asbury Park Press. A copy of the affidavit of publication evidencing the publication of the Legal Notice in the Asbury Park Press is attached hereto as Exhibit F.



JOSHUA J. KOODRAY

Sworn to and Subscribed before me
this 31st day of December, 2024



Notary Public of the State of New Jersey





Borough of Keansburg
George E. Kauffmann Municipal Building
29 Church St. Keansburg, NJ 07734
Phone - 732-787-0215 ext. 220
Fax -732-787-0787
Construction Department
Fax # 732-787-3699

CERTIFICATION OF TAXES

BLOCK 10 LOT 3

PROPERTY LOCATION: 274 Beachway

The Status of Property taxes at the above location are as follows:

- Current -

Should any additional information or an update be required; please utilize the above contact numbers.

Date: 11/18/2024

Thomas P. Cusick

Thomas P. Cusick, CTC Tax Collector



Borough of Keansburg
George E. Kauffmann Municipal Building
29 Church St. Keansburg, NJ 07734
Phone - 732-787-0215 ext. 220
Fax -732-787-0787
Construction Department
Fax # 732-787-3699

CERTIFICATION OF TAXES

BLOCK 10 LOT 4

PROPERTY LOCATION: 272 Beachway

The Status of Property taxes at the above location are as follows:

- Current -

Should any additional information or an update be required; please utilize the above contact numbers.

Date: 11/18/2024

Thomas P. Cusick
Thomas P. Cusick, CTC Tax Collector



Borough of Keansburg
George E. Kauffmann Municipal Building
29 Church St. Keansburg, NJ 07734
Phone - 732-787-0215 ext. 220
Fax -732-787-0787
Construction Department
Fax # 732-787-3699

CERTIFICATION OF TAXES

BLOCK 10 LOT 5

PROPERTY LOCATION: 9 Carr Avenue

The Status of Property taxes at the above location are as follows:

- Current -

Should any additional information or an update be required; please utilize the above contact numbers.

Date: 11/18/2024

Thomas P. Cusick
Thomas P. Cusick, CTC Tax Collector



Borough of Keansburg
George E. Kauffmann Municipal Building
29 Church St. Keansburg, NJ 07734
Phone - 732-787-0215 ext. 220
Fax -732-787-0787
Construction Department
Fax # 732-787-3699

CERTIFICATION OF TAXES

BLOCK 10 LOT 6

PROPERTY LOCATION: 11 Carr Avenue

The Status of Property taxes at the above location are as follows:

- Current -

Should any additional information or an update be required; please utilize the above contact numbers.

Date: 11/18/2024
Thomas P. Cusick

Thomas P. Cusick, CTC Tax Collector



Borough of Keansburg
George E. Kauffmann Municipal Building
29 Church St. Keansburg, NJ 07734
Phone - 732-787-0215 ext. 220
Fax -732-787-0787
Construction Department
Fax # 732-787-3699

CERTIFICATION OF TAXES

BLOCK 10 LOT 7

PROPERTY LOCATION: 13 Carr Avenue

The Status of Property taxes at the above location are as follows:

- Current -

Should any additional information or an update be required; please utilize the above contact numbers.

Date: 11/18/2024

Thomas P. Cusick
Thomas P. Cusick, CTC Tax Collector