



## AGENDA

MONDAY, AUGUST 11<sup>TH</sup> 2025

### TIME: 5:30 PM- WORKSHOP

- *5 Lincoln Court*
- *7 Laurel Ave*
- *45 Ocean Blvd*

### TIME: 6:00 PM – MEETING

- Salute to the Flag

Adequate notice has been given of this meeting by notification of the Asbury Park Press, Two River Times, and placed on the bulletin board in the Municipal Building of the Borough of Keansburg.

- Roll Call:

Mr. Sean Tonne ___	Mr. Michael Donaldson ___	Ms. Eileen Enright ___
Ms. Jennifer Perkel ___	Mr. John Donohue ___	Mr. Daniel Shields ___
Mr. Raymond Preston ___	Mr. Michael Mankowski ___	Mr. Dominick Grasso ___
Alternates:	Mr. Michael Flynn ___	Mr. Bernard Comey ___
Mr. Mullan – Board Engineer	Mr. Kennedy – Board Attorney	Ms. Burgess– Zoning Officer

### *Applications:*

- *Redevelopment Plan for Block 15 Lot 2 & Block 53 Lot 1*
- **2025-18 24 BELLEVIEW AVE, BLOCK: 16 LOT: 10/ SUNSHINE PROPERTIES IV, LLC (William Leary)-** Use Variance to construct a 2-Family structure in a Single-Family Zone.
- **2025-07 19/27 HIGHLAND AVE, BLOCK: 8 LOT: 14 &15/ 19 HIGHLAND REALTY, LLC & RAINEY, LLC-** Preliminary/Final Major Site Plan, Use Variance & Bulk Variance to develop an at-grade standalone parking lot to provide 30 off-street parking spaces.
- **2025-06 288 BEACHWAY, BLOCK: 10 LOT: 1, 8 &9/ BEACHWAY ENTERPRISES, LLC-** Preliminary/ Final Major Site Plan Approval and deviations/Variations to construct a 4-story multi-family residential building.



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

***Resolution for Memorialization:***

- ***Redevelopment Plan for Block 15 Lot 2 & Block 53 Lot 1***
- **2025-16 27 FOX AVE, BLOCK: 46 LOT: 5/ Isabelle Gallier-** Bulk Variance to install a 4’ fence around corner lot property.
- **2025-17 00 MYRTLE AVE, BLOCK: 101 LOT: 9/ Winsolar Orca, LLC-** Preliminary and final major subdivision with bulk variances to create 4 conforming parcels from the existing parking lot.
- ***Appointment of T&M Associates as Board Engineer***
- ***Appointment of Kevin E. Kennedy, Esq. as Board Attorney***

**BILLS:**

GENERAL BOROUGH	GENERAL	\$2,310.00	K. KENNEDY
	AFFORDABLE HOUSING	1,834.00	K. KENNEDY
JS BEACH & BOARDWALK	LITIGATION	\$56.00	K. KENNEDY
WELLINGTON (2)	LITIGATION	\$308.00	K. KENNEDY
ISABELLE GALLIER	27 FOX AVE	\$314.50	T&M ASSOCIATES
DEIGO BARBOSA	9 RANDALL ST	\$1,145.50	T&M ASSOCIATES
	BEACHWAY AVE	\$1,506.36	T&M ASSOCIATES
	REDEVELOPMENT	\$3,771.59	T&M ASSOCIATES
19 HIGHLAND AVE REALTY LLC & 75 RAINEY LLC	19/27 HIGHLAND AVE	\$126.00	K. KENNEDY
PATRICK JEFFERIES	1 RAILROAD AVE	\$112.00	K. KENNEDY
ZANDEERZEE	29 PINEVIEW AVE	\$112.00	K. KENNEDY
ELY VELEZ	60 CENTER AVE	\$112.00	K. KENNEDY
ZANDERZEE, INC	29 PINEVIEW AVE	\$112.00	T&M ASSOCIATES
			T&M ASSOCIATES
ALBERTO MORAUTE	143 SHORE BLVD	\$112.00	K. KENNEDY
		\$1,030.50	T&M ASSOCIATES
MLF MANAGEMENT, LLC	69 SHORE BLVD	\$112.00	K. KENNEDY
WINSOLAR ORCA, LLC	00 MYRTLE AVE	\$928.00	T&M ASSOCIATES