



## AGENDA

MONDAY, OCTOBER 6<sup>TH</sup> 2025

**TIME: 5:30 PM- WORKSHOP**

**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:*

- *Review of Ordinance # 1751 Change of use B-1 General Commercial Zone*
- **2025-20 34 BRIARWOOD AVE BLOCK:116 LOT:1/ ALETHIA GRAHAM-**  
Bulk Variance for rear deck expansion.
- **2025-21 BAYVIEW AVE BLOCK:18 LOT:25/KEVIN BUDGE-** Bulk Variance to construct a new single-family dwelling.
- **2025-22 28 PINEVIEW AVE, BLOCK: 20 LOT:4&5/ JORGE VELASQUEZ-** Use Variance with Bulk Variances to construct a two-family dwelling in a single-family Zone.

### *Resolution for Memorialization:*

- **2025-15 69 SHORE BLVD, BLOCK: 30 LOT: 1.01/ MLF MANAGEMENT, LLC-** Minor subdivision, Site Plan Approval with Bulk Variances to construct a new single-family dwelling.



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

- **2025-19 8 HIGHLAND BLVD, BLOCK: 52 LOT:3/ JOSIV KRSTINOVSKI-**  
 Use Variance with Bulk Variances to construct a two-family dwelling 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.

**BILLS:**

GENERAL BOROUGH	GENERAL	\$3,556.00	K. KENNEDY
PATRICK JEFFERIES	1 RAILROAD	\$280.00	K. KENNEDY
ALBERTO MORANTE	143 SHORE BLVD	\$420.00	K. KENNEDY
WINSOLAR ORCA, LLC	00 MYRTLE AVE	\$280.00	K. KENNEDY
FOUR A. REALTY	103-115 CREEK ROAD	\$294.00	K. KENNEDY
ZANDERZEE, INC	29 PINEVIEW AVE	\$200.00	T&M ASSOCIATES
ISABELLE GALLIER	27 FOX AVE	\$490.00	K. KENNEDY
19 HIGHLAND AVE REALTY LLC & 75 RAINEY LLC	19/27 HIGHLAND AVE	\$98.00	K. KENNEDY
WELLINGTON (2)	LITIGATION	\$28.00	K. KENNEDY
JS BEACH & BOARDWALK	LITIGATION	\$1,414.00	K. KENNEDY
SUNSHINE PROPERTIES IV, LLC	24 BELLEVIEW AVE	\$126.00	K. KENNEDY
JOSIV KRSTINOVSKI	8 HIGHLAND BLVD	\$848.50	T&M ASSOCIATES
BEACHWAY REALTY, LLC	315 BEACHWAY AVE	\$255.00	T&M ASSOCIATES
KBB 199 MAIN ST, LLC	199 MAIN STREET	\$844.50	T&M ASSOCIATES
282 CARR AVE, LLC	282 CARR AVE	\$484.00	T&M ASSOCIATES
BAYSIDE COVE MARINA	7 LAUREL AVE	\$7,767.00	T&M ASSOCIATES
CARR AVE REALTY	1 CARR AVE INSPECTIONS	\$2,100.00	T&M ASSOCIATES
		\$3,443.00	T&M ASSOCIATES
		\$2,256.00	T&M ASSOCIATES
		\$96.50	T&M ASSOCIATES
BEACHWAY ENTERPRISES, LLC	288 BEACHWAY AVE	\$300.00	T&M ASSOCIATES
CARR ENTERPRISES, LLC	19 CARR AVE INSPECTIONS	\$12,341.36	T&M ASSOCIATES
	2024		
	NOV. INVOICE	\$10,533.83	T&M ASSOCIATES
	DEC. INVOICE	\$8,782.08	T&M ASSOCIATES
	2025		
	JAN. INVOICE	\$3,860.00	T&M ASSOCIATES
	FEB. INVOICE	\$4,234.50	T&M ASSOCIATES
	MAY INVOICE	\$1,427.50	T&M ASSOCIATES
	JULY INVOICE	\$1,243.50	T&M ASSOCIATES
BEACHWAY REDEVELOPMENT PLAN ACCOUNT 622			