

Site Plan Application – Planning Board of Adjustment

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

Name: KB 2 Beachway, LLC Case# _____
 Address: 2 Beachway Avenue Date: 1/9/20
Keansburg, NJ 07734
 Phone #: 732 787 3500 Cell # 732 990 1877

Application: (2 original copies notarized, pg. 3 - 21 total sets)	<u>24</u>	# submitted
Each Application (21 sets) must include a Copy of the Zoning Denial Letter (If you received a denial)	<u>N/A</u>	# submitted
Proof of Service (2 copies notarized, pg. 5 - include w/above)	<u>2</u>	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	<u>1</u>	# submitted
Certified list of Property Owners (include with originals) <i>Available from the Tax Assessor, includes total properties & Utilities</i>	<u>1</u>	# submitted
A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector	<u>1</u>	# submitted
A Copy of a Survey (less than 3 years old - 21 total sets)	<u>21</u>	# submitted
Architectural Plans (include w/packet - 21 total sets)	<u>waiver requested</u>	# 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.).	<u>waiver requested</u>	# 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	<u>To be provided</u>	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	<u>To be provided</u>	# submitted

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: _____

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), KB 2 Beachway, LLC, The Applicant(s) Herein, whose Address is, 2 Beachway Avenue, Keansburg, am the Owner(s) int: Tenant

Prospective Purchaser(s) int: _____ of property located on, 2 Beachway Ave and designated as Block: 21 and Lot 20 on the Official Keansburg Tax Map.

2. Said property is in a B-1 ZONE, and is 0.31 acres (Size) and has the following Structures on the property: Restaurant/Bar

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

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. N/A

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

Details and Variances can be obtained from the Zoning Denial Letter which must be included in packet

6. Is the entire tract of land, Block. 21 Lot: 20 Intended to be used? YES NO

7. Has the property been separated from an adjoining parcel? YES NO, if so when _____

If YES, has The Planning Board approved the subdivision, _____ Date: _____

Statement & Variance Sheet - Continued:

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

If so, state date of filing: _____ List all the details and results of the Appeal.

9. By filing this application does the applicant (s) waive any and all rights gained previously N/A

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 [X] NO

If Yes, List details: _____

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 \$ _____

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: [Signature] Date: 1/9/26

* 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 9th Day of January 20 26

Owner's Signature Anthony Regathi, Managing Member Date: Jan 9, 2026
TWO BEACHWAY LLC

Sworn to and subscribed before me on this 9th Day of (Month) January .20. 26

Notary Signature: Dennis Ng

Date: 1/9/26

Two (2) application packets Must have raised Seal

Seal

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Dennis Ng
Notary Public, State of New York
No. 01NG6067554
Qualified in Nassau County
Commission Expires December 10, 2026

Diana Groce Signed before me on Jan. 9, 2025
Jo-Ann O'Brien
NJ Notary
My Commission Expires May 8, 2030

BOROUGH OF KEANSBURG
PLANNING BOARD
HEARING NOTICE

Please take notice the Applicant, KB 2 Beachway, LLC, has filed an application with the Borough of Keansburg for variance relief and site plan approval for property located at 2 Beachway Avenue, Keansburg, New Jersey, designated as Block 21, Lot 20 on the Borough of Keansburg Tax Map, and located in the B-1 Zone. The Applicant seeks to utilize an existing parking lot serving an operating restaurant/bar for use to support food and bar service, entertainment, restrooms and guest amenities. The Applicant seeks variance relief for parking, a waiver of site plan approval, any applicable design waivers, and for any existing non-conformities.

The Applicant requests all other exceptions, waivers, variances and/or other approvals as reflected on the filed plans (as same may be further amended from time to time without further notice) and as may be determined to be necessary or apparent by the Board during the course of the application process and/or public hearing.

Please Take Further Notice this application is on the Board's calendar and a public hearing before the Planning Board has been ordered for February 9, 2026 at 6:00 pm at the Borough of Keansburg, 29 Church Street, Keansburg, New Jersey 07734, at which time you may appear either in person, or by agent, or attorney, and present any and all comments or objections which you may have to the granting of this application. The hearing may be continued without further notice on such additional or other dates as the Board may determine. The application and supporting documents are on file in the Building Department office of Borough of Keansburg, located at 29 Church Street, Keansburg, New Jersey, and are available for inspection during normal business hours.

This notice is published by the Applicants, by order of the Planning Board and in accordance with the Municipal Land Use Law.

January 28 2026

LNYS0447473

\$37.84

**Keansburg Planning Board of Adjustment
Borough of Keansburg, Monmouth County, New Jersey**

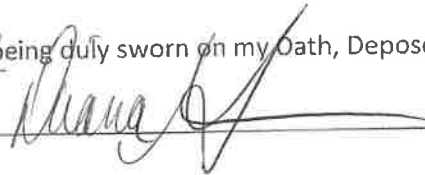
In the Matter of the application of:

PROOF OF SERVICE

County of Monmouth
State of New Jersey

Diana Brosman being duly sworn on my Oath, Depose and say: I am the owner, Applicant,

Agent, of Applicant



That at the date herein after stated I served a Notice of which the annexed is a true Copy, upon the following property owners each of whose property is within Two Hundred Feet of the property of the Applicant to be affected in this matter, in the manner following, that is to say:

- A. Personally, by handing such a true copy to said property owners, being residents of the Borough of Keansburg as follows: (Attachment)
- B. By mailing via registered mail, such a true copy to the last known address of the property owners, as shown by the most recent Tax list of said Borough, said persons being non-residents of said Borough, as follows: (Attachment)
- C. One legal notice to be placed in one of the approved papers of the Borough - The Star Ledger (973-392-4104) or The Asbury Park Press (732-643-3661). An affidavit of Publication, along with an actual copy of the publication must be filed with the Planning Board Secretary.

Sworn to and subscribed before me on this 4th Day of (Month) February 20 26

Notary Signature: _____



Date: 2/4/2026

JO-ANN O'BRIEN
Notary Public, State of New Jersey
My Commission Expires May 8, 2030

Two application packets. Must have raised a raised Seal

Seal



BOROUGH OF KEANSBURG

OFFICE OF THE TAX COLLECTOR

Date: 01-08-2026

Block 21 Lot 20 Qualifier N/A

Address: 2 Beachway
Keansburg, N.J 07734

Please Be advised that the above-referenced account is current as of this date.

Very truly yours,

Thomas P. Cusick
Tax Collector

*I verify that this information accurately reflects
municipal tax records.*

Tax Collector
Keansburg Borough
Monmouth County



OFFICE OF THE TAX ASSESSOR

Date: 12/18/2025

In compliance with Municipal Land Use Law, New Jersey Statutes Annotated 40A:55D-12, the attached list is certified to be a list of those property owners within 100 feet of the following:

Block 21 Lot 20 Qualifier

These Companies must be notified in addition to the Property Owners:

NJ Natural Gas Company ✓✓
1415 Wyckoff Road
Wall, New Jersey 07719

Cablevision Raritan Valley ✓✓
275 Centennial Avenue CN 6805
Piscataway, NJ 08855
Attn.: Construction Department

Jersey Central Power & Light ✓✓
One River Centre
331 Newman Springs Road, Bldg. 3
Red Bank, NJ 07701

Keansburg Water & Sewer ✓✓
29 Church Street
Keansburg, NJ 07734

Keansburg Board of Fire Commissioners ✓✓
29 Church Street
Keansburg, NJ 07734

Verizon ✓✓
540 Broad Street
Newark, NJ 07102

If property is located on a County Road:

Monmouth County Planning Board
Hall of Records Annex
Freehold, NJ 07728

IF PROPERTY IS LOCATED NEAR A SURROUNDING TOWN, PLEASE CONTACT THE TOWN FOR OWNER INFORMATION

2025-12-18
1415 Wyckoff Road



Block/Lot	Owners	Mailing Address	
1523 21 19	BEACHWAY TOWNHOUSES A CONDOMINIUM ✓	BEACHWAY	KEANSBURG NJ 07734
1523 21 5	BORO OF KEANSBURG-BEACH FRONT ✓	29 CHURCH ST	KEANSBURG NJ 07734
1523 21 12	LUXE VALERI ✓	425 SHANNON HEIGHTS RD	OLANIA PA 17172
1523 21 23	TWO BEACHWAY LLC ✓	2 BEACHWAY	KEANSBURG NJ 07734
1523 21 2	20 MAIN STREET KEANSBURG LLC ✓	17 PHILLIP DRIVE	PARSEPPANY NJ 07654
1523 21 4	MONMOUTH WELLNESS & HEALING LLC ✓	255 HUDSON ST	HACKENSACK NJ 07601
1523 21 6	BOROUGH OF KEANSBURG ✓	29 CHURCH STREET	KEANSBURG NJ 07734
1523 21 7	BORO OF KEANSBURG-BEACH ✓	29 CHURCH STREET	KEANSBURG NJ 07734
1523 21 9	GANZ DAVID ✓	612 AUMACK AVE	UNION BEACH NJ 07735
1523 21 10	COUCE ANNA MARIE ✓	35 SEASIDE PL	KEANSBURG NJ 07734
1523 21 11	HURLEY ROBERT ✓	34 SEASIDE PL	KEANSBURG NJ 07734
1523 21 12	MART MATTHEW R ✓	33 SEASIDE PLACE	KEANSBURG NJ 07734
1523 21 25	12 CAMPVIEW PLACE LLC ✓	3536 MELCON FARMS WAY	JACKSONVILLE FL 32203
1523 21 22	AMORINO CODY & ILANAR ✓	3536 MELCON FARMS WAY	JACKSONVILLE FL 32223
1523 21 30	6 SUFFOLK WAY LLC ✓	3536 MELCON FARMS WAY	JACKSONVILLE FL 32223
1523 21 15	ELLIS APRIL B ✓	35 CAMPVIEW PL	KEANSBURG NJ 07734
1523 21 16 02	458 CAMPVIEW LLC ✓	1845 LIVINGSTON AVE 9-152	LIVINGSTON NJ 07039
1523 21 11	VAN HOUTEN JOAN ✓	23 CAMPVIEW PLACE	KEANSBURG NJ 07734
1523 21 12	RICHARD TOBY C SR & TONYA ✓	25 CAMPVIEW PL	KEANSBURG NJ 07734
1523 21 15	COLON JOSE & COLON-ALVARADO VICTO ✓	29 CAMPVIEW PL	KEANSBURG NJ 07734
1523 21 24	DICK GERALD C & DORISA ✓	14 CAMPVIEW PLACE	KEANSBURG NJ 07734
1523 21 21 01	FLENTES JOSE AND PORTIA LAGMAY ✓	11 MAIN STREET	KEANSBURG NJ 07734
1523 21 01 02	PALEOTTO VIRGINIA ✓	7 MAIN ST	KEANSBURG NJ 07734
1523 21 20	GROBSTIN ART & ALLA ✓	3536 MELCON FARMS WAY	TWP OF WASHINGTON NJ 07734
1523 21 9	SALEFRNO FREDDY AND MARIA ✓	105 SALEM RD	JACKSONVILLE FL 32233
1523 21 29	GROBSTIN ART & ALLA ✓	3536 MELCON FARMS WAY	JACKSONVILLE FL 32233
1523 21 19 0202	PORTIKOV DILINOZA ✓	3 BEACHWAY	KEANSBURG NJ 07734
1523 21 19 0203	MARDEF JESHAIRO & HYNES DESIREE ✓	4 BEACHWAY BLDG 2 UNIT 9	KEANSBURG NJ 07734
1523 21 19 0204	ROYAL ERIC & LAPSHINA ELIZAVETA V ✓	5 BEACHWAY BLDG 2 UNIT 8	KEANSBURG NJ 07734
1523 21 19 0206	ILU ZACH ✓	17 DEARBORN DR	HOLMDEL NJ 07733
1523 21 19 0207	ARI RIJANDEY LARISSA & PENIA ROSINA ✓	57 SUMMI RAVE	YONKERS NJ 07471
1523 21 19 0208	FAHAR AYMAN & JACQUILINE ✓	8 BEACHWAY	KEANSBURG NJ 07734

1328-21-19-C0009	KONOVALOV OLEG & DANIEL ✓	9 BEACHWAY AVENUE UNIT 4	KEANSBURG NJ	07734
1328-21-19-C0010	DRAPKIN USA C ✓	10 BEACHWAY	KEANSBURG NJ	07734
1328-21-19-C0011	BALOVCIKOVA ZDENKA ✓	11 BEACHWAY	KEANSBURG NJ	07734
1328-21-19-C0012	RAY BARBARA ✓	432 ST ANDREW PL	MANALAPAN NJ	07729
1328-21-19-C0013	IB HOLDINGS MCR1-NJ LLC ✓	PO BOX 3143	LONG BRANCH NJ	07740
1328-21-19-C0014	REZAC JAMES J & MARYANN ✓	14 BEACHWAY	KEANSBURG NJ	07734
1328-21-19-C0015	PORTNOY DILNOZA ✓	3 BEACHWAY AVENUE	KEANSBURG NJ	07734
1328-21-19-C0016	HYNES GEORGE & ANNAMARIE ✓	16 BEACHWAY	KEANSBURG NJ	07734
1328-21-19-C0017	PARRAVICINI-BORBONE RINO ✓	2612 W. 2ND ST APT 2G	BROOKLYN NY	11223
1328-21-19-C0018	LENCOVICH VITALINA ✓	18 BEACHWAY	KEANSBURG NJ	07734
1328-21-19-C0019	MONTEFORTE CARMINE ✓	19 BEACHWAY AVE	KEANSBURG NJ	07734
1328-21-19-C0020	OVEN EMILIA & WONG YUK ✓	13 KERRY DRIVE	HAZLET NJ	07730
1328-21-19-C0021	CAMEROTA PETER P & ROBERTA J ✓	1217 LITTLE RIVER DR	EIZABETH CITY NC	27909
1328-21-19-C0022	ZAFRANETS VLADIMIR ✓	1180 BRIGHTON BEACH AVE	APT 2E BROOKLYN NY	11238
1328-21-19-C0025	RINK HELEN ✓	66 HODGDON RD	NORTHFIELD NH	03275
1328-21-19-C0026	HALCOMB GAIL P & HALCOMB PATRICK ✓	26 BEACHWAY	KEANSBURG NJ	07734
1328-21-19-C0027	MANCA JR. STEPHEN M. ✓	27 BEACHWAY	KEANSBURG NJ	07734
1328-21-19-C0028	AYAD MAGED SHAKER ✓	28 BEACHWAY	KEANSBURG NJ	07734
1328-21-19-C0029	RODRIGUEZ AIMEEV ✓	29 BEACHWAY	KEANSBURG NJ	07734
1328-21-19-C0030	WRIGHT BRIAN C ✓	30 BEACHWAY	KEANSBURG NJ	07734
1328-21-19-C0031	ZYBIN DAVID ✓	31 BEACHWAY BLDG 3 UNIT 5	KEANSBURG NJ	07734
1328-21-19-C0032	STOBERSKIY ROBERT & MENSHIKOV EKA ✓	7000 BOULEVARD EAST #48-1	GUTTENBERG NJ	07093
1328-21-19-C0033	LUDVANSKI EVGENY ✓	2373 OCEAN PARKWAY APT 1G	BROOKLYN NY	11223
1328-21-19-C0034	MENSHIKOV EKATERINA & STOBERSKIY R ✓	7000-BOULDEVARD E. #481	GUTTENBERG NJ	07093
1328-21-19-C0035	RUSSO DOMENICO ✓	119 GRANT AVE	EATONTOWN NJ	07711
1328-21-19-C0036	PASTY ROBERT & JOANNA ✓	36 BEACHWAY	KEANSBURG NJ	07734
1328-21-19-C0037	AMORINO ILANA ✓	3536 MELCON FARMS WAY	JACKSONVILLE FL	32213
1328-21-19-C0038	SD PROPERTIES LLC % D ACUNTO S ✓	64 RANCHO MIRAGE CT	HOLMDEEN NJ	07733
1328-21-19-C0039	CONNOLLY ROBERT ✓	1070 HWY 34 SUITE Q	MANALAPAN NJ	07711

OFFICE OF THE TAX ASSESSOR

Date: 01/28/2025

In compliance with Municipal Land Use Law, New Jersey Statutes Annotated 40A:55D-12, the attached list is certified to be a list of those property owners within 200 feet of the following:

Block 184 Lot 5 Qualifier

These Companies must be notified in addition to the Property Owners:

NJ Natural Gas Company
1415 Wyckoff Road
Wall, New Jersey 07719

Cablevision Raritan Valley
275 Centennial Avenue CN 6805
Piscataway, NJ 08855
Attn.: Construction Department

Jersey Central Power & Light
One River Centre
331 Newman Springs Road, Bldg. 3
Red Bank, NJ 07701

Keansburg Water & Sewer
29 Church Street
Keansburg, NJ 07734

Keansburg Board of Fire Commissioners
29 Church Street
Keansburg, NJ 07734

Verizon
540 Broad Street
Newark, NJ 07102

If property is located on a County Road:

Monmouth County Planning Board
Hall of Records Annex
Freehold, NJ 07728

IF PROPERTY IS LOCATED NEAR A SURROUNDING TOWN PLEASE CHECK WITH THEM FOR OWNER INFORMATION.

Alex J. Worth
Tax Assessor

<u>Block/Lot</u>	<u>Owners</u>	<u>Mailing Address</u>	<u>City</u>	<u>Zip</u>
1323-19-18	BAYVIEW MANOR HOMEOWNERS ASSOC	14 KEEN LANE	EDISON NJ	08818
1323-21-19	BEACHWAY TOWNHOUSES A CONDOMINIUM	BEACHWAY	KEANSBURG NJ	07734
1323-19-22	HANNING FAMILY REAL ESTATE LLC	10 WINDY HILL LINE	ATLANTIC HIGHLANDS NJ	07716
1323-21-20	TWO BEACHWAY LLC	2 BEACHWAY	KEANSBURG NJ	07734
1323-22-4	MONMOUTH WELLNESS & HEALING LLC	255 HUDSON ST	HACKENSACK NJ	07601
1323-22-6	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734
1323-22-7	BORO OF KEANSBURG-BEACH	29 CHURCH STREET	KEANSBURG NJ	07734
1323-24-9	MOREIRA RAFAEL SILVA	2400 DAYTON AVENUE	UNION NJ	07083
1323-25-1	NERI INVESTMENT LLC	341 LAKESIDE AVE	ANDOVER NJ	07821
1323-26-4	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734
1323-26-5.01	BORO OF KEANSBURG	29 CHURCH ST	KEANSBURG NJ	07734
1323-26-15	BORO OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734
1323-26-16	BORO OF KEANSBURG-BEACH FRONT	29 CHURCH ST	KEANSBURG NJ	07734
1323-24-7	PONQUINETTE JUSTIN C & MARIAM	45 NICKLAOS LANE	FARMINGDALE NJ	07727
1323-30-4	HUBER JOHN T	91 SHORE BLVD.	KEANSBURG N.J.	07734
1323-30-5.01	95 SHORE BLVD PROPERTIES LLC	14 KINNEY RD	MANALAPAN NJ	07726
1323-30-11	HYMAN BETTY	43 CARTERET ST	WEST ORANGE NJ	07052
1323-30-12	MATRIX LLC	214 WEST FRONT ST	RED BANK NJ	07701
1323-30-16	101 SHORE BLVD LLC	1385 HWY35 SUITE 228	MIDDLETOWN NJ	07748
1323-30-17.01	M&S PROPERTIES 95 LLC	14 KINNEY ROAD	MANALAPAN NJ	07726
1323-30-19	HUBER JOHN	91 SHORE BLVD	KEANSBURG NJ	07734
1323-30-20	HUBER JOHN	91 SHORE BLVD	KEANSBURG NJ	07734
1323-30-22	ASTEREE LLC	15 CONSTITUTION DRIVE	LEONARDO NJ	07737
1323-33-3	REINES MARY	21 TRUEX PLACE	MIDDLETOWN NJ	07748
1323-33-6	LI GEORGE & TIAN XIAOJING	66 KNOX AVE	CLIFFSIDE PARK NJ	07010
1323-33-7	ENCISO MARIA TERESA & MORANTE ALB	64 BRAINARD AVE	PORT MONMOUTH NJ	07758
1323-184-4	JERSEY SHORE BEACH & BOARDWALK INC	275 BEACHWAY	KEANSBURG NJ	07734
1323-184-5	BORO OF KEANSBURG-BEACH FRONT	29 CHURCH ST	KEANSBURG NJ	07734
1323-184-6	BEACHSIDE GARDENS CONDOMINIUM	943 HWY 34 C/O EXIT BLUE	MATAWAN NJ	07747
1323-33-14	YABLON LISA & EHREN	190 NOTTINGHAM WAY	HILLSIDE NJ	07205
1323-33-13	ABDELMESSIH HANA	854 POOLE AVE	HAZLET NJ	07730
1323-33-15	XU ZHENGHONG	255 SOUTH SEVENTH STREET	HIGHLAND PARK NJ	08904

1323-21-16.02	45B CAMPVIEW LLC	184S LIVINGSTON AVE 9-152	LIVINGSTON NJ	07039
1323-21-17	KAISER JAMES & MARY ANN	61 CAMPVIEW PLACE	KEANSBURG NJ	07734
1323-21-17.01	EVEREST JULIANE	65 CAMPVIEW PL	KEANSBURG NJ	07734
1323-21-17.02	GREEN GAVIN	4 PINEVIEW AVENUE	KEANSBURG NJ	07734
1323-23-8	18 OCEANVIEW MANAGEMENT LLC	160-23 79TH STREET	HOWARD BEACH NJ	11414
1323-23-9	RAHEB BRIAN J	17 WATERVIEW PL.	KEANSBURG NJ	07734
1323-24-1	ALI HOSSAM	2726 FORD ST	BROOKLYN NY	11235
1323-21-21.01	FUENTES JOSE AND PORTIA LAGMAY	11 MAIN STREET	KEANSBURG NJ	07734
1323-21-21.02	PALLOTTO VIRGINIA A	7 MAIN ST	KEANSBURG NJ	07734
1323-24-5	LORDET JESSICA	134 ORCHARD ST APT 15	NEW YORK NY	10002
1323-22-8	SALERNO FREDDY AND MARIA	105 SALEM RD	TWP. OF WASHINGTON NJ	07676
1323-23-11	CHANG HELEN	15 WATERVIEW PL.	KEANSBURG NJ	07734
1323-26-8	GRASSO PETER & ELIZABETH	7 TWILIGHT AVE	KEANSBURG NJ	07734
1323-26-9	UGALLSHOUSE CORP	15 TWILIGHT AVE	KEANSBURG NJ	07734
1323-30-14	VALLE MICHAEL & ANASTASIA	105 SHORE BLVD	KEANSBURG NJ	07734
1323-30-15	OLIVA KATHRYN	103 SHORE BLVD	KEANSBURG NJ	07734
1323-30-7	101 SHORE BLVD LLC	1385 HWY 35 SUITE 228	MIDDLETOWN NJ	07748
1323-33-9	THOMAS MICHAEL JR&KRISKOVITZ JOYCE	147 SHORE BOULEVARD	KEANSBURG NJ	07734
1323-33-2	WALSH TIM	40 BRIGHTON STREET	STATEN ISLAND NY	10307
1323-33-4	ROCCHIO PAT & PATRICIA	41 OCEAN BLVD	KEANSBURG NJ	07734
1323-19-18-C0001	SIRCHIO MATTHEW & STOFFER PAUL	17 RUNYON RD	MIDDLETOWN NJ	07748
1323-19-18-C0002	WILDBLOOD KATHLEEN	98 BEACHWAY UNIT 2	KEANSBURG NJ	07734
1323-19-18-C0003	PORTARO JOINT REVOCABLE TRUST	7 CHARLESTON ST	FARMINGDALE NJ	07727
1323-19-18-C0004	SHAKH VITALI & MAITE	8 BUCKINGHAM COURT	HAZLET NJ	07730
1323-19-18-C0005	DOMSTROIKA INC	6 DEERCREST DR	HOLMDEL NJ	07733
1323-19-18-C0006	MOVSHOVICH ALEXANDER	160 E. 56 ST STE 301	NEW YORK NY	10022
1323-19-18-C0007	COLLINS NICOLEA	98 BEACHWAY UNIT 7	KEANSBURG NJ	07734
1323-19-18-C0008	WEST MONICA	98 BEACHWAY UNIT 8	KEANSBURG NJ	07734
1323-19-18-C0009	DELUCA FRANCIS B.	35 OAK LEAF LANE	TINTON FALLS NJ	07712
1323-19-18-C0010	SKYSTARS MANAGEMENT LLC	401 GALLIYA GROVE	MORGANVILLE NJ	07751
1323-19-18-C0011	STAIANO JAMES & MARINA	98 BEACHWAY UNIT 11	KEANSBURG NJ	07734
1323-19-18-C0012	NEW POINT COMFORT LEGACY TRUST	319 MAIN STREET B2	KEANSBURG NJ	07734
1323-19-18-C0013	DE CHAVEZ EDEN	23 BERGEN DR	CEDAR GROVE NJ	07009

1323-21-19-C0037	AMORINO ILANA	3536 MELCON FARMS WAY	JACKSONVILLE FL	32223
1323-33-12-C0001	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734
1323-33-12-C0002	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734
1323-33-12-C0003	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734
1323-33-12-C0004	BOROUGH OF KEANSBURG	29 CHURCH STREET	KEANSBURG NJ	07734
1323-184-6-C0001	BIAETTI RICHARD J	165 SHORE BLVD UNIT 1	KEANSBURG NJ	07734
1323-184-6-C0002	COONEY STEPHANIE & OSWIN RICHARD	165 SHORE BLVD UNIT 2	KEANSBURG NJ	07734
1323-184-6-C0003	DENTE FRANK JR & SHERYL B	165 SHORE BLVD UNIT 3	KEANSBURG NJ	07734
1323-184-6-C0004	TOBIN ALISON K	165 SHORE BLVD UNIT 4	KEANSBURG NJ	07734
1323-184-6-C0005	LAURIN DEBRA L.	165 SHORE BLVD UNIT 5	KEANSBURG NJ	07734
1323-184-6-C0006	MCGOVERN CAROLYN	165 SHORE BLVD UNIT 6	KEANSBURG NJ	07734
1323-184-6-C0008	STACKER KENNETH ALAN	165 SHORE BLVD UNIT 8	KEANSBURG NJ	07734
1323-184-6-C0009	RAYMOND LAURA A	165 SHORE BLVD UNIT 9	KEANSBURG NJ	07734
1323-184-6-C0010	OC RAMBERG REALTY LLC	528 LAFAYETTE AVENUE	HAWTHORNE NJ	07506
1323-184-6-C0011	MCLAUGHLIN MICHAEL	165 SHORE BLVD UNIT 11	KEANSBURG NJ	07734
1323-184-6-C0012	FUTURE DEVELOPMENTS LLC	571 HIGHWAY 36	BELFORD NJ	07718
1323-184-6-C0013	MILLER JOSEPH	165 SHORE BLVD UNIT 13	KEANSBURG NJ	07734
1323-184-6-C0014	QUINN CHERIE A & JOHN B	165 SHORE BLVD UNIT 14	KEANSBURG NJ	07734
1323-184-6-C0015	SPYROPOULOS PHILLIP	165 SHORE BLVD UNIT 15	KEANSBURG NJ	07734
1323-184-6-C0016	DALTON DENNIS & HELEN	553 BROAD STREET	LEONIA NJ	07605
1323-184-6-C0017	HALEY BRIAN	165 SHORE BLVD UNIT 17	KEANSBURG NJ	07734
1323-19-16	GHALY MICHAEL	57 BAYVIEW AVE	KEANSBURG NJ	07734
1323-33-1	BOGGER WILLIAM C & ELIZABETH K	41 WOOTTON RD	ESSEX FELS NJ	07021
1323-33-10	KINGSBURG BEACH LLC	3 VILLANOVA DRIVE	MANALAPAN NJ	07726
1323-30-6	101 SHORE BLVD LLC	1385 HWY 35	MIDDLETOWN NJ	07748
1323-30-3	HUBER JOHN	91 SHORE BLVD.	KEANSBURG N.J.	07734
1323-22-5	CONNOLLY ROBERT	1070 HWY 34 SUITE Q	MATAWAN NJ	07747



Borough of Keansburg
 29 Church Street Keansburg,
 New Jersey 07734
 732-787 0215

Resolution # 25-139

2025 RESOLUTIONS—DECEMBER 17, 2025

WHEREAS, the Keansburg Borough Council in their capacity as the Borough Redevelopment Agency was presented an application of property located at 2 Beachway for consideration as the Redevelopment Agency for the Borough of Keansburg.

NOW, THEREFORE, BE IT RESOLVED that the application for the Project presented by KB2 Keansburg for property located at 2 Beachway is hereby endorsed to the Borough Zoning Officer and Planning Board of Adjustment for their review.

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson			✓			
Mr. Tonne		✓	✓			
Mr. Cocuzza			✓			
Mr. Foley	✓		✓			
Mr. Hoff			✓			

CERTIFICATION

I, Jo-Ann O'Brien, Deputy Clerk of the Borough of Keansburg, in the County of Monmouth, New Jersey, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Borough Council at its regularly scheduled public meeting on December 17, 2025.

Jo-Ann O'Brien

Jo-Ann O'Brien
 Deputy Municipal Clerk