

# Site Plan Application – Planning Board of Adjustment

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

Name: Beachway Avenue Realty, LLC Case# \_\_\_\_\_  
 Address: 7 Heyward Hills Drive Date: \_\_\_\_\_  
Holmdel, NJ 07733  
 Phone #: 732-888-3736 Cell # \_\_\_\_\_

|  |                       |             |
|--|-----------------------|-------------|
| Application: (2 original copies notarized, pg. 3 - 21 total sets)  | <u>21</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)<br><i>Available from the Tax Assessor, Includes total properties &amp; Utilities</i>  | <u>1</u>              | # submitted |
| A Certification of taxes being paid (Include w/total sets)<br>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>21</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>21</u>             | # submitted |
| Affidavit of Publication (Star Ledger 973-392-4104   Asbury Park Press 732-643-3661)<br><b><i>Must be submitted ten (10) days prior to Planning Board meeting</i></b>  | <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), Beachway Avenue Realty, LLC, The Applicant(s) Herein, whose Address is, 7 Heyward Hills Drive, Holmdel, NJ 07733, am the Owner(s)  int: \_\_\_\_\_

Prospective Purchaser(s)  int: \_\_\_\_\_ of property located on, Beachway Ave and designated as

Block: 184 and Lot 1 on the Official Keansburg Tax Map.

Beachway Avenue Waterfront  
Redevelopment Subarea 1

2. Said property is in a \_\_\_\_\_ ZONE, and is 2.71 acres (Size) and has the following Structures on the property: The site is mostly undeveloped with a former parking lot area remaining.

3. Request is Hereby made for permission To: (Indicate type(s) of structure(s) and use thereof:  
The applicant is proposing to construct a 64 residential condominium units within 3 buildings.

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.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Details and Variances can be obtained/rom the Zoning Denial Letter which must be included in packet*

6. Is the entire tract of land, Block. 184 Lot: 1 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 [x] NO int: \_\_\_\_\_

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 Yes

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: 1/13/26

\* 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 5 Day of JANUARY 20 26

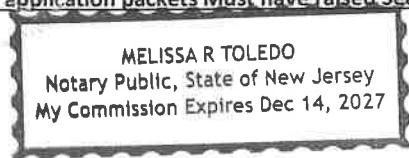
Owner's Signature: [Signature] Date: 1/5/26

Sworn to and subscribed before me on this 5 Day of (Month) January 20 26

Notary Signature: [Signature]  
Date: 1/5/26

**Two (2) application packets Must have raised Seal**

Seal  
Page 3



PUBLIC NOTICE

PLEASE TAKE NOTICE that the undersigned, as attorney for the applicant, Beachway Avenue Realty LLC, (the "Applicant"), has submitted an application with the Borough of Keansburg Planning Board of Adjustment (the "Board"), seeking preliminary and final major site plan approval concerning the property commonly known as Beachway Avenue, Keansburg, New Jersey 07734, and more particularly identified as on the municipal tax map as Lot 1 in Block 184, located in the Borough of Keansburg, Monmouth County, New Jersey. The property consists of approximately 2.65 developable acres, and is located in the Beachway Avenue II Redevelopment Plan overlay zone. The property is mostly undeveloped with a former parking lot area remaining from a prior use.

The Applicant seeks approval to develop the property into sixty-four (64) condominium units in three separate buildings of 4-story over surface parking with customary residential amenities, together with certain site preparation and onsite and offsite improvements bituminous parking lot, underground stormwater management system, site lighting, landscaping, and utility connections and such other improvements as may be required by any governmental approval.

The Applicant will also seek such other variances and waivers as may be required or deemed necessary during the hearing.

This Notice is being sent to you as an owner of property or other required party affected by the application to the Board and being published in accordance with the notice provisions of New Jersey State Statutes and the municipal land use laws. The hearing on this application by the Board is scheduled to be held in person on Monday, March 9, 2026 at 6:00 p.m. at the Keansburg Township Municipal Building, located at 29 Church Street, Keansburg, New Jersey 07734, or at such other time and place as the Board may adjourn to thereafter. You may appear in person and ask questions of and/or present testimony of any facts/comments which you may have as to this application. The application and related documents, as may have been amended and/or supplemented, are on file with the Board and available for inspection during normal business hours in the Township's planning department and/or municipal offices.

Dated: February 25, 2026

By: /s/ Martin F. Pflieger  
Martin F. Pflieger, Esquire  
Attorney for the Applicant  
209 Route 537, Colts Neck, NJ 07722  
(732) 866-0700





**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 184 LOT 1

PROPERTY LOCATION: Beachway Avenue

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

- Taxes are current -

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Date: 1-13-26  
T.P. Cusick  
 Thomas P. Cusick, CTC Tax Collector

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

Tax Collector  
 Keansburg Borough  
 Monmouth County







| <u>Block/Lot</u> | <u>Owners</u>                       | <u>Mailing Address</u>  |                            |
|------------------|-------------------------------------|-------------------------|----------------------------|
| 1323-3-1.01      | BEACHSIDE LUXURY TOWNHOMES          | BEACHWAY                | KEANSBURG NJ 07734         |
| 1323-3-1.03      | BEACHWAY APARTMENTS LLC             | 1009 E 14TH STREET      | BROOKLYN NY 11230          |
| 1323-3-1.04      | BEACHSIDE LUXURY TOWNHOMES          | BEACHWAY                | KEANSBURG NJ 07734         |
| 1323-3-2         | JERSEY BEANS COLD BREW LLC          | 16 SOUTHSIDE AVE        | ATL HIGHLANDS NJ 07716     |
| 1323-183-2       | RMC LLC                             | 7 LAUREL AVENUE         | KEANSBURG NJ 07734         |
| 1323-184-1       | PIZZO AT KEANSBURG LLC              | 1065 US HIGHWAY 22      | BRIDGEWATER NJ 08807       |
| 1323-184-3.03    | BOROUGH OF KEANSBURG                | 29 CHURCH STREET        | KEANSBURG NJ 07734         |
| 1323-3-18        | NAPP SUSAN & NEEDHAM JASON          | 9 OAKWOOD PLACE         | KEANSBURG NJ 07734         |
| 1323-5-21        | ORLANDO-FEDE JANICE                 | 125 SEABREEZE WAY       | KEANSBURG NJ 07734         |
| 1323-5-22        | CABE WENDY R                        | 127 SEABREEZE WAY       | KEANSBURG NJ 07734         |
| 1323-5-23        | RUSSO MICHAEL                       | 129 SEABREEZE WAY       | KEANSBURG NJ 07734         |
| 1323-5-24        | PIETRO ALAMIA                       | 137 SEABREEZE WAY       | KEANSBURG NJ 07734         |
| 1323-3-15        | LIME TREE HOLDINGS LLC              | 699 CROSS ST. SUITE 116 | LAKEWOOD NJ 08701          |
| 1323-3-16        | MCLEOD SHARON                       | 141 SEABREEZE WAY       | KEANSBURG NJ 07734         |
| 1323-3-3         | INTELLI T & D & PARDO F & J         | 216 RAMBLER AVE         | NEW MILFORD NJ 07646       |
| 1323-3-5         | O KEEFE JAMES J & KATHI A           | 183 SEABREEZE WAY       | KEANSBURG NJ 07734         |
| 1323-3-6         | BENNETT BARBARA                     | 179 SEABREEZE WAY       | KEANSBURG NJ 07734         |
| 1323-3-7         | MEJIA MONICA & MANUEL & SANDRA      | 175 SEABREEZE WAY       | KEANSBURG NJ 07734         |
| 1323-3-8         | NEGRI JOSEPH SR                     | 105 DAUM ROAD           | MANALAPAN NJ 07726         |
| 1323-3-9         | LUPINO CHARLES & DOROTHY            | 167 SEABREEZE WAY       | KEANSBURG NJ 07734         |
| 1323-3-10        | ULATOWSKI FRANK L JR & KIRCHOFF B   | 163 SEABREEZE WAY       | KEANSBURG NJ 07734         |
| 1323-3-11        | ALPAGUH MARK JR                     | 159 SEABREEZE WAY       | KEANSBURG NJ 07734         |
| 1323-3-12        | TRAPASSO MARCELLA                   | 155 SEABREEZE WAY       | KEANSBURG NJ 07734         |
| 1323-3-13        | DOINOV ROBERT LILIANA               | 153 SEABREEZE WAY       | KEANSBURG NJ 07734         |
| 1323-3-14        | COMRAS JENNIFER                     | 130 MERIDEN ROAD        | BOONTON NJ 07005           |
| 1323-3-4         | LOWREY ANNA MARIE                   | 5805 BRIERCLIFF ROAD    | KNOXVILLE TN 37918         |
| 1323-5-1.01      | LAKSHMANAN KISHORE KUMAR&POORANI SR | 16 DEERFIELD TRAIL      | MONMOUTH JUNCTION NJ 08852 |
| 1323-5-2.01      | WINSLOW ELIZABETH                   | 480 BEACHWAY            | KEANSBURG NJ 07734         |
| 1323-5-3.01      | GHOUNEM MOATAZ & ABDALA MONA        | 450 BEACHWAY            | KEANSBURG NJ 07734         |
| 1323-3-17        | 20 OAKWOOD PLACE LLC                | 244 OCEAN AVE APT 4     | SEA BRIGHT NJ 07760        |