



## AGENDA

**MONDAY, JUNE 8<sup>TH</sup>, 2026**

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

- Proposed Zoning Ordinance Amendments

**TIME: 6:00 PM – MEETING**

- Salute to the Flag

In accordance with New Jersey law, Notice of the within meeting has been published in the Asbury Park Press, and Two River Times. Notice of the meeting has also been placed on the online version of the Asbury Park Press. The said Notices advised as to the 2026 meeting dates, meeting locations, and meeting times. Additionally, in accordance with New Jersey law, Notice of the meeting was also published on the Municipal website. The Notice of the meeting was also placed on the New Jersey Secretary of State website. The Notice was also placed on the Municipal bulletin board and filed with the Borough Clerk. As a result, the within meeting complies with the prevailing requirements of the Open Public Meetings Act/Sunshine Statement, as amended.

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:***

**2026-08 25 LAWRENCE AVE BLOCK:31 LOT:12/ ZANDERZEE INC-** Bulk Variance to construct a new single-family dwelling.

**2026-09 BAYVIEW AVE/26 SEAVIEW AVE BLOCK:18 LOT:25&8-** Minor Subdivision and Bulk Variances to construct a new single-family.

***Resolution for Memorialization:***

**2025-06 288 BEACHWAY AVE BLOCK:10 LOTS:1, 8 & 9/ BEACHWAY ENTERPRISES, LLC-**Preliminary/final major site plan approval and deviations/variances to construct a 4-story multi-family residential building. (requesting an adjournment)



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

**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. (requesting extension of time frame and resolution modifications)

**2026-05 181 CENTER AVE BLOCK:58 LOT:28/ NSS REALTY, LLC-** Bulk

Variance to construct a new single-family dwelling.

**2026-07 49 ST. JOHNS PLACE BLOCK: 178 LOT:1.01/ SHIRLEY EDDINGS**

Bulk variance to construct a rear yard 1-story addition.

**Executive Session Minutes**

**BILLS:**

GENERAL BOROUGH	GENERAL	\$854.00	K. KENNEDY
BEACHWAY AVE REALTY, LLC	BEACHWAY AVE	\$1,176.00	K. KENNEDY
		\$500.00	T&M ASSOCIATES
		\$5,374.00	T&M ASSOCIATES
SHANNON CAMPEAU	160 HIGHLAND BLVD	\$406.00	K. KENNEDY
		\$300.00	T&M ASSOCIATES
KEVIN BUDGE	0 BAYVIEW AVE	\$28.00	K. KENNEDY
ASTEREE, LLC	77 SHORE BLVD	\$600.00	T&M ASSOCIATES
ALBERTO MORANTE	143 SHORE BLVD	\$300.00	T&M ASSOCIATES
NSS REALTY, LLC	181 CENTER AVE	\$70.00	K. KENNEDY
		\$102.00	T&M ASSOCIATES
JS BEACH & BOARDWALK	LITIGATION	\$952.00	K. KENNEDY
19 HIGHLAND REALTY, LLC & 75 RAINEY, LLC	LITIGATION	\$2,044.00	K. KENNEDY
SHIRLEY EDDINGS	49 ST. JOHNS PL	\$70.00	K. KENNEDY
BEACHWAY ENTERPRISES, LLC	288 BEACHWAY AVE	\$224.00	K. KENNEDY
		\$200.00	T&M ASSOCIATES
282 CARR AVE. LLC	282 CARR AVE	\$102.00	T&M ASSOCIATES
ZANDERZEE INC	29 PINEVIEW AVE	\$1,255.00	T&M ASSOCIATES
MLF MANAGEMENT	69 SHORE BLVD	\$140.00	K. KENNEDY
		\$600.00	T&M ASSOCIATES
CARR ENTERPRISES, LLC	1 CARR AVE INSPECTIONS	\$300.00	T&M ASSOCIATES
BEACHWAY AVE REDEVELOPMENT (CRITELLI)	BEACHWAY AVE	\$2,167.00	T&M ASSOCIATES