



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

AGENDA

MONDAY, JULY 13TH, 2026

TIME: 5:30 PM- WORKSHOP

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 was also published on the Municipal website and 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.

Roll Call:

Mr. James Cocuzza, Sr. ____	Mr. Michael Donaldson ____	Ms. Eileen Enright ____
Ms. Jennifer Perkel ____	Mr. John Donohue ____	Mr. Daniel Shields ____
Mr. Raymond Preston ____	Mr. Michael Mankowski ____	
Alternates:	Mr. Michael Flynn ____	Mr. Bernard Comey ____
Mr. Mullan – Board Engineer	Mr. Kennedy – Board Attorney	Ms. Burgess– Zoning Officer

- **ELECTION OF CHAIRMAN AND VICE CHAIRMAN**
- **APPOINTMENT OF ATTORNEY**
- **APPOINTMENT OF ENGINEER**
- **APPOINTMENT OF SECRETARY**
- **APPOINTMENT OF PRESS NOTIFICATION**
- **SWEARING IN OF MR. MICHAEL DONALDSON, MR. RAYMOND PRESTON, MR. MICHAEL FLYNN, MS. JENNIFER PERKEL, MR. BERNARD COMEY & MS. EILEEN ENRIGHT**
- **SWEARING IN OF NEW MEMBER JAMES COCUZZA, SR.**

Applications:

Discussion/Presentation on the adoption of the amendment to the Borough's 4th Round Housing element/fair share plan.

2026 Annual Zoning Report

2026-09 BAYVIEW AVE/26 SEAVIEW AVE BLOCK:18 LOT:25&8- Minor Subdivision and Bulk Variances to construct a new single-family. (Adjourned to August 10, 2026).



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➤ **Executive Session**

Resolution for Memorialization:

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

➤ ***2026 Annual Zoning Report***

BILLS:

GENERAL BOROUGH	GENERAL	\$406.00	K. KENNEDY
BEACHWAY AVE REALTY, LLC	BEACHWAY AVE	\$630.00 \$1,000.00	K. KENNEDY T&M ASSOCIATES
KEVIN BUDGE	0 BAYVIEW AVE	\$252.00 \$750.00 \$1,652.00	K. KENNEDY T&M ASSOCIATES T&M ASSOCIATES
HATCHET REALTY, LLC	61 MAIN STREET	\$1,134.00	K. KENNEDY
ZANDERZEE, INC	25 LAWRENCE AVE	\$1,852.00	T&M ASSOCIATES
JS BEACH & BOARDWALK	LITIGATION	\$518.00	K. KENNEDY
19 HIGHLAND REALTY, LLC & 75 RAINEY, LLC	LITIGATION	\$2,772.00 \$151.00 \$400.00	K. KENNEDY T&M ASSOCIATES T&M ASSOCIATES
BEACHWAY ENTERPRISES, LLC	288 BEACHWAY AVE	\$604.00	T&M ASSOCIATES
CARTER SACKMAN	20 MAIN STREET	\$1,565.00 \$2,364.75	T&M ASSOCIATES T&M ASSOCIATES
CARR ENTERPRISES, LLC	1 CARR AVE INSPECTIONS	\$300.00 408.00	T&M ASSOCIATES T&M ASSOCIATES
BAYSIDE COVE MARINA	7 LAUREL AVE	\$900.00	T&M ASSOCIATES
QURESHI	37 CHURCH STREET INSPECTIONS	\$627.00	T&M ASSOCIATES
GRANDVIEW REDEVELOPMENT	GRANDVIEW APARTMENTS	\$8,908.97 \$287.00 \$1,047.00 \$3,555.19 \$2,221.00 \$1,175.00 \$436.50 \$102.00 \$300.00 \$810.50 \$565.50 \$448.50 \$565.50 \$427.50	T&M ASSOCIATES T&M ASSOCIATES T&M ASSOCIATES T&M ASSOCIATES T&M ASSOCIATES T&M ASSOCIATES T&M ASSOCIATES T&M ASSOCIATES T&M ASSOCIATES T&M ASSOCIATES SURENIAN SURENIAN SURENIAN T&M ASSOCIATES
AFFORDABLE HOUSING COUNCIL	AFFORDABLE HOUSING PROFESSIONAL SERVICES	\$1,735.00 \$2,616.00 \$2,109.60 \$333.00 \$621.00	SURENIAN SURENIAN SURENIAN SURENIAN SURENIAN
CARR ENTERPRISES, LLC	2 CARR AVE	\$904.00	T&M ASSOCIATES
ADMINISTRATIVE AGENT	AFFORDABLE HOUSING PROFESSIONAL SERVICES	\$1,000.00 \$697.00	CGP&H CGP&H