

Master Plan Amendment Housing Plan Element and Fair Share Plan Round 4

Draft Plan Amendments

**Borough of Keansburg
Monmouth County, New Jersey**

Originally Adopted: June 24, 2025

Amendments to Plan Prepared: July 1, 2026

Prepared for: Borough of Keansburg Planning Board of Adjustment

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Amendments Adopted on [REDACTED], 2026 by the Borough of Keansburg Planning
Board of Adjustment.

Amendments Endorsed on [REDACTED], 2026 by the Keansburg Borough Council.

The original of this document has been signed and sealed in accordance with Law.

KEANSBURG BOROUGH

Mayor and Council

George Hoff, Mayor
Thomas Foley, Deputy Mayor
James Cocuzza Sr., Councilman
Sean Tonne Sr., Councilman
Michael Donaldson, Councilman

Planning Board

Sean Tonne, Class I Member, Mayor's Designee, Councilperson
Dominick Grasso, Class II Member, Borough Official, Borough Employee
Michael Donaldson, Class III Member, Councilperson
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Daniel Shields, Class IV Member
Eileen Enright, Class IV Member
Jennifer Perkel, Class IV Member
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Bernard Comey, Sr., Member Alternate #2

Mackenzie Bittle, Planning Board Secretary

Borough officials

Raymond B. O'Hare, Borough Manager
Virginia Rogan, Administrative Secretary

Thomas P. Cusick, RMC, Municipal Clerk
Jo-Ann O'Brien, RMC, Deputy Municipal Clerk

EXECUTIVE SUMMARY

The Borough of Keansburg Planning Board of Adjustment adopted the Round 4 Housing Element and Fair Share Plan (HEFSP) on June 24, 2025. The Borough's HEFSP was subsequently endorsed by the Keansburg Borough Council on June 25, 2025. Additionally, the Borough already has obtained compliance certification from Superior Court of the State of New Jersey, the conditions of which have been addressed by the Borough.

This Plan Amendment includes an additional affordable housing development, known as the Grandview Apartments. As detailed herein, while the Borough's Plan is being amended to include the Grandview Apartment units, the Borough is not seeking to create a "realistic opportunity" for the affordable units. Please note that this document supplements and does not replace the Round 4 HEFSP as adopted by the Borough of Keansburg Planning Board of Adjustment on June 24, 2025, and subsequently endorsed by the Keansburg Borough Council on June 25, 2025.

Plan Amendments

The following section contains amendments to the Borough of Keansburg's Round 4 Housing Element and Fair Share Plan (HEFSP), which was adopted by the Borough of Keansburg Planning Board of Adjustment on June 24, 2025, and subsequently endorsed by the Keansburg Borough Council on June 25, 2025. The amendments are described as follows:

Other Affordable Housing Developments:

Grandview Apartment Complex

The Grandview Apartment Complex is located on Block 15, Lot 2 and Block 53, Lot 1, within the Borough. The Grandview Apartment Complex currently contains a 131-unit, 100% affordable housing project. The Grandview Apartment Complex received extensive flooding damage during Hurricane Sandy, which, in conjunction with the passage of time, has resulted in further deterioration of the units, including several buildings which are not fit for occupancy. The developer/owner, the Affordable Housing Alliance, is seeking to replace the units due to their deteriorating condition.

The affordable housing units at the Grandview Apartment Complex are subject to a HUD contract which requires 131 affordable housing units. Pursuant to federal law governing affordable housing projects, if the project were to require replacement of the units, there is at least a 1 to 1 replacement required. The Borough has already completed a redevelopment plan to permit the replacement of the 131 units. Pursuant to Section 5.8 of the Grandview Redevelopment Plan, *"the first phase of any phasing plan shall result in the construction of the 131 affordable family rental units that are required by this Redevelopment Plan."* The concept plan attached in Appendix D of the Redevelopment Plan depicts the affordable housing units to be located in two (2) separate, 100 percent affordable, multi-family buildings on Block 15, Lot 2.

The Redevelopment Plan contains several bulk and design standards such as setbacks, building height, impervious coverage, green infrastructure, and parking. The provisions of the Redevelopment Plan supersede those of the RMF (Multifamily Residential) Zone District.

It is important to note that the Borough already has obtained a compliance certification, the conditions of which were also addressed by the Borough. Therefore, the Borough is not relying on the affordable units from the Grandview Redevelopment Plan to "create a realistic opportunity," nor is it relying on any credits generated from the Project towards its current obligations. As a result, the Borough shall not be required to fund any financial shortfalls associated with the project and shall have no additional legal obligations imposed on it by virtue of including the Project in this Plan. The

Borough seeks to adopt this amendment to assist the developer in obtaining whatever outside subsidies (outside of the Borough and developer) are necessary to replace the 131 affordable housing units on the site. That said, the Borough reserves all rights relative to potential credits for this Project in future rounds, to the extent eligible.