



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

AGENDA

MONDAY, AUGUST 10TH, 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

➤ **SWEARING IN OF MR. MICHAEL FLYNN**

Applications:

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:

- **Executive Session Minutes**
- **Appointment of Board Attorney**
- **Appointment of Board Engineer**



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BILLS:

GENERAL BOROUGH	GENERAL	\$1,876.00	K. KENNEDY
	AFFORDABLE HOUSING	\$280.00	K. KENNEDY
JS BEACH & BOARDWALK	LITIGATION	\$378.00	K. KENNEDY
19 HIGHLAND REALTY, LLC & 75 RAINEY, LLC	LITIGATION	\$5,348.00	K. KENNEDY
	MARCH 2026 INVOICE	\$1,715.00	K. KENNEDY
	NOVEMBER 2026 INVOICE	\$896.00	K. KENNEDY
	OCTOBER 2026 INVOICE	\$1,232.00	K. KENNEDY
		\$4,500.00	T&M ASSOCIATES
BEACHWAY AVE REALTY, I.L.C.	315 BEACHWAY AVE	\$56.00	K. KENNEDY
ADMINISTRATIVE AGENT	AFFORDABLE HOUSING PROFESSIONAL SERVICES	\$500.00	CGP&H
ASTEREE, LLC	77 SHORE BLVD	\$1,102.00	T&M ASSOCIATES
ASTEREE, I.L.C.	0 WOODLAND AVE	\$1,102.00	T&M ASSOCIATES
WINSOLAR ORCA, LLC	133 SHORE BLVD	\$1,613.00	T&M ASSOCIATES
MLF MANAGEMENT, LLC	69 SHORE BLVD	\$1,055.00	T&M ASSOCIATES
HATCHET REALTY, LLC	61 MAIN STREET	\$2,100.00	T&M ASSOCIATES
CARR ENTERPRISES, LLC	1 CARR AVE	\$999.50	T&M ASSOCIATES
		\$100.00	T&M ASSOCIATES
		\$45.50	T&M ASSOCIATES