



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

AGENDA

MONDAY, SEPTEMBER 14TH, 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 ____	Mr. Cliff Moore ____
Alternates:	Mr. Michael Flynn ____	Mr. Bernard Comey ____
Mr. Mullan – Board Engineer	Mr. Kennedy – Board Attorney	Ms. Burgess– Zoning Officer

➤ **SWEARING-IN OF MS. EILEEN ENRIGHT**

➤ **SWEARING-IN OF NEW BOARD MEMBER**

Applications:

2026-02 11 WATERVIEW PL BLOCK:24 LOT: 2/ KERI LUEHKE & CHRISTOPHER CORCORAN- Bulk Variance to elevate the existing single-family dwelling with rear addition. (Approved 2/9/26)

2026-10 113 HIGHLAND BLVD BLOCK:6 LOT:25/ SEBASTIAN DEBEK-Use Variance to construct 3rd bedroom on first-floor living space of pre-existing non-conforming 2-family.

EXECUTIVE SESSION



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BILLS:

GENERAL BOROUGH	GENERAL AFFORDABLE HOUSING	\$1,330.00 \$672.00	K. KENNEDY K. KENNEDY
JS BEACH & BOARDWALK	LITIGATION	\$266.00	K. KENNEDY
19 HIGHLAND REALTY, LLC & 75 RAINEY, LLC	LITIGATION	\$294.00	K. KENNEDY
282 CARR AVE, LLC	282 CARR AVE	\$182.00	K. KENNEDY
ZANDERZEE, INC	25 LAWRENCE AVE	\$154.00	K. KENNEDY
BEACHWAY AVE REALTY, LLC	315 BEACHWAY AVE	\$1,359.00 \$3,104.50	T&M ASSOCIATES T&M ASSOCIATES
ADMINISTRATIVE AGENT	AFFORDABLE HOUSING PROFESSIONAL SERVICES	\$500.00	CP&II
QURESHI	37 CHURCH INSPECTIONS	\$1,150.00	T&M ASSOCIATES
CARR ENTERPRISES, LLC	1 CARR AVE	\$600.00 \$1,995.00	T&M ASSOCIATES T&M ASSOCIATES
CARR ENTERPRISES, LLC	2 CARR AVE	\$100.00	T&M ASSOCIATES
WINSOLAR ORCA 4, LLC	0 MYRTLE AVE	\$500.00	T&M ASSOCIATES
CARTER SACKMAN	20 MAIN STREET	\$663.00	T&M ASSOCIATES
GRANDVIEW	REDEVELOPMENT	\$332.50 \$789.50	T&M ASSOCIATES T&M ASSOCIATES
SANDY BEACHES, LLC	29 WOODLAND AVE	\$315.00	T&M ASSOCIATES
BAYSIDE COVE MARINA	7 LARUEL AVE	\$1,243.00	T&M ASSOCIATES
ZANDERZEE, INC	29 PINEVIEW AVE	\$210.00	T&M ASSOCIATES
WINSOLAR ORCA	133 SHORE BLVD	\$315.00	T&M ASSOCIATES
LEAP BUILDERS	28 BELLEVIEW AVE	\$210.00	T&M ASSOCIATES
SEBASTIAN DEBAK	113 HIGHLAND BLVD	\$840.00	T&M ASSOCIATES
ART GROBSTIN	21 MAIN ST	\$1,565.50	T&M ASSOCIATES