



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

AGENDA

MONDAY, OCTOBER 5TH, 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

Applications:

45 OCEAN BLVD BLOCK:33 LOT:6/ George Li- To be carried to new hearing date with the need for re-notice.

69 SHORE BLVD BLOCK:30 LOT:1.01/ MLF Management, LLC- Requesting 2nd extension to perfect minor subdivision, site plan approval with bulk variance to construct a new single-family dwelling.

2026-09 BAYVIEW AVE/ 26 SEAVIEW AVE BLOCK:18 LOT: 25 & 8/Kevin Budge- Minor subdivision & bulk Variances to construct a new single-family dwelling.

Resolutions:

EXECUTIVE SESSION

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.



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BILLS:

ADMINISTRATIVE AGENT	AFFORDABLE HOUSING PROFESSIONAL SERVICES	\$500.00	CP&H
QURESHI	37 CHURCH INSPECTIONS	\$1,851.00	T&M ASSOCIATES
CARR ENTERPRISES, LLC	1 CARR AVE	\$496.50	T&M ASSOCIATES
		\$765.00	T&M ASSOCIATES
	INSPECTIONS	\$458.25	T&M ASSOCIATES
JEFF SKINNER	33 CENTER AVE	\$573.00	T&M ASSOCIATES
		\$500.00	T&M ASSOCIATES
		\$200.00	T&M ASSOCIATES
BEACHWAY ENTERPRISES, LLC	12 HIGHLAND AVE	\$2,310.00	T&M ASSOCIATES
BAYSIDE COVE MARINA	7 LARUEL AVE	\$700.00	T&M ASSOCIATES