Keansburg
ESTABLISHED 1917
BOROUGH OF KEANSBURG
OFFICE OF THE MUNICIPAL CLERK

October 29, 2026

TO: Mackenzie Bittle, Secretary
Planning Board of Adjustment

FROM: Thomas P. Cusick, Municipal Clerk

RE: Ordinance # 1777
Amendment to the Carr Avenue Redevelopment Plan

The Borough Council introduced Ordinance # 1777 on October 21, 2026 which will amend the Carr Avenue Redevelopment Plan. The purpose of said ordinance is to remove certain properties in Block 12 from the Plan as they are not owned by the Redeveloper. The request to remove this designation is from several of the affected property owners.

If possible, please schedule this ordinance for review by the Board at your next available meeting as the Council is seeking their consent to move ahead with adoption of the Ordinance. I have included a copy of the Ordinance as well as Borough Resolution # 123 requesting the review by the Planning Board.

As always, thank you for your assistance and if anything additional is required please contact me at your convenience.

Enclosures as noted

29 Church Street • Keansburg, New Jersey 07734
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ORDINANCE #1777
ORDINANCE OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY ADOPTING AN AMENDMENT TO THE CARR AVENUE CORRIDOR REDEVELOPMENT PLAN TO DELETE CERTAIN PARCELS FROM THE PLAN

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 *et seq.* (**"Redevelopment Law"**), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, on July 17, 2019, the Borough Council of the Borough of Keansburg (**"Borough Council"**) adopted Resolution 19-098, authorizing and directing the Planning Board of the Borough (**"Planning Board"**) to undertake a preliminary investigation and redevelopment study to determine whether the following properties: Block 10, Lots 1 and 3 through 9; Block 11, Lots 3, 8 and 9; Block 12, Lots 3 through 10; Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7 and 8; Block 14, Lots 1, 1.02 and 2 through 9; and, Block 52, Lots 3 through 10, constitutes as an "area in need of redevelopment' as defined in the Redevelopment Law (**"Study Area"**); and

WHEREAS, on April 22, 2020, the Borough Council adopted Resolution 20-038, accepting the recommendation from the Planning Board and finding the Study Area to be a Redevelopment Area pursuant to the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1 et seq.; and

WHEREAS, the Borough, through its planner, T&M Associates, prepared a redevelopment plan entitled "Carr Avenue Corridor Redevelopment Plan" (**"Redevelopment Plan"**), which provides for the redevelopment of the Study Area; and

WHEREAS, on July 21, 2021, the Borough Council adopted Ordinance 21-1679, adopting the Redevelopment Plan for the Carr Avenue Corridor; and

WHEREAS, Block 12, Lots 3, 4, 5, 6 ,7 ,8 ,9 and 10 were inadvertently included in the Redevelopment Plan, and the governing body finds it appropriate to amend the Redevelopment Plan to remove said parcels and accurately reflect the intended redevelopment area; and

WHEREAS, the Borough Council believes that amendment is in the best interest of the Borough, and

WHEREAS, the Borough Council referred the proposed amendment to the Planning Board for review and recommendation pursuant to *N.J.S.A.* 40A:12A-7(e); and

WHEREAS, the Planning Board, at its meeting on November 9, 2026, reviewed and recommended that the amendment to the Redevelopment Plan, referred by the Council on October 22, 2026, be made to the Carr Avenue Corridor Redevelopment Plan.

NOW THEREFORE, BE IT ORDAINED by the Council of the Borough of Keansburg that the Carr Avenue Corridor Redevelopment Plan of the Borough of Keansburg is hereby amended to remove Block 12, Lots 3, 4, 5, 6 ,7 ,8, 9 and 10 in their entirety from the Redevelopment Plan and the boundaries of the Redevelopment Area depicted therein.

RESOLUTION #123

RESOLUTION OF THE BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY REFERRING TO THE PLANNING BOARD AN AMENDMENT TO DELETE CERTAIN PARCELS FROM THE CARR AVENUE REDEVELOPMENT PLAN, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the **"Redevelopment Law"**), authorizes a municipality to determine whether certain property within the municipality constitutes an area in need of redevelopment; an

WHEREAS, on July 17, 2019, the Borough Council of the Borough of Keansburg (**"Borough Council"**) adopted Resolution 19-098, authorizing and directing the Planning Board of the Borough (**"Planning Board"**) to undertake a preliminary investigation and redevelopment study to determine whether the following properties: Block 10, Lots 1 and 3 through 9; Block 11, Lots 3, 8 and 9; Block 12, Lots 3 through 10; Block 13, Lots 1, 2.02, 3, 4, 5.01, 5.03, 7 and 8; Block 14, Lots 1, 1.02 and 2 through 9; and, Block 52, Lots 3 through 10, constitutes as an "area in need of redevelopment" as defined in the Redevelopment Law (**"Study Area"**); and

WHEREAS, on April 22, 2020, the Borough Council adopted Resolution 20-038, accepting the recommendation from the Planning Board and finding the Study Area to be a Non-Condemnation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the Borough, through the firm T&M Associates, prepared a redevelopment plan entitled "Carr Avenue Corridor Redevelopment Plan" (**"Redevelopment Plan"**), which provides for the redevelopment of the Study Area; and

WHEREAS, on July 21, 2021, the Borough Council adopted Ordinance 21-1679, adopting the Redevelopment Plan for the Carr Avenue Corridor; and

WHEREAS, Block 12, Lots 3, 4, 5, 6 ,7 ,8, 9 and 10 were inadvertently included in the Redevelopment Plan, and the governing body finds it appropriate to amend the Redevelopment Plan to remove said parcels and accurately reflect the intended redevelopment area; and

WHEREAS, the Borough Council believes that amendment is in the best interest of the Borough, and

WHEREAS, the Borough Council desires to refer the Proposed Amendment to the Planning Board for its review and recommendation, pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law; and

NOW THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Keansburg, County of Monmouth, New Jersey that:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Pursuant to *N.J.S.A.* 40A:12A-7(e), the Borough Council hereby refers the Proposed Amendment to the Planning Board for review and recommendation. The Planning Board shall prepare a report regarding its recommendations as to the Amended Redevelopment Plan and submit same to the Borough Council within forty-five (45) days after referral, as required by the Redevelopment Law.

Section 3. The Clerk of the Borough shall forward a copy of this Resolution and the Redevelopment Plan to the Planning Board for review.

Section 4. This Resolution shall take effect immediately.

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Donaldson		✓	✓			
Mr. Tonne			✓			
Mr. Cocuzza	✓		✓			
Mr. Foley			✓			
Mr. Hoff			✓			

CERTIFICATION

I, Thomas P. Cusick, Clerk of the Borough of Keansburg, in the County of Monmouth, New Jersey, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Borough Council at its regularly scheduled public meeting on October 21, 2026

Thomas P. Cusick
Municipal Clerk