



AGENDA

MONDAY, FEBRUARY 10TH, 2025

TIME: 5:30 PM – WORKSHOP

TIME: 6:00 PM – MEETING

- Salute to the Flag

Adequate notice has been given of this meeting by notification of the Asbury Park Press, Star Ledger, and placed on the bulletin board in the Municipal Building of the Borough of Keansburg.

- Roll Call:

Mr. Sean Tonne ____	Mr. Michael Donaldson ____	Ms. Eileen Enright ____
Ms. Catherine Ryan ____	Mr. John Donohue ____	Mr. Daniel Shields ____
Mr. Raymond Preston ____	Mr. Michael Mankowski ____	Mr. Dominick Grasso ____
Alternates:	Mr. Michael Flynn ____	Ms. Jennifer Perkel ____
Mr. Yuro – Board Engineer	Mr. Kennedy – Board Attorney	Ms. Burgess– Zoning Officer

Applications:

- **2024-19 33 CENTER AVE, BLOCK: 21 LOT: 38/Real Opps KB, INC-** Bulk Variance to construct a new single-family dwelling. (Adjourned to 12/9/24 & 2/5/25)
- **2024-22 6 STELLA DRIVE, BLOCK: 164 LOT: 5/ Anthony Simone & Melissa Libbey-** Bulk Variance to convert existing garage studio apartment to a bedroom and bathroom. (Heard 12/9/24)
- **2025-02 310 MAIN STREET, BLOCK: 167 LOT:1.01/ Ameen Khosravian-** Use Variance to operate Hookah Lounge in vacant store front formerly occupied by T-Mobile.
- **2025-03 103-115 CREEK ROAD, BLOCK: 70 LOT:11,12,13/Four A Realty, LLC-** Minor subdivision of Lots 11,12,13 back to original dimensions and revert doctrine of merger.

Resolution for Memorialization:

- **2024-24 199 MAIN STREET, BLOCK 94 LOT: 54.01/KBB 199 Main ST, LLC-** Use Variance to convert existing pharmacy to a grocery store.
- **2024-21 212 TWILIGHT AVE BLOCK:127 LOT: 21/ Leap Builders, INC-** Minor Subdivision/ Bulk Variance to construct 2 new single-family dwelling.



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

- **2025-01 1 CARR AVE BLOCK:10 LOT:3,4,5,6,7/1 Carr Urban Renewal, LLC-**
Amendment to 2022 Approvals for Preliminary & Final Major Site Plan Approval and deviations/variances and waivers for a 5-story, mixed-use building.

BILLS:

GENERAL BOROUGH	GENERAL	\$1,974.00	K. KENNEDY
JS BEACH & BOARDWALK	LITIGATION	\$336.00	K. KENNEDY
WELLINGTON (1)	LITIGATION	\$868.00	K. KENNEDY
WLLINGTON (2)	35 MYRTLE AVE	\$140.00	K. KENNEDY
	LITIGATION	\$1,176.00	K. KENNEDY
CARR AVE REALTY	1 CARR AVE	\$28.00	K. KENNEDY
		\$3,805.00	T&M ASSOCIATES
	INSPECTIONS	\$3,962.55	T&M ASSOCIATES
URBAN RENEWAL, LCC	2 CARR AVE	\$56.00	K. KENNEDY
		\$145.00	T&M ASSOCIATES
		\$8,172.20	T&M ASSOCIATES
BB 199 MAIN, LLC	199 MAIN STREET	\$378.00	K. KENNEDY
		\$1,819.00	T&M ASSOCIATES
BRUCE VUONO	12 BROOKSIDE AVE	\$70.00	K. KENNEDY
DICOSMO	54-58 OAK STREET	\$42.00	K. KENNEDY
RMC PARTNERSHIP, LLC	7 LAUREL AVE	\$322.00	K. KENNEDY
		\$3,224.00	T&M ASSOCIATES
MELISSA LIBBEY	6 STELLA DRIVE	\$140.00	K. KENNEDY
		\$1,136.50	T&M ASSOCIATES
HAVA REALTY, LLC	82-84 RARITAN AVE	\$742.00	K. KENNEDY
9 RANDALL PL, LLC	9 RANDALL STREET	\$1,518.50	T&M ASSOCIATES
QURESHI	37 CHURCH STREET	\$145.50	T&M ASSOCIATES