



YOUR GOALS. OUR MISSION.

KNPB-R4000

February 7, 2025  
Via Email

MacKenzie Bittle, Planning Board Secretary  
Borough of Keansburg  
29 Church Street  
Keansburg, NJ 07734

**Re: Proposed Hookah Bar  
Ameen Khosravian  
310 Main Street  
Block 167, Lot 1.01  
General Commercial (B-1) Zone  
First Engineering Review**

Dear Ms. Bittle:

As requested, we have reviewed the following plan and document submitted in support of this application:

1. Keansburg Planning Board of Adjustment Site Plan Application Packet – Statement & Variance Sheets.
2. Architectural Floor Plan & Notes, prepared by Nicholas Pristash, R.A., A.I.A., dated November 21, 2024, consisting of one (1) sheet.

**A. Project Description**

The subject property, also known as 310 Main Street (Block 167, Lot 1.01), is located within the General Commercial (B-1) Zoning District and the Sub-Area -1 “Main Street Commercial Node” as outlined in the ‘Redevelopment Plan for “Main Street Node, Carr and Raritan Avenues and Route 36 Gateway. The existing lot is a corner lot with road frontages along Main Street and Port Monmouth Road. Currently, the property contains a 1-story vacant building previously occupied by Metro T Mobil and a restaurant. The property is accessed via an ingress driveway from Port Monmouth Road and an egress driveway to Main Street.

The applicant is seeking a change of use approval to renovate the interior space to operate a Hookah Bar. The proposed Hookah Bar is a permitted use in the General Commercial (B-1) Zoning District.

**B. General Comments**

1. Based on our review of the application, the following information shall be provided to assist the Board in their consideration of the application:
  - a. A statement of operations for the proposed Hookah Bar.
  - b. Number of employees.
  - c. Typical schedule and work hours.
  - d. Total and maximum of employees in one shift and number of shifts per day.
  - e. Location and size of loading area.
  - f. Frequency of and size of vehicles making deliveries to the site for the proposed use.
  - g. Trash collection location and method of removal.



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2. There is an existing parking lot associated with the property (7 spaces) inclusive of 1 ADA space per Google Aerial imagery. The applicant shall provide off-site parking calculations for the site in accordance with the Borough Ordinance to demonstrate there is adequate parking on site to accommodate the proposed use.
3. The applicant should indicate if signage is proposed to identify the proposed use. If so, the location and a detail for same shall be provided for review.
4. The applicant should indicate if outside seating arrangements will be provided. If so, the number of seats shall be provided and included in the off-site parking calculations.
5. A lighting plan has not been provided. The applicant shall address lighting and demonstrate sufficient light levels in the parking lot for safety.
6. We defer to the Building Department for review and compliance with ADA requirements.
7. We defer to the Borough of Fire Official for review of Emergency Vehicle access and circulation requirements

We reserve the opportunity to further review and comment on this application and all pertinent documentation, pursuant to testimony presented at the public hearing. If you have any questions or require additional information, please call.

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Very truly yours,

T & M ASSOCIATES

ROBERT F. YURO, P.E., C.M.E.  
BOROUGH OF KEANSBURG  
PLANNING BOARD OF ADJUSTMENT ENGINEER

RFY:LZ

cc: Kevin Kennedy, Esq., Board Attorney, email: (kennedylaw@verizon.net)  
Kathy Burgess, Zoning Officer, email (Kathy.burgess@keansburg-nj.us)  
Nicholas Pristash, R.A., Applicant's Architect