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February 18, 2025

Via Hand Delivery & Electronic Mail

Keansburg Planning Board of Adjustment
George E. Kauffmann Municipal Building
29 Church Street
Keansburg, New Jersey 07734
Attn: Mackenzie Bittle, Board Secretary
MBittle@keansburg-nj.us

**Re: Applicants: 19 Highland Realty, LLC; and
75 Rainey, LLC**
Premises: 19 Highland Avenue (Block 8, Lot 14)
27 Highland Avenue (Block 8, Lot 15)
Borough of Keansburg, County of Monmouth, State of New Jersey
Zone: B-2 Mixed Use Commercial-Residential

Dear Ms. Bittle:

We are submitting this application on behalf of 19 Highland Realty, LLC and 75 Rainey, LLC (the "Applicants") for Preliminary and Final Major Site Plan Approval, a "d(1)" use variance, bulk "c" variances, and design waivers (the "Application") for the proposed construction of an at-grade surface parking lot and related site improvements (the "Project") at property identified as Block 8, Lots 14 and 15 and commonly known as 19 and 27 Highland Avenue (collectively identified as the "Property"). The Property is located in the Borough's B-2 Mixed Use Commercial-Residential Zone District (the "B-2 Zone"), which does not permit at-grade surface parking lots as principal uses (i.e., not serving and/or accessory to a structure or use on the same property).

The proposed parking lot will provide a total of 30 off-street parking spaces (including 1 ADA van accessible parking stall). Access to the proposed parking lot is provided via two full movement driveways on Highland Avenue and Seabreeze Way. While it has been interpreted that the proposed parking lot constitutes a standalone or principal use because it is not accessory to a structure or use on the Property, the purpose of the proposed parking lot is to serve as a "satellite" parking lot that will be accessory to nearby mixed-use projects in the Carr Avenue Corridor Redevelopment Plan Area. Specifically, the proposed parking lot will provide nineteen (19) overflow parking spaces for the 1 Carr Avenue project and four (4) overflow parking spaces for the 2 Carr Avenue project. These overflow

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parking spaces were previously to be accommodated by an at-grade parking lot previously approved at Block 10, Lots 1, 8, and 9, which is the subject of a separate application for development before the Board. While the Property is not situated within the Carr Avenue Corridor Redevelopment Plan Area, it is less than 1,000 feet from the "1 Carr" and "2 Carr" sites. This is relevant because the Carr Avenue Corridor Redevelopment Plan permits satellite parking lots within this proximity (See Section 5.5.1 - Vehicular Parking Standards of the Carr Avenue Corridor Redevelopment Plan). The remaining parking spaces will be available for residents and visitors of the nearby redevelopment projects. Additional proposed improvements include, but are not limited to, grading and drainage modifications, new and/or modified utilities, stormwater management infrastructure, paving and striping, curbing, sidewalks, fencing, lighting, landscaping / buffering, and wayfinding / traffic control signage. As part of the application, the existing lots will be merged / consolidated to form a single lot.

As part of the Application, the Applicant is requesting the following variances from the Borough's Development Regulations and Design Guidelines (the "Ordinance"):

(1) a "d(1)" use variance pursuant to N.J.S.A. 40:55D-70.d.(1) from Ordinance Section 22-5.10.b to permit a standalone parking lot on the Property, where standalone parking lots are not permitted in the B-2 Zone;

(2) a bulk "c" variance pursuant to N.J.S.A. 40:55D-70.c from Ordinance Section 22-9.3.b to permit parking spaces that are 8.5' x 18', where 9' x 18' are required; and

(3) a bulk "c" variance pursuant to N.J.S.A. 40:55D-70.c from Ordinance Section 22-8.5.d to permit no street trees, where a street tree is required to be planted every 30 feet along the Property's street frontages.

The Applicant, at the public hearing on the Application, will present the requisite expert testimony to demonstrate that the Property is particularly suited to accommodate the proposed use. The Applicant will also demonstrate that the requested relief can be granted without substantial detriment to the public good and that the grant of the relief will not substantially impair the intent and purpose of the Master Plan and Ordinance.

In connection with the Application we are providing the following:

1. Two (2) duplicate signed originals and nineteen (19) copies of the Site Plan Application forms.
2. Twenty-one (21) copies of the draft Notice of Public Hearing;
3. Three (3) copies of the "Stormwater Management Narrative" prepared by MidAtlantic Engineering Partners, LLC (*Ian A. Burton, PE, NJ Lic. No. 54136*), dated February 13, 2025, consisting of twenty-eight (28) pages;

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As to each of the plan sets identified below, we are providing six (6) full size sets and fifteen (15) reduced sets (11" x 17") pursuant to your instructions:

4. Property Survey entitled "Boundary & Topographic Survey, Block 8 Lots 14 & 15, Tax Plat 3, Lot 14 – 19 Highland Avenue, Lot 15 – 27 Highland Avenue, Situated in Borough of Keansburg, Monmouth County, New Jersey" prepared by MidAtlantic Engineering Partners, LLC (*Suzanne E. Warren, P.L.S., N.J. Lic. No. GS03897900*) dated 2/7/2025, consisting of one (1) sheet; and

5. Site Plan set entitled "Preliminary/Final Major Site Plan, 19 & 27 Highland Avenue, Block 8, Lots 14 & 15, Borough of Keansburg, Monmouth County, New Jersey" prepared by MidAtlantic Engineering Partners, LLC (*Ian A. Burton, PE, NJ Lic. No. 54136*) dated 02/13/25, consisting of eleven (11) sheets.

While we have included herewith a copy of the draft Notice of Public Hearing to be sent to property owners within 200 feet of the Property and to the newspaper for publication. Copies of the certified mail receipts will be provided along with the Affidavit of Publication from the Asbury Park Press, when received, along with an Affidavit of Service. In addition, please note that a certified list of property owners and a certification of taxes paid will be submitted under separate cover. These items will be submitted prior to the public hearing on the Application.

In accordance with prior practice, we await your advice regarding the appropriate application and escrow fees and same will be delivered upon receipt of that advice and in advance of the hearing.

Please feel free to call me if you have any questions or require any additional information or documents. I can be reached at 908-705-3389.

Very truly yours,

/s/ Meryl A.G. Gonchar
Meryl A. G. Gonchar

MAG/JJK
Enclosures

cc: Sackman Enterprises, Inc.
MidAtlantic Engineering Partners, LLC
Barton Partners, Urban Design + Architecture