

## Site Plan Application – Planning Board of Adjustment

**Must be submitted ten (10) days prior to Planning Board meeting**

Name:	19 Highland Realty, LLC and 75 Rainey, LLC	Case#	_____
Address:	513 Cookman Avenue Asbury Park, New Jersey 07712	Date:	February 18, 2025
	c/o Meryl A.G. Gonchar, Esq. Sills Cummis & Gross P.C.	Email:	Mgonchar@sillscummis.com (w/ copy to Jkoodray@sillscummis.com)
Phone #:	The Legal Center One Riverfront Plaza Newark, New Jersey 07102	Cell #	(908) 705-3389

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Application: (2 original copies notarized, pg. 3 - 21 total sets)	2 original; <u>19 copies</u>	# submitted
Each Application (21 sets) must include a Copy of the Zoning Denial Letter (if you received a denial)	<u>N/A</u>	# submitted
Proof of Service (2 copies notarized, pg. 5 - include w/above)	<u>2</u>	# submitted
Copy of Notice to Adjoining Property Owners, pg. 4 - include w/above	<u>21</u>	# submitted
Certified list of Property Owners (include with originals) Available from the Tax Assessor, includes total properties & Utilities	<u>2</u>	# submitted
A Certification of taxes being paid (include w/total sets) This certification is available from the Tax Collector	<u>21</u>	# submitted
A Copy of a Survey (less than 3 years old - 21 total sets)	6 full size; <u>15 reduced</u>	# submitted
Architectural Plans (include w/packet - 21 total sets) Site Plan	<u>N/A</u>	# submitted
<del>Plot Plans</del> (include w/packet - 21 total sets) Note: plot plans # submitted to include all setbacks, sidelines, both existing and proposed as well as all accessories (Sheds, Pools, Decks, Fencing, Driveways, Garages, etc.).	6 full size; <u>15 reduced</u>	# submitted
Affidavit of Publication (Star Ledger 973-392-4104   Asbury Park Press 732-643-3661) <b><u>Must be submitted ten (10) days prior to Planning Board meeting</u></b>	<u>1</u>	# submitted
Certification Mail Return Receipts (PS Form 3800, June 2002)	<u>1</u>	# submitted

### Application Fees – as per Fee Schedule worksheet

CHECK NON-REFUNDABLE FEES	CHECK # _____	AMOUNT \$ _____
CHECK ESCROW (UNUSED FEES ARE REFUNDABLE)	CHECK # _____	AMOUNT \$ _____
IS APPLICATION COMPLETE?	YES <input type="checkbox"/> NO <input type="checkbox"/>	DATE _____

APPLICANTS' SIGNATURES:

19 HIGHLAND REALTY, LLC

  
Print Name: Carter Sackman

75 RAINEY, LLC

  
Print Name: Carter Sackman

PLANNING BOARD SECRETARY OR DESIGNEE:	COMPLETE _____
DATE _____	INCOMPLETE _____

CASE # \_\_\_\_\_

FEE (PAID): \$ \_\_\_\_\_ DATE (OF ACTION): \_\_\_\_\_

THIS SECTION ABOVE IS FOR PLANNING BOARD USE ONLY

## Keansburg Planning Board of Adjustment - Statement & Variance Sheets - pgs. 2 & 3

1. ~~I (we)~~, 19 Highland Realty, LLC & 75 Rainey, LLC, The Applicant(s) Herein, whose Address is,  
513 Cookman Avenue, Asbury Park, New Jersey 07712, ~~am~~ <sup>are</sup> the Owner(s) [] int: \_\_\_\_\_

Prospective Purchaser(s) [ ] int: \_\_\_\_\_ of property located on, 19 and 27 and designated as  
Highland Avenue

Block: 8 and Lot 14 & 15 on the Official Keansburg Tax Map.

2. Said property is in a B-2 \_\_\_\_\_ ZONE, and is 12,500 sq. ft. (Size) and has the following  
Mixed Use Commercial-Residential

3. Request is hereby made for permission to: The Applicants are proposing to construct an at-grade surface parking lot on the 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 19 overflow parking spaces for the 1 Carr Avenue project and 4 overflow parking spaces for the 2 Carr Avenue project. These overflow parking spaces were previously to be accommodated 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. 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.

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. Standalone parking lots are not permitted in the B-2 Zone

5. The following is contrary to the Development Ordinance: list & detail all Variances to be sought.

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 NJSA 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 or design waiver 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 or design waiver 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.

*Details and Variances can be obtained from the Zoning Denial Letter which must be included in packet*

6. Is the entire tract of land, Block. 8 Lot: 14 & 15 intended to be used? [ ] YES [ ] NO

7. Has the property been separated from an adjoining parcel? [ ] YES [ ] NO, if so when Existing lots to be merged as a condition of approval

If YES, has The Planning Board approved the subdivision, \_\_\_\_\_ Date: \_\_\_\_\_

## Statement & Variance Sheet - Continued:

8. Has there been any previous appeal involving this parcel/premises? [ ] YES ☒ NO int: \_\_\_\_\_

If so, state date of filing: \_\_\_\_\_ List all the details and results of the Appeal.

9. By filing this application does the applicant (s) waive any and all rights gained previously No

10. Are there any open construction permits, permit fees, code violations, or court case that may with due cause prevent the

Planning Board from hearing this application? [ ] YES ☒ NO

If Yes, List details: \_\_\_\_\_

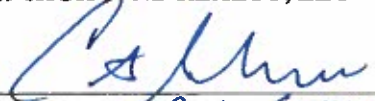
11. Attached hereto and made part thereof are all of the required 21 sets (packets) as detailed within the Checklist page (pg.1), including 21 sets of drawings, DRA WN TO SCALE, and containing all of the necessary measurements (setbacks, elevations, lot & structure square footage), and all structures and accessories (decks, garages, sheds, pools, fences, driveways, sidewalks, walks, patios, etc.) that are installed or within the confines of said property and are part and parcel of this application.

12. Check or Money Order for the Escrow (refundable balance) amount listed \$ TBD

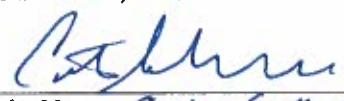
I (we), the undersigned, being duly sworn according to law upon my oath do depose and state that all of the statements contained herein are based on my own knowledge and are true and correct.

### APPLICANTS / PROPERTY OWNERS' SIGNATURES:

19 HIGHLAND REALTY, LLC

  
Print Name: Carter Sackman,  
Authorized Signatory

75 RAINEY, LLC

  
Print Name: Carter Sackman,  
Authorized Signatory

Sworn to and subscribed before me on this. 18<sup>th</sup> Day of (Month) February, 2025

Notary Signature: Rose Carattini Crosby

Date: 2/18/25

Two (2) application packets Must have raised Seal

Seal

Page 3

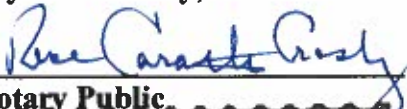
ROSE CARATTINI-CROSBY  
Commission # 50123559  
Notary Public, State of New Jersey  
My Commission Expires  
February 27, 2025

**APPLICANT DISCLOSURE AFFIDAVIT**

PURSUANT TO THE REQUIREMENTS OF N.J.S.A 40:55D-48.1 ET SEQ., I **CARTER SACKMAN, AUTHORIZED REPRESENTATIVE OF 19 HIGHLAND REALTY, LLC,** HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE AND COMPLETE LIST OF NAMES AND ADDRESSES OF ALL INDIVIDUALS AND/OR ENTITIES WHO OWN TEN PERCENT (10%) OR MORE STOCK OR OTHER INTEREST IN **19 HIGHLAND REALTY, LLC,** WHICH IS THE OWNER OF PROPERTY LOCATED AT **19 HIGHLAND AVENUE** AND DESIGNATED AS **BLOCK 8 / LOT 14** ON THE TAX MAPS OF THE BOROUGH OF KEANSBURG FOR WHICH A PRELIMINARY AND FINAL MAJOR SITE PLAN APPLICATION HAS BEEN FILED WITH THE BOROUGH OF KEANSBURG PLANNING BOARD OF ADJUSTMENT. I FULLY UNDERSTAND THAT FAILURE TO DISCLOSE ANY AND/OR ALL OWNERSHIP PARTIES WITH TEN PERCENT (10%) OR MORE INTEREST IN THE APPLICANT ENTITY OR DELIBERATELY MISREPRESENTING ANY FACTS THEREON IS SUFFICIENT GROUNDS FOR DISAPPROVAL OF THE APPLICATION BY THE ENGINEERING DEPARTMENT AND CAN RESULT IN A FINE AS PROVIDED FOR BY THE STATUE.

<u>NAME &amp; TITLE</u>	<u>ADDRESS</u>	<u>% OF STOCK OR OTHER OWNERSHIP INTEREST</u>
Carter Sackman JR	7712 Shool Creek Blvd, Austin TX 78757	34%
Morgan Sackman	302 Fairhaven Road, Fairhaven NJ 08704	25%
Francis Blake	130 West 82nd ST APT 2D New York, NY 10024	31%
Carter Sackman	125 Kelbourne Ave, Olyphellaw NY 10591	10%

Sworn and subscribed to  
before me on this 18th  
day of February, 2025

  
Notary Public

ROSE CARATTINI-CROSBY  
Commission # 50123559  
Notary Public, State of New Jersey  
My Commission Expires  
February 27, 2025

19 HIGHLAND REALTY, LLC

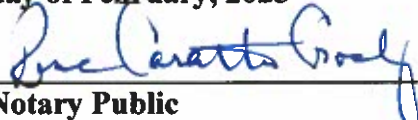
  
Carter Sackman, Authorized Representative

**APPLICANT DISCLOSURE AFFIDAVIT**

PURSUANT TO THE REQUIREMENTS OF N.J.S.A 40:55D-48.1 ET SEQ., I **CARTER SACKMAN, AUTHORIZED REPRESENTATIVE OF 75 RAINEY, LLC**, HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE AND COMPLETE LIST OF NAMES AND ADDRESSES OF ALL INDIVIDUALS AND/OR ENTITIES WHO OWN TEN PERCENT (10%) OR MORE STOCK OR OTHER INTEREST IN **75 RAINEY, LLC**, WHICH IS THE OWNER OF PROPERTY LOCATED AT **27 HIGHLAND AVENUE** AND DESIGNATED AS **BLOCK 8 / LOT 15** ON THE TAX MAPS OF THE BOROUGH OF KEANSBURG FOR WHICH A PRELIMINARY AND FINAL MAJOR SITE PLAN APPLICATION HAS BEEN FILED WITH THE BOROUGH OF KEANSBURG PLANNING BOARD OF ADJUSTMENT. I FULLY UNDERSTAND THAT FAILURE TO DISCLOSE ANY AND/OR ALL OWNERSHIP PARTIES WITH TEN PERCENT (10%) OR MORE INTEREST IN THE APPLICANT ENTITY OR DELIBERATELY MISREPRESENTING ANY FACTS THEREON IS SUFFICIENT GROUNDS FOR DISAPPROVAL OF THE APPLICATION BY THE ENGINEERING DEPARTMENT AND CAN RESULT IN A FINE AS PROVIDED FOR BY THE STATUE.

<u>NAME &amp; TITLE</u>	<u>ADDRESS</u>	<u>% OF STOCK OR OTHER OWNERSHIP INTEREST</u>
Carter Sackman	125 14th Avenue Ave, Sleepy Hollow, NY 10951	20%
Carter Sackman Jr	2712 Shoal Creek Blvd, Austin, TX 78757	30%
Nick Sackman	130 West 82nd Street Apt 1D, New York NY 10024	50%

Sworn and subscribed to  
before me on this 18th  
day of February, 2025

  
Notary Public



**75 RAINEY, LLC**

  
Carter Sackman, Authorized Representative