

Site Plan Application – Planning Board of Adjustment

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

Name:	Beachway Enterprises LLC	Case#	_____
	513 Cookman Avenue		
Address:	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
	The Legal Center		<u>Jkoodray@sillscummis.com</u>)
Phone #:	One Riverfront Plaza	Cell #	(908) 705-3389
	Newark, New Jersey 07102		

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) <i>Available from the Tax Assessor, includes total properties & Utilities</i>	<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)	6 full size; <u>15 reduced</u>	# submitted
Site Plan	6 full size; <u>15 reduced</u>	# submitted
Plot Plans (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) <i>Must be submitted ten (10) days prior to Planning Board meeting</i>	<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	CHECK #	_____	AMOUNT \$	_____
(UNUSED FEES ARE REFUNDABLE)				
IS APPLICATION COMPLETE?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
	BEACHWAY ENTERPRISES LLC		DATE	_____
APPLICANT'S SIGNATURE:	_____, Authorized Signatory			
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)~~, Beachway Enterprises LLC, The Applicant(s) Herein, whose Address is, _____ is
513 Cookman Avenue, Asbury Park, New Jersey 07712, ~~am~~ the Owner(s) [] int: _____

Prospective Purchaser(s) [] int: _____ of property located on, 288 Beachway; and designated as
14 Highland Ave; &
Block: 10 and Lot 1, 8 & 9 on the Official Keansburg Tax Map. 12 Highland Ave

2. Said property is in a Carr ZONE, and is 20,000 sq. ft. (Size) and has the following
Avenue Corridor Redevelopment Plan Area

Structures on the property: The property is currently vacant / undeveloped

3. Request is hereby made for permission to: The Applicant is proposing to construct a 4-story multi-family residential building (ground level parking with 3 floors of residential units above) on the Property. The proposed building will contain 42 residential units and will be supported by 43 physical parking spaces (including 4 tandem parking spaces that are intended to be made available to certain 2-bedroom units within the proposed building). The building will be accessed by a full-movement driveway on Beachway and a full-movement driveway on Highland Avenue. 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, lighting, landscaping, wayfinding / traffic control signage, bicycle parking spaces (within an enclosed storage area on the ground floor and in the public right-of-way), and electric vehicle (EV) charging infrastructure. The applicant is also proposing 6 on-street parking spaces along the Highland Avenue frontage and 4 on-street parking spaces along the Bay Avenue frontage. As part of the application, the existing lots will be merged / consolidated to form a single building lot.

4. The proposed structure or use is contrary to the Zoning/Development regulations of Keansburg. The proposed residential building is permitted in the Carr Avenue Corridor Redevelopment Plan Area

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

The Applicant is requesting the following deviations from the Carr Avenue Corridor Redevelopment Plan:

(1) Minimum Front Yard Setback from curb line along Highland Avenue: Required, 15 feet; Proposed, 12.74 feet; and

(2) Minimum Open Space: Required, 10%; Proposed, 5.7%.

(3) Minimum Parking Space Dimensions: Required, 8.5' width by 18' length; Proposed, 8.5' width by 16' length.

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. 10 Lot: 1, 8, & 9 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 condition of approval
If YES, has The Planning Board approved the subdivision, _____ Date: _____

Statement & Variance Sheet - Continued:

List of previous appeals involving this parcel/premises:

The Board previously the Applicant preliminary and final major site plan approval and deviations / variances to construct a 49-space surface parking lot with associated improvements on the Property (approval granted on September 13, 2021; resolution adopted on October 18, 2021. In addition, as part of the "1 Carr" and "2 Carr" redevelopment projects, the subject site was identified as a remote surface parking lot to provide additional and/or overflow parking, as permitted by the Carr Avenue Corridor Redevelopment Plan because the subject site is within 1,000 feet of the respective development sites. More specifically, the Board previously approved the following applications: (1) Application for preliminary and final major site plan approval filed by 2 Carr Urban Renewal, LLC for the construction of a 5-story mixed-use building on property designated as Block 13, Lots 2.02, 3, 4, 5.01, 5.03, 7, and 8 (approval granted on, January 10, 2022; resolution adopted on May 9, 2022). As part of that approval, 4 off-street parking spaces were allocated to the subject site; and (2) Application for preliminary and final major site plan approval filed by 1 Carr Urban Renewal, LLC for the construction of a 5-story mixed-use building on property designated as Block 10, Lots 3-7 (approval granted on March 7, 2022; resolution adopted on May 9, 2022). These additional and/or overflow parking spaces are proposed to be relocated to 19 and 27 Highland Avenue (Block 8, Lots 14 and 15) as part of a separate application before the Board.

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 instal1ed 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.

BEACHWAY ENTERPRISES LLC

Signed: _____, **Authorized Signatory** Date: _____

Print Name:

~~* If the applicant is **NOT** the owner of the property herein, the owner must sign the following consent~~

~~* The foregoing application is hereby consented this _____ Day of _____ 20____~~

~~Owner's Signature: _____ Date: _____~~

Sworn to and subscribed before me on this. _____ Day of (Month) _____, 20. _____

Notary Signature: _____

Date: _____

Two (2) application packets Must have raised Seal

Seal