

**NOTICE OF PUBLIC HEARING  
BOROUGH OF KEANSBURG PLANNING BOARD OF ADJUSTMENT**

**PLEASE TAKE NOTICE** that on March 10, 2025, beginning at 6:00 p.m., and thereafter on such dates as such hearing may be continued, the Keansburg Planning Board of Adjustment (the “Board”) will hold a public hearing at the George E. Kauffmann Municipal Building, 29 Church Street, Keansburg, New Jersey 07734, on the application of 19 Highland Realty, LLC and 75 Rainey, LLC (collectively, the “Applicants”) seeking Preliminary and Final Major Site Plan approval and 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 (Block 10, Lots 1, 8, and 9) and four (4) overflow parking spaces for the 2 Carr Avenue project (Block 13, Lots 2.02, 3, 4, 5.01, 5.03, 7, and 8). 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. 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.

In connection with the Preliminary and Final Major Site Plan approval related to the Application, the Applicants are seeking the following variances from the Revised General Ordinances of the Borough of Keansburg (the “Code”), Chapter 22, “Development Regulations,” and a de minimis exception from the Residential Site Improvement Standards (“RSIS”) pursuant to N.J.A.C. 5:21-3.1(a) as follows:

1. "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 surface parking lot as a principle use on the Property, where surface parking lots as a principle use 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 and/or a de minimis exception from RSIS pursuant to N.J.A.C. 5:21-3.1(a) from N.J.A.C. 5:2104.15 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.

While the Applicants believes that except as stated above the application is in conformance with the Code, it hereby requests any other approvals, waivers, variances, deviations and/or exceptions from the Code, the Redevelopment Plan, and/or RSIS as may be determined to be required for the Proposed Development during the review and processing of the application and/or based upon an analysis of the plans and testimony at the public hearing.

When this matter is called, you may appear, in person, or represented by agent or attorney, to make any objections or offer any comments that you may have to the granting of the application. The public hearing may be continued without further notice on such additional or other dates as the Board may determine. The application forms and all plans and documents relating to this matter may be reviewed by the public at the office of the Keansburg Planning Board of Adjustment, George E. Kauffmann Municipal Building, 29 Church Street, Keansburg, NJ 07734 during regular business hours, Monday through Friday. For more information or if you have any questions or wish to arrange to review the plan, please contact Mackenzie Bittle, Board Secretary, at 732-787-0215 Ext. 223, during regular business hours, in advance of the public hearing.

By: Sills Cummis & Gross P.C.  
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