

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

PLEASE TAKE NOTICE that on March 10, 2025, 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 Beachway Enterprises LLC (the “Applicant”) seeking Preliminary and Final Major Site Plan approval, bulk “c” variances and/or deviations, and a de minimis exception from the Residential Site Improvements Standards (“RSIS”) (all requested relief referenced herein as the “Application”) to construct a four (4)-story multi-family residential building (ground level parking with three (3) floors of residential units above) containing forty-two (42) residential units along with on-site parking and related site improvements on property identified on the Tax Maps of the Borough of Keansburg as Block 10, Lots 1, 8, and 9 and commonly known as 288 Beachway Avenue, 12 Highland Avenue, and 14 Highland Avenue (collectively identified as the “Property”). The Property, which is comprised of approximately 20,000 square feet, is situated on the corners of the intersections of Highland Avenue with Beachway Avenue and Bay Avenue. The Property is currently vacant / undeveloped. The Property is located within the Carr Avenue Corridor Redevelopment Area (the “Redevelopment Area”) and is governed by the Carr Avenue Corridor Redevelopment Plan (the “Redevelopment Plan”).

The proposed building, as currently configured, will contain forty-two (42) residential units and will be supported by forty-three (43) physical parking spaces (including four (4) tandem parking). The proposed building will be accessed by a full-movement driveway on Beachway Avenue 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 of the building and in the public right-of-way), and electric vehicle (EV) charging infrastructure. The Applicant is also proposing six (6) on-street parking spaces along the Highland Avenue frontage and four (4) on-street parking spaces along the Bay Avenue frontage. As part of the Application, the existing tax lots will be consolidated (merged) to former a single tax lot.

In connection with the Preliminary and Final Major Site Plan approval related to the Application, the Applicants are seeking the following deviations / variances from the Redevelopment Plan pursuant to N.J.S.A. 40:55D-70(c) and a de minimis exception from the RSIS pursuant to N.J.A.C. 5:21-3.1(a) as follows:

1. A deviation / bulk “c” variance pursuant to N.J.S.A. 40:55D-70(c) from Section 5.3 (Bulk Standards) of the Redevelopment Plan to permit a Minimum Front Yard Setback from the curb line along Highland Avenue of 12.74 feet, where 15 feet is required.
2. A deviation / bulk “c” variance pursuant to N.J.S.A. 40:55D-70(c) from Section 5.2 (Bulk Standards) of the Redevelopment Plan to permit a Minimum Open Space of 5.7%, where 10% is required.

3. A de minimis exception from RSIS pursuant to N.J.A.C. 5:21-3.1(a) (if one is deemed to be required) to permit parking space dimensions of 8.5 feet wide by 16 feet long, where 8.5 feet wide by 18 feet long is required.

While the Applicant believes that except as stated above the application is in conformance with the Code and the Redevelopment Plan, 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.
Attorneys for the Applicant
Meryl A. G. Gonchar, Esq.
973-643-7000