



Borough of Keansburg
Planning Board of Adjustment
29 Church Street, Keansburg, NJ 07734

AGENDA

MONDAY, MARCH 10TH, 2025

TIME: 5:30 PM – WORKSHOP

TIME: 6:00 PM – MEETING

- Salute to the Flag

Adequate notice has been given of this meeting by notification of the Asbury Park Press, Star Ledger, and placed on the bulletin board in the Municipal Building of the Borough of Keansburg.

- Roll Call:

| | | |
|---------------------------|------------------------------|------------------------------|
| Mr. Sean Tonne ____ | Mr. Michael Donaldson ____ | Ms. Eileen Enright ____ |
| Ms. Catherine Ryan ____ | Mr. John Donohue ____ | Mr. Daniel Shields ____ |
| Mr. Raymond Preston ____ | Mr. Michael Mankowski ____ | Mr. Dominick Grasso ____ |
| Alternates: | Mr. Michael Flynn ____ | Ms. Jennifer Perkel ____ |
| Mr. Yuro – Board Engineer | Mr. Kennedy – Board Attorney | Ms. Burgess – Zoning Officer |

➤ Executive Session

Applications:

- **2025-04 35 MYRTLE AVE, BLOCK: 87 LOT: 6.01/ David Wellington-** Bulk Variance to approve previously construct rear second floor bedroom addition.
- **2025-05 161 CENTER AVE, BLOCK: 58 LOT: 22/ Winsolar Orca, LLC-** Bulk Variance to construct a new single-family dwelling.
- **2025-06 288 BEACHWAY, BLOCK: 10, LOT: 1,8, &9/ Beachway Enterprises, LLC-** Preliminary & Final Major Site Plan approval and deviations/ variances to construct a 4-Story multi-family residential building.
- **2025-07- 19/27 HIGHLAND AVE, BLOCK: 8 LOT: 14 & 15- 19 Highland Realty, LLC & 75 Rainey, LLC-** Preliminary/Final Major Site Plan, Use Variance and Bulk Variance to develop an at grade standalone parking lot to provide 30 off-street parking spaces.



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- **2025-02 310 MAIN STREET, BLOCK: 167 LOT:1.01/ Ameen Khosravian-**
 Dismissal of Use Variance to operate Hookah Lounge in vacant store front formerly occupied by T-Mobile. (Heard 2/10/25)

Resolution for Memorialization:

- **199 MAIN STREET, BLOCK 94 LOT: 54.01/KBB 199 Main ST, LLC-**
 Dismissal of 2 previously submitted incomplete applications.
- **2024-21 212 TWILIGHT AVE BLOCK:127 LOT: 21/ Leap Builders, INC-**
 Minor Subdivision/ Bulk Variance to construct 2 new single-family dwelling. (Denied 1/13/25)
- **2024-22 6 STELLA DRIVE, BLOCK: 164 LOT: 5/ Anthony Simone & Melissa Libbey-** Bulk Variance to convert existing garage studio apartment to a bedroom and bathroom. (Approved 2/10/25)
- **2025-03 103-115 CREEK ROAD, BLOCK: 70 LOT:11,12,13/Four A Realty, LLC-** Minor subdivision of Lots 11,12,13 back to original dimensions and revert doctrine of merger. (Approved 2/10/25)

BILLS:

| | | | |
|-----------------------|-------------------------|------------|----------------|
| GENERAL BOROUGH | GENERAL | \$1,862.00 | K. KENNEDY |
| JS BEACH & BOARDWALK | LITIGATION | \$630.00 | K. KENNEDY |
| WELLINGTON (1) | LITIGATION | \$602.00 | K. KENNEDY |
| WLLINGTON (2) | 35 MYRTLE AVE | \$182.00 | K. KENNEDY |
| | LITIGATION | \$686.00 | K. KENNEDY |
| CARR AVE REALTY | 1 CARR AVE | \$266.00 | K. KENNEDY |
| | | \$1,291.50 | T&M ASSOCIATES |
| | INSPECTIONS | \$5,728.00 | T&M ASSOCIATES |
| URBAN RENEWAL, LCC | 2 CARR AVE | \$242.50 | T&M ASSOCIATES |
| BRUCE VUONO | 12 BROOKSIDE AVE | \$56.00 | K. KENNEDY |
| REAL OPPTS KB, INC | 33 CENTER AVE | \$42.00 | K. KENNEDY |
| RMC PARTNERSHIP, LLC | 7 LAUREL AVE | \$812.00 | K. KENNEDY |
| 9 RANDALL PL, LLC | 9 RANDALL STREET | \$350.00 | K. KENNEDY |
| QURESHI | 37 CHURCH STREET | \$145.50 | T&M ASSOCIATES |
| DICOSMO | 54-58 OAK STREET | \$28.00 | K. KENNEDY |
| LEAP BUILDERS | 212 TWILIGHT AVE | \$112.00 | K. KENNEDY |
| | | \$242.50 | T&M ASSOCIATES |
| CARR ENTERPRISES, LLC | 19 CARR AVE INSPECTIONS | \$643.00 | T&M ASSOCIATES |
| | | \$872.50 | T&M ASSOCIATES |
| FOUR A. REALTY | 103-115 CREEK ROAD | \$285.00 | T&M ASSOCIATES |
| AMEEN KHOSRAVIAN | 310 MAIN STREET | \$285.00 | T&M ASSOCIATES |
| ELY VELEZ | 60 CENTER AVE | \$285.00 | T&M ASSOCIATES |