



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

## **AGENDA**

**MONDAY, MAY 12TH, 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. Jennifer Perkel ____	Mr. John Donohue ____	Mr. Daniel Shields ____
Mr. Raymond Preston____	Mr. Michael Mankowski ____	Mr. Dominick Grasso ____
Alternates:	Mr. Michael Flynn ____	
Mr. Yuro – Board Engineer	Mr. Kennedy – Board Attorney	Ms. Burgess– Zoning Officer

### ***Applications:***

- **2025-11 88 TWILIGHT AVE BLOCK; 121 LOT: 11/ Paul Kennedy-** Bulk Variance to construct 14'x 38' Addition to existing dwelling.
- **2024-03 5 OCEANVIEW AVE, BLOCK: 16 LOT: 23/ KB Ocean Partners, LLC-** Reconsideration of D-2 Variance for a 2-Family Dwelling.
- **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.
- **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.



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

***Resolution for Memorialization:***

- **2024-19 33 CENTER AVE, BLOCK: 21 LOT:38/ Real Opps KB, INC-** Bulk Variance to construct a new single-family dwelling.
- **2025-09 23 PARK AVE, BLOCK:115 LOT:11/ Jason Corley-** Bulk Variance to install a 4' and 6' fence around corner lot property.
- **2025-10 44 LINCOLN COURT, BLOCK: 94 LOT: 34/ Hani Samaan-** Bulk variance to convert dining room and pantry to a third bedroom & bathroom.

**BILLS:**

GENERAL BOROUGH	GENERAL	\$2,282.00	K. KENNEDY
JS BEACH & BOARDWALK	LITIGATION	\$70.00	K. KENNEDY
WELLINGTON (1)	LITIGATION	\$182.00	K. KENNEDY
WELLINGTON (2)	LITIGATION	\$2,002.00	K. KENNEDY
CARR AVE REALTY	1 CARR AVE	\$168.00	K. KENNEDY
19 HIGHLAND REALTY LLC & 75 RAINEY, LLC	19/27 HIGHLAND AVE	\$210.00	K. KENNEDY
BEACHWAY ENTERPRISES, LLC	288 BEACHWAY	\$210.00	K. KENNEDY
FOUR A. REALTY	103-115 CREEK ROAD	\$686.00	K. KENNEDY
AMEEN KHOSRAVIAN	310 MAIN STREET	\$140.00	K. KENNEDY
MELISSA LIBEY	6 STELLA DRIVE	\$280.00	K. KENNEDY
KBB 199 MAIN ST. LLC	199 MAIN STREET	\$140.00	K. KENNEDY
KB 5 OCEAN PARTNERS	5 OCEANVIEW AVE	\$14.00	K. KENNEDY
BLUE SKIES HOLDING, LLC	204 SHORE BLVD	\$98.00	T&M ASSOCIATES
WINSOLAR ORCA, LLC	161 CENTER AVE	\$112.00	K. KENNEDY
LEAP BUILDERS, INC	212 TWILIGHT AVE	\$ 840.00	K. KENNEDY
PIER 260	260 BEACHWAY	\$ 17,957.14 \$ 4,917.45	T&M ASSOCIATES T&M ASSOCIATES
BEACHWAY REALTY, LLC	315 BEACHWAY	\$4,846.67 \$5,558.63	T&M ASSOCIATES T&M ASSOCIATES