

## **AGENDA**

Seaside Heights Planning Board

Tuesday, December 1, 2020

6:00 PM

Court Room over Fire House

- Open Public Meetings Act Statement
- Pledge of Allegiance
- Roll Call
- Motion to approve minutes from meeting held on October 28, 2020  
Approval held over till this meeting, since 11/2 meeting was cancelled;  
we did not reach a quorum and 11/23 meeting also cancelled due to a member being  
exposed to COVID-19.

### **BLOCK 37 LOT 1 – 1320 BOULEVARD – HOOK’S HOSPITALITY GROUP LLC – ZONE: RETAIL BUSINESS – MINOR SITE PLAN WITH VARIANCES.**

Applicant is proposing to expand on a currently existing commercial restaurant, Hook’s. They are requesting approval to make this a mixed use property with a restaurant, a banquet room, and 3 residential apartments on this 20,400 square foot property.

VARIANCES:

**-Front Yard Setback-** where a 10 foot setback is permitted by code, the applicant is requesting 7 feet. *The applicant states that the front yard setback is for the main entrance to the building which is planned to have an elevator, located in a glass vestibule that will go to all 3 floors of the building. This will be a safety and aesthetic feature of the building. The way in which this feature must be constructed, will require a de minimis encroachment into the front yard of the Boulevard.*

**-Parking -** where 6 parking spots are required, applicant is requesting 5 off street parking spaces.

**ATTY: MATT HEAGEN, Esq.**

**PUBLIC HEARING CONTINUED FROM OCTOBER 28, 2020 AT THE REQUEST OF APPLICANT**

## **MEMORIALIZE RESOLUTIONS**

- 1. BLOCK 45 LOT 15 – 126 HANCOCK AVE. – 1500 RICHMOND AVENUE, LLC –ZONE:  
RESIDENTIAL  
MINOR SUBDIVISION**

**\*RESOLUTION # 2020-16**

The applicant is proposing the subdivision of this 12,000 square foot property into 3 separate lots creating Lots 15.01, 15.02, & 15.03. If approved, lot 15.01 will be 7200 square feet and lots 15.02 and 15.03 will each measure 2400 square feet. Currently there is a vacant, residential house on this property. The applicants propose to build a residential, single family home with no variances.

**ATTY: MATT HEAGEN, ESQ.**

- 2. BLOCK 25 LOTS 28- 330 PORTER AVE. – THOMAS BOYD –ZONE: LOW DENSITY  
RESIDENTIAL  
MINOR SUBDIVISION & HEIGHT VARIANCES.**

**\*RESOLUTION 2020-17**

The applicant is requesting approval to subdivide a currently vacant lot, which is 5500 square feet into two (2) separate lots at 2750 square feet each. The applicant if approved, proposes to build 2 single family houses. The variance being sought is for the height of the two buildings. The applicant would like to construct the house to 40 feet in height, where 35 foot structures are permitted by code in this zone.

**ATTY: MATT HEAGEN, ESQ.**

- 3. BLOCK 59 LOTS 5 & 8 - 1101 OCEAN TERRACE – BLUE WHALE, LLC & SEVEN AMIGOS,  
LLC –ZONE: RESORT RECREATIONAL  
MINOR SUBDIVISION**

**\*RESOLUTION 2020-18**

Applicants are requesting approval to subdivide the property into 3 lots. The proposed lots sizes would be 7,200 sq. ft. for new lots 5.01 and 5.02 and 3,600 square feet for new lot 5.03. 4,000 square feet is required by code in this zone. This would create lots 5.01, 5.02, and 5.03.

The lot frontage for new lots 5.01 and 5.02, if approved, will be 60 feet and new lot 5.03 will be 30 feet where 40 feet is permitted. The width of each lot will be 60 feet for lots 5.01 & 5.02 and 30 feet for lot 5.03. The depth of each of the 3 lots will be 120 feet if approved. Front setbacks for proposed lots 5.01 & 5.02 will be 10 feet and for lot 5.03 there will be no front setback as it is on the boardwalk side. On the right and left sides of the property for all 3 lots the setbacks will be 3 feet.

**ATTY: CHRISTOPHER DASTI, ESQ.**

