

AGENDA

Seaside Heights Planning Board
Wednesday, December 16, 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 December 1, 2020

BLOCK 1 LOT 19.01 - 19 DUPONT AVE. - AMI SHAH - ZONE: RESIDENTIAL-SITE PLAN WITH VARIANCE

The applicant has an existing 2-family house on a 20'x100' sq. foot lot on which she is seeking approval to expand the balconies on the 2nd and 3rd floors of the home, which will reduce the front setback to 6 feet.

VARIANCE:

Front Setback- currently, the front set back of this property is 13.89 feet. Where 10 feet is required for a front setback, they are asking for it to be 6 feet.

Atty: Matt Heagen, Esq.

BLOCK 69 LOT 35 & 35.01 – BOARDWALK-OCEANSIDE- SHORE, LLC. – ZONE RESORT RECREATIONAL – SITE PLAN WITH VARIANCES

Applicant is seeking preliminary and final major site plan to construct a beach front restaurant and bar on the currently vacant, decked, existing pier. There is a cross easement with the municipality on this property and the development proposes to utilize that area.

The applicant will be asking for the following variances:

FRONT SETBACK: Where a 10 foot setback is required applicant is proposing a 0 foot setback on Dupont Ave street end.

SIDE SETBACK: On the left side of the property, the applicant is asking for a 0 foot setback.

OFF STREET PARKING: The applicant is not proposing any parking spaces for this project where 60 spaces are required.

HEIGHT VARIANCE: The applicant is requesting a variance to allow the maximum elevation of their building to be 54.38 feet where 52.82 feet are permitted by code.

ATTY: JOSEPH CORONATO, ESQ.

PUBLIC HEARING-CONTINUATION FROM OCTOBER 28, 2020

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.

MEMORIALIZE RESOLUTION #2020-19