

WORKSHOP AGENDA

Seaside Heights Planning Board

Wednesday, February 10, 2021

6:00 PM

Court Room over Fire House

- Open Public Meetings Act Statement
- Pledge of Allegiance
- Roll Call

PUBLIC HEARING

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

Applicant is proposing approval for a conforming subdivision of an existing 72x100 lot, into three (3) 24x100 square foot lots.

ATTY: MATT HEAGEN, ESQ.

WORKSHOP

**(THESE APPLICATIONS HAVE BEEN MOVED FROM MONDAY, FEBRUARY 1, 2021
SINCE THE MEETING WAS CANCELLED DUE TO INCLEMENT WEATHER. MEETING DATE WAS
PUBLISHED IN THE ASBURY PARK PRESS ON: THURSDAY, FEBRUARY 4, 2021)**

BLOCK 17.01 LOT 51- 217 BAY TERRACE- JILL MCLOUGHLIN – ZONE: LOW DENSITY RESIDENTIAL

VARIANCES AND POSSIBLE SUBDIVISION

Applicant is requesting approval to build 2 single family homes on this currently vacant property. The application states that they will subdivide if required by the Board.

This property is oddly shaped, as exists the area is 1187.5 sq. feet with lot frontage being 50 feet, width 50 feet and depth 47.5 feet. If subdivided, they are proposing each lot to be 25 feet wide with a depth of 47.5 feet deep.

ATTY: WILLIAM TORRE, ESQ.

VARIANCES:

Lot Area:

Front Yard Setbacks: Proposing 4.5 feet

Side Yard Setbacks: Proposing 3 feet

Height: 35 feet high

BLOCK 41 LOT 61- 55 SHERIDAN AVE – JOHN NEWELL & ANTHONY FRONZAGLIA – ZONE: RESIDENTIAL

MINOR SUBDIVISION WITH VARIANCE

Applicants are requesting approval to subdivide their 4000 (40X100) square foot property into (2) 20X100 square foot lots. The proposed use of these properties is conforming for future construction of residential units.

VARIANCE: Side setbacks

Where it is required by code that there be 3 foot side setbacks, applicants are asking for approval to have 2 feet on each side of the proposed buildings (1 on each lot).

ATTY: MATT HEAGEN, ESQ.

RESOLUTIONS TO MEMORIALIZE

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.

MEMORIALIZE RESOLUTION 2021-05

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.

MEMORIALIZE RESOLUTION 2021-06

**BLOCK 73 LOT 21 – 201 HIERING AVE. – SHREE PROPERTIES LLC – ZONE RETAIL BUSINESS-
MAJOR PRELIMINARY AND MAJOR FINAL SUBDIVISION WITH VARIANCES.**

This applicant is requesting approval to subdivide the property where a motel, parking lot and associated amenities currently exist into 10 separate lots. If approved, the lots will be varying sizes as detailed in the preliminary and final subdivision drawings provided by the applicant.

Upon approval of subdivision, the applicant proposes to build 10 single family houses.

VARIANCES:

Lot area- where 4000 feet is required, applicant is requesting 2000 square feet.

Lot frontage- where 40 feet is required, the applicant will be requesting approval for 20 feet.

ATTY: STEPHEN GOUGIN, ESQ.

RESOLUTION 2021-7