

## **AGENDA**

Seaside Heights Planning Board  
Wednesday, February 24, 2021  
6:00 PM  
Court Room over Fire House

- Open Public Meetings Act Statement
- Pledge of Allegiance
- Roll Call
- Motion to Approve Minutes

### **BLOCK 2.01 LOT 21 – 21-23 LINCOLN AVE. – MARK LARSEN ET AL – ZONE: RESIDENTIAL AND RETAIL BUSINESS – MINOR SUBDIVISION WITH BULK VARIANCES**

Applicant is requesting approval for a minor subdivision. Where there is currently a 6000 square foot lot, the applicant would like to divide it into two 3000 square foot lots. If approved, each lot would have 30' frontage, it would be 30' wide and a depth of 100'. They are proposing that each lot would have the capability of 20 parking spaces and will be asking for a conditional use variance for the parking lots.

**ATTY: CHRISTOPHER REID, ESQ.**

**PUBLIC HEARING**

### **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

**PUBLIC HEARING**

**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.**

**PUBLIC HEARING**

**RESOLUTIONS TO MEMORIALIZE**

**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.**

**RESOLUTION 2021-8**