

WORKSHOP AGENDA
Seaside Heights Planning Board
Monday, March 1, 2021
6:00 PM
Court Room over Fire House

- Open Public Meetings Act Statement
- Pledge of Allegiance
- Roll Call
- Motion to Approve Minutes : February 24, 2021

BLOCK 30 LOTS 3.01 & 3.02 - 508 BAY BOULEVARD – BRIAN HOFFNAGLE – ZONE: LOW DENSITY RESIDENTIAL

Applicant is requesting a height variance for both lots, 3.01 & 3.02, which are vacant, to construct (2) single family houses, one house per lot. Where 27 feet above base flood level plus 1 is allowed, the applicant is requesting to construct at 37 feet above base flood level plus one. All other factors will be conforming.

VARIANCE: HEIGHT

BLOCK 22 LOTS 18 & 22 – 220 WEBSTER AVE. – SSHNJ2020, LLC – ZONE: LOW DENSITY RESIDENTIAL MINOR SUBDIVISION

Applicant is requesting approval for a minor subdivision of the existing 7500 square foot property into: **Lot 18** to measure 2500 square feet, with frontage of 25 feet, width 25 feet, and depth of 100 feet. **Lot 22** to measure 5000 square feet, with frontage of 50 feet, width of 50 feet and depth of 100 feet. These lots would be conforming given the zone in which they are located.

HARVEY YORK, ESQ.

BLOCK 7.01 LOT 72 – 604 BOULEVARD- 604 BLVD. SH, LLC. - ZONE: RETAIL BUSINESS MINOR SITE PLAN AND SEEKING RELIEF FROM RESOLUTION #04-11, #02-11, AND #01-18 VARIANCE: DENSITY TO ALLOW 22 PEOPLE TO RESIDE IN BUILDING WHERE 16 ARE CURRENTLY ALLOWED.

The property currently has 5 residential units and 4 retail units on an existing parcel with a lot are of 6000 sq. feet where 4000 is permitted by code. Lot front is 60 feet where 40 is permitted, width is 60 where 40 is permitted, and the depth is 100 feet. The existing height is 36.44 feet tall where 40 feet is allowed by code. The lot area per unit is 666.67 square feet. The current and proposed use of the building is conforming to code.

Applicant is seeking approval to renovate the retail and residential spaces, while reconfiguring the interior of residential space so to allow occupancy of 22 people, thereby increasing the density allowed. Currently, 16 people are allowed to reside on the property. They intend to continue utilizing the space as was used in the past.

MATTHEW HEAGEN, ESQ.

**BLOCK 29 LOT 14 – 316 HAMILTON AVE. – JGTH REAL ESTATE, LLC.- ZONE: RETAIL BUSINESS
MINOR SUBDIVISION WITH VARIANCES**

Applicant is requesting approval to subdivide an existing 5000 square foot property into (2) 2500 square foot lots (25x 100 each) to build a single family house on each property. This will be a conforming use of the property.

VARIANCES:

WIDTH: 25 FEET WHERE 40 ARE REQUIRED IN THIS ZONE

AREA: 2500 SQ. FEET WHERE 4000 IS REQUIRED.

MATTHEW HEAGEN, ESQ.