

AGENDA

Seaside Heights Planning Board

Wednesday, March 31, 2021

6:00 PM

Court Room over Fire House

- Open Public Meetings Act Statement
- Pledge of Allegiance
- Roll Call
- Motion to Approve Minutes : March 1, 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- D Variance (over 10%)

PUBLIC HEARING

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.

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 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 area of 6000 sq. feet where 4000 is permitted by code. Lot front is 60 feet where 40 is permitted, width is 60 feet 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.

PUBLIC HEARING

**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

RESOLUTION TO MEMORIALIZE

RESOLUTION 2021-06

**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.

EXECUTIVE SESSION

Discussion of pending litigation and proposal from litigant regarding possible remedies to negotiate a settlement.