

Seaside Heights Planning Board
Monday, July 28, 2021
6:00 PM
Court Room over Fire House

- Open Public Meetings Act Statement
- Pledge of Allegiance
- Roll Call
- Motion to Approve Minutes: June 7, 2021

BLOCK 28 LOTS 22 – 324 FRANKLIN AVE – THEODORE & LAUREEN SZEJNROK – ZONE: LOW DENSITY RESIDENTIAL (LDR)

MINOR SUBDIVISION & SITE PLAN APPROVAL WITH VARIANCES

APPLICATION #21-04

**VARIANCES: - USE VARIANCE FOR HEIGHT GREATER THAN 10% ALLOWED IN ZONE
-CURB CUT**

Applicant is requesting approval to subdivide a 5000 square foot lot into (2) two equal lots measuring 25ft x 100ft each. Currently there are (2) single family homes with no heating units on this property. The applicant proposes and requests approval to build (2) new, upgraded single family homes. The variance that they are seeking, is to build the homes at 37 1/2 feet above the BFE, which is over 10% higher than the allowed height in this zone, which would make this a “D” or Use variance. Additionally, the applicants are looking for a variance to add a curb cut to the property.

PUBLIC HEARING

**BLOCK 79 LOT 1 – 437 HIERING AVE – 437 HIERING AVE., LLC (MATT KIRNAN & ANGELO BAGNARA)-
ZONE: SINGLE FAMILY (SF)**

MINOR SUBDIVISION WITH VARIANCES FOR LOT SIZES AND SETBACKS

APPLICATION #21-05

**VARIANCES: -LOT SIZE
-SETBACKS**

ATTY: ANGELO BAGNARA, ESQ.

Applicants are seeking approval to subdivide their existing property, which has an area of 4400 sq. feet. They are proposing one of the lot’s area to be 2232.97 sq. feet in size and the other to be 2081.89 sq. feet in size, where 4000 square feet is permitted by code in this zone. Currently, there are 2 homes on 1 lot and is non-conforming. If the subdivision is granted, the property use will be conforming to the zone where the applicant proposes to build one single family home on each lot, total of two homes, two lots. The applicant is requesting a variance for lot sizes. Where 4000 square feet is required, they are requesting one lot to measure 2232.97 sq. ft., and the other lot to measure 2081.89 sq. ft.

The second variance they are requesting is for front setbacks. In this zone, it is required to have a 10 foot, front setback. The applicants would like approval for one home to have a 3.6 foot setback and the other to have a 7 foot setback.

PUBLIC HEARING