

AGENDA

Seaside Heights Planning Board
Wednesday, September 29, 2021
6:00 PM
Court Room over Fire House

- Open Public Meetings Act Statement
- Pledge of Allegiance
- Roll Call
- Motion to Approve Minutes from meeting on August 25, 2021

RESOLUTION TO BE MEMORIALIZED

**BLOCK 24 LOT 36 – 236 BLAINE AVE. – CAROL NOONAN – ZONE : LOW DENSITY RESIDENTIAL (LDR)
SITE PLAN APPROVAL WITH VARIANCES.**

APPLICATION #21-06

ATTY: CHRIS REID, ESQ.

PB RESOLUTION #2021-14

APPLICATIONS FOR REVIEW (PUBLIC HEARINGS)

**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

-FRONT SETBACKS

CONTINUED FROM MEETING, AUGUST 25, 2021

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.

ATTY: ANGELO BAGNARA, ESQ.

**BLOCK 14 LOT 23 - 214 SUMNER AVE., - MARIO CRUZ – ZONE: LOW-DENSITY RESIDENTIAL (LDR)
MINOR SUBDIVISION WITH “D” USE VARIANCES**

APPLICATION #21-08

VARIANCE: “D” BUILDING HEIGHT

This applicant is proposing to subdivide the existing 5000 square foot lot into 2 new lots each measuring 2500 square feet (25 x 100). If approved, this would create lots 14.01 and 14.02. Additionally, the applicant is looking for approval to build one home, on each of these lots, which would require use variances. They are proposing to build the houses each at 36.5 feet high (3 stories), where 27 feet high is permitted.

ATTY: CHRISTOPHER REID, ESQ.

**BLOCK 35 LOT 63- 1520 BOULEVARD UNIT C – RICHARD CLINE T/A OFFSHORE BBQ- ZONE: RETAIL
BUSINESS (RB).**

VARIANCE- CHANGE OF USE

APPLICATION # 21-07

Applicant is requesting a variance to utilize the space which, formerly operated as a nursery school, to distribute pre-cooked BBQ items cooked in their other premises, Off Shore BBQ located in Point Pleasant, NJ for pick up/take out. Since the workshop on August 2, 2021, Matt Heagen, Esq. is representing the applicant and has added an addendum to the original application by way of letter. That letter added that the applicant will also request approval to place a smoker/smokers either adjacent to the building or in the fenced in area that exists on that property.

ATTY: MATT HEAGEN, ESQ.