

AGENDA

Seaside Heights Planning Board

November 22, 2021

6:00 PM

Court Room over Fire House

- Open Public Meetings Act Statement
- Pledge of Allegiance
- Roll Call

APPLICATION TO REVIEW

BLOCK 29 LOT 1 – 301 WEBSTER AVE. -301 WEBSTER AVENUE ASSOCIATES, LLC – ZONE: LOW DENSITY RESIDENTIAL (LDR)

MINOR SUBDIVISION USE AND BULK VARIANCES

Applicant is seeking approval to subdivide this property into three (3), buildable lots. The total size of this property is currently 5,610 square feet. If a subdivision is approved, the lots will each measure 1, 870 sq. feet in size. They are proposing the lots as 1.01, 1.02 and 1.03. The homes will all be conforming in height

- On proposed lot 1.01, there exists a single family house fronting Webster Ave, which they will raise to provide parking spaces and to remove heating and water elements out of the flood zone.
- On proposed lot 1.02, there exists a duplex home that fronts Barnegat Ave. with existing non-conformities including front yard and side yard setbacks.
- Proposed lot 1.03 will be making way for the construction of a new single family home.

VARIANCES – “D” USE VARIANCE FOR DENSITY AREA

FRONT SETBACKS FOR LOT 1.01 ON BAREGAT AVE SIDE

FRONT SETBACK FOR LOT 1.02 FOR STAIR PLACEMENT

SIDE SETBACKS FOR LOT 1.02

ATTY: MICHELE R. DONATO, ESQ.

RESOLUTIONS TO MEMORIALIZE

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 from their other premises, Off Shore BBQ located in Point Pleasant, as well as smoked items made on the premises for pick up/take out.

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.

RESOLUTION #21-17

**BLOCK 27 LOT 33 – 206 BAY BOULEVARD – 1500 RICHMOND AVE, LLC – ZONE: LOW DENSITY
RESIDENTIAL**

MINOR SUBDIVISION WITH VARIANCE

VARIANCE- “D” HEIGHT

APPLICATION #21-11

This applicant is seeking approval to subdivide their property which is 7250 square feet into (3) three lots each measuring 2416.66 square feet in dimension and propose to be a single-family home on each of the lots.

The applicant is requesting a variance for height, as they would like approval to build each of the homes at 37 feet from the base flood elevation plus one foot. This will require a D variance, since the height is over 10% of the allowed 27 from BFE plus one.

RESOLUTION #21-18