

AGENDA

Seaside Heights Planning Board

January 26, 2022

6:00 PM

Court Room over Fire House

- Open Public Meetings Act Statement
- Pledge of Allegiance
- Roll Call
- Motion to approve minutes of January 10, 2021 reorganization meeting.

RESOLUTIONS TO MEMORIALIZE

BLOCK 40 LOT 9 – 1004 Boulevard – Hephaestus Enterprises

A preliminary and final site plan with bulk variances was approved on July 25, 2018 (Resolution #2018-18) for this property. On June 26, 2019, the applicant came before the Board and was granted a one - year extension from that date keeping Resolution 2018-18 in full force. The applicants are now asking for consideration for another one-year extension explaining that they did not ask for an extension last year because their office was closed due to Covid-19 for an extended period of time.

RESOLUTION #2022-05

APPLICATIONS FOR REVIEW

BLOCK 27 LOT 25 – 327 FRANKLIN AVE. -MORDECHAI FINKLESTEIN – ZONE: LOW DENSITY RESIDENTIAL (LDR)

MINOR SUBDIVISION USE AND BULK VARIANCES

APPLICATION 21-13

Applicant is seeking approval to subdivide this property into two (2), buildable lots. The total size of this property is currently 3750 square feet. If a subdivision is approved, the lots will each measure 1, 875 sq. feet in size. They are proposing the lots as 25.01 and 25.02. The applicant is proposing to build 1 single family home on each lot.

- On each proposed lot, they are requesting a variance for side yard setbacks. Where a minimum of 3 feet is required, they are asking for side yard setbacks of 1.42 feet.
- On each proposed lot the applicant is asking for approval for the lot frontage to measure 18.75 feet where 40 feet is required.
- For each proposed newly constructed home, the applicant is asking for a use variance (“D” variance) so to build each home at the completed height of 44 feet high where 35 feet is the maximum allowable height.

VARIANCES – -“D” USE VARIANCE FOR HEIGHT

-SIDE YARD SETBACKS

- LOT FRONTAGE

ATTY: MATTHEW HEAGEN

**BLOCK 50 LOT 40 – 201 KEARNEY AVE. -MORDECHAI FINKLESTEIN – ZONE: LOW DENSITY
RESIDENTIAL (LDR) & RETAIL BUSINESS (RB)**

MAJOR PRELIMINARY AND FINAL SUBDIVISION, USE AND BULK VARIANCES

APPLICATION 22-01

Applicant is seeking approval to subdivide this property into eight (8), buildable lots to build eight (8) single family homes. Currently, there is a motel, pool, and parking lot on this property, which will be removed in order to develop this property with the project requesting approval. As this property is in two different zones, the proposed lots are designated as follows: Retail Business Zone (RB) Lots 40.01-40.06/Low Density Residential Zone (LDR) Lots 40.07 & 40.08.

In the RB Zone, the minimum lot area required for building is 2000 sq. feet.

- The applicants will request variances for minimum lot area for lots 40.02-40.06 making them each 1500 square feet.
- Regarding side setbacks, 3 feet are required. The applicants are requesting variances for lots 40.03-40.06 for approval to have 1 foot side setbacks.

In the LDR Zone, the applicants are requesting variances for minimum side setbacks whereas 3 feet are required.

- they are asking for 1 foot for lots 40.07 and 40.08.
- the applicants will be asking for height variances (D use variance) so that the homes can be built at 43.2 feet high, where 35 feet is allowed.

VARIANCES: - DENSITY FOR LOT AREA

-SIDE YARD SETBACKS

-"D" USE FOR HEIGHT

ATTY: MATTHEW HEAGEN

**BLOCK 16 LOT 1 – 717 BOULEVARD AVE –BOULEVARD EDGE, LLC. - ZONE: RETAIL BUSINESS (RB)
MINOR SUBDIVISION, USE AND BULK VARIANCES**

APPLICATION 21-14

Applicant seeking approval to subdivide the current property to create 3 lots; Lot 1.01, 1.02, and 1.03. They propose to build a multi-family building on Lot 1.01 with 4 units and on lots 1.02 and 1.03, a single- family home on each lot.

Lot 1.01

- The applicant will be requesting a use variance for density. In this zone, 1200 square feet are required for each unit. If the variance is approved, the proposed project will construct each of the four units at 945 sq.ft.
- Applicant is seeking approval to build at 45 feet tall where 40 feet is allowed.
- Where a 10 foot front yard setback is required, the applicant will be asking approval for 1.5 feet on the Grant Ave. side and 2.5 feet on the Boulevard side.

Lot 1.02 & 1.03

- Applicant will be seeking approval for a 1 foot side setback on the eastern side, where 3 feet are required.

VARIANCES: - DENSITY FOR LOT AREA

-SIDE YARD SETBACKS

-"D" USE FOR HEIGHT

ATTY: MATTHEW HEAGEN

