

WORKSHOP

Seaside Heights Planning Board

Monday, May 2, 2022

6:00 PM

116 Sherman Ave.

Court Room over Fire House

- Open Public Meetings Act Statement
- Pledge of Allegiance
- Roll Call
- Approve Minutes from April 27, 2022 meeting

WORKSHOP ITEM

BLOCK 69 LOTS 1, 1.01 & 1.02 – 2 OCEAN TERRACE – SEASIDE OCEAN TERRACE, LLC, ZONE: RESORT RECREATIONAL (RR)

Applicants are requesting “Field Change Modifications” to their previously approved plans. There are 5 items they would like to modify on their site. The Board will specifically be discussing #3, regarding the location of the garbage containers. This modification has the potential to affect neighboring areas.

APPLICATIONS FOR REVIEW

The following applications are being heard as a public hearing. Since the original notices did not go out in time, the applicant published and sent certified letters to the 200 foot radius to reflect this date. After polling the Board whether there should be a Special Meeting at a cost to the applicant or if they would hear it on a “Workshop” date, the decision was unanimous to hear them at this meeting.

BLOCK 71 LOT 1.01 – 1516 BAY BOULEVARD – CAS INTERNATIONAL IMPROVEMENTS, LLC – ZONE: LOW DENSITY RESIDENTIAL (LDR)

MINOR SITE PLAN WITH USE AND BULK VARIANCES

APPLICATION# 22-07

The applicant is requesting approval to construct a 3-story home on a 2,443 square foot property, where there exists a single-family home, which shall be removed. The applicant is proposing to construct the home at 46 feet high, where 35 feet are permitted. They will also be requesting to build the house with a minimum front setback of 5.55 feet where a 10 foot front setback is required.

ATTY: CARLOS A. FERREIRA, ESQ.

VARIANCES:

USE (D)-HEIGHT

FRONT YARD SET BACK

BLOCK 71 LOT 32 – 323 HIERING AVE. – CAS INTERNATIONAL IMPROVEMENTS, LLC – ZONE: LOW DENSITY RESIDENTIAL (LDR)

MINOR SITE PLAN WITH USE AND BULK VARIANCES

APPLICATION# 22-08

The applicant is requesting approval to construct a 3-story home on a 3,032 square foot property. The applicant is proposing to construct the home at 45 feet high, where 35 feet are permitted, which calls for a USE variance.

ATTY: CARLOS A. FERREIRA, ESQ.

VARIANCE:

USE (D)-HEIGHT

FOR DISCUSSION AND ACTION

BOULEVARD REDEVELOPMENT PLAN

Mayor and Council introduced ordinance 2022-04 at their last meeting which plans to amend the Boulevard Redevelopment Plan by:

1. Permitting a 10-story structure on the site of the former steel structure where 8 stories are originally allowed. The maximum height of this building will be 125 feet.
2. In the remaining areas of the Boulevard Redevelopment Plan, buildings will be limited to five stories or a 60-foot maximum in contrast to 8 stories, which were originally permitted on the plan.

RESOLUTIONS TO MEMORIALIZE

The following resolution by the Planning Board is to approve preliminary investigations of properties as areas in need of redevelopment in response to action taken by the Mayor and Council:

- **PB RESOLUTION NO. 2022-16 - BLOCK 22 LOTS 1, 9, AND 15**
(COUNCIL'S RESOLUTION 22-122, WHICH AMENDS 22-98)
- **RESOLUTION NO. 2022-17 – APPROVING THE AMENDED BOULEVARD REDEVELOPMENT PLAN.**

EXECUTIVE SESSION

MEETING WITH ERIC McCULLOUGH, ESQ.

After an executive session reviewing and discussing a letter written by Eric D. McCullough, Esq, proposing a settlement of Docket No. OCN-L-3322-21 regarding 437 Hiering, LLC v. Planning Board of Seaside Heights at the April 4, 2022 meeting, the Board requested to meet with the applicant's attorney to better understand the proposed terms of his settlement.

ADMINISTRATIVE MATTER

BLOCK 52 LOT 3 – 208 SHERIDAN AVE – OAK FOREST DEVELOPMENT, LLC.

By letter, Harvey York, Esq. is requesting that the Board consider an extension of the applicant's approval to subdivide the subject property into 3 conforming lots. The approval was memorialized in Resolution number 2020-13 on October 5, 2020.