

Seaside Heights Planning Board  
May 25, 2022  
6:00 PM  
116 Sherman Ave.  
Court Room over Fire House

- Open Public Meetings Act Statement
- Pledge of Allegiance
- Roll Call
- Motion to approve minutes of May 2, 2022

**RESOLUTIONS TO MEMORIALIZE**

- **RESOLUTION #2022-18**

**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**

- **RESOLUTION #2022-19**

**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**

- **RESOLUTION #2022-20**

**BLOCK 52 LOT 3 – 208 SHERIDAN AVE – OAK FOREST DEVELOPMENT, LLC.-EXTENSION OF PRIOR APPROVAL  
APPLICATION #2019-14**

**APPLICATIONS FOR REVIEW**

**BLOCK 8.02 LOT 6 – 707 OCEAN TERRACE -MARLEYN OCEAN PROPERTIES, LLC. – ZONE: RESORT RECREATIONAL (RR)  
MINOR SITE PLAN WITH VARIANCE  
APPLICATION #2022-06**

The applicant is looking for approval to build a 55 foot by 60 foot addition to their retail store, which is on the boardwalk, in the existing parking lot on this property that faces the street. The applicant will be removing the parking lot to provide room for the proposed addition. Currently there is an existing non-conforming front setback on the property which faces the boardwalk. That portion of the property will remain the same.

**VARIANCE: FRONT SETBACK**

**ATTY: SALVATORE ALFIERI, ESQ.**

***\*THIS IS A CONTINUATION FROM APRIL 27, 2022 MEETING***

**BLOCK 2.01 LOT 22 – 22 DUPONT AVE. – WP PROPERTY, LLC – ZONE: RESIDENTIAL & RETAIL BUSINESS (R&RB)**

**MINOR SUBDIVISION WITH USE AND BULK VARIANCES**

**APPLICATION #2022-09**

This applicant is requesting approval to subdivide the existing 8000 square foot lot into 3 conforming lots. One lot will be 4000 square feet in dimension (proposed lot 22.01) and the other 2 lots will be 2000 square feet each with proposed lot numbers of 22.04 and 22.05. If approved, the applicant proposes to build a single-family residence on lots 22.04 and 22.05. To build the proposed homes on lots 22.04 and 22.05, this application will require variances for side yard setbacks, requesting that each set back be on the left side of the buildings be 1 foot, where 3 feet are required. In addition, they will be requesting a variance for the height of the houses to be 44.4 feet tall, where 40 feet is allowed.

**VARIANCES: SIDE YARD SETBACKS**

**USE VARIANCE FOR BUILDING HEIGHT**

**ATTY: MATT HEAGEN, ESQ.**

**BLOCK 26 LOTS 31 & 29 – 110-114 BAY BOULEVARD – SUSAN MASLUCK – ZONE: LOW DENSITY RESIDENTIAL (LDR)**

**PRELIMINARY AND FINAL SUBDIVISION WITH BULK AND USE VARIANCES**

Applicant is seeking approval to subdivide an existing 8750 square foot property (lot 31) into 4 buildable lots at 221.87 x 90-foot lots with plans to build a single-family home on each lot. The applicants also request to take a 10x87.50 feet of property from lot 31 and add it to lot 29.

On Lot 31.01, the applicant is requesting a variance for the front yard setback asking for 3 feet back on the Lincoln Ave side, where 10 feet are required.

With regard to right side yard setbacks, the applicant is requesting variances to allow 2-foot side setbacks, where 3 feet are required on all 4 lots.

For all four lots, the applicant is requesting use variances for height, asking to be allowed to build the homes at elevation 43 feet where 35 foot elevation is allowed.

**VARIANCES: FRONT YARD SET BACK**

**SIDE YARD SET BACKS**

**USE VARIANCE FOR BUILDING HEIGHT**

**ATTY: MATT HEAGEN, ESQ.**

**BLOCK 28 LOT 6 – 308 FRANKLIN AVE. – LOUISA & JOSEPH KOSTIHA – ZONE LOW DENSITY RESIDENTIAL (LDR)**

**SUBDIVISION WITH BULK AND USE VARIANCES**

These applicants are requesting approval to subdivide their 6,500 square foot property in to 3 buildable lots. Proposed lot number 6.01 will have a measurement of 2,000 square feet. Proposed Lot numbers 6.02 and 6.03 will each measure 2,250 square feet if approved.

Currently, there are two buildings on this property, which will be removed, to allow for the construction of 3 single family residences. For each of the proposed new lots, they are asking for 1 foot setbacks on the right sides of the homes where 3 feet are required. They are also requesting use variances for each lot to build the homes at 46.25 foot elevation where 35 feet is the maximum.

**VARIANCES: RIGHT SIDE YARD SETBACK**

**USE VARIANCE FOR HEIGHT**

**ATTY: MATT HEAGEN, ESQ.**

## **FOR DISCUSSION AND ACTION**

### **BOROUGH OF SEASIDE HEIGHTS MASTER PLAN REEXAMINATION REPORT-MAY 2022 PREPARED BY PAULUS, SOKOLOWSKI, AND SARTOR, LLC WITH JENNIFER GORINI.**

Members to discuss their observations after reading the report and to vote on a tentative adoption of this plan.

## **EXECUTIVE SESSION**

### **MEETING WITH ERIC McCULLOUGH, ESQ.**

#### **437 HIERING, LLC v. Planning Board of Seaside Heights.**

An executive session was had on May 2, 2022 to review and discuss a letter written by Eric D. McCullough, Esq, who was present, proposing a settlement of Docket No. OCN-L-3322-21. After lengthy discussion, the Board decided that they would like to physically go to the subject site and inspect it, prior to making any decisions. Tonight will be the continuation of these discussions.