

AGENDA
Seaside Heights Planning Board
July 27, 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 July 5, 2022

These applications were scheduled to be heard on June 29th. That meeting was canceled since there were not enough Planning Board members attending to vote on D zoning ordinances. The applicants did not have to re-notice for this present meeting.

APPLICATIONS FOR REVIEW

BLOCK 14.01 LOT 29 – 707 131 SUMNER AVE. -BAPU, LLC./O RAKESH PATEL – ZONE: RETAIL BUSINESS (RB)

MINOR SITE PLAN WITH VARIANCES

APPLICATION #2022-05

Currently, this property has a retail store (Babe's Corner Store) and a building with a one unit apartment. The applicant is looking for approval to continue their retail store at 2480 square feet, where 4000 square feet is required and to build 3 residential apartments. They will be asking for approval to have a 9.8 foot front setback where 10 feet are required on the Sumner Ave. side. On Central Ave, they will be requesting a .1 foot front setback where 10 feet are required. A variance for left, side yard setback has also been requested for 0.4 feet where 3 feet are required. The applicant is also requesting a variance for parking where 10 spaces are required, they can provide 6 parking spaces. The Use Variance for this property involves density, where each unit requires 1,200 square feet, the applicant will be asking permission to build each unit at 747 square feet each.

USE VARIANCE: DENSITY/LOT AREA

VARIANCES: PARKING

FRONT YARD SETBACK

SIDE YARD SETBACK

ATTY: MATT HEAGEN, ESQ.

BLOCK 53 LOT 5 – 212 SHERMAN AVE. -SEAN BRADY -ZONE: LOW DENSITY RESIDENTIAL (LDR)

MINOR SITE PLAN WITH VARIANCES

APPLICATION 2022-12

The applicant is requesting approval to build a 3-story, residential home on this currently vacant, 2000 square foot property. Applicant is seeking a variance for the left side yard setback requesting 1 foot,

where 2 feet are required. With regard to the height of the building, applicant is asking for a Use Variance, seeking allowance to build at 44.33 feet high where 37 feet high is the required maximum.

VARIANCE: SIDE YARD SETBACK

USE VARIANCE: HEIGHT

**BLOCK 51 LOT 28 – 256 HANCOCK AVE. – LINDA RUETSCH – ZONE: LOW DENSITY RESIDENTIAL (LDR)
USE AND BULK VARIANCES**

This applicant is requesting approval to construct a shed (accessory structure) on property which does not yet have a principal use structure. In order to build the accessory structure, the applicant will require permission by the board by granting a Use Variance. In addition, applicant is asking for accessory side yard and accessory rear yard setback variances requesting 2 feet, where 3 feet are required.

USE VARIANCE: PRINCIPAL BUILDING REQUIRED FOR ACCESSORY STRUCTURE

VARIANCE: SIDE SETBACK

REAR SETBACK

DISCUSSION ITEM

811 Ocean Terrace- Cellco Partnership dba Verizon Wireless

The environmental consulting engineers would like to know if the Seaside Heights Planning Board has any comments to make regarding the potential effect on historic properties, as a result of this project. You will see on the letter, they are referring to the property in question as OCC Water Park. This property is Breakwater Beach Waterpark, not OCC Water Park.

BLOCK 10 LOT 5.01 – ANDERSON PROPERTIES, LLC. (KLEE'S)

Doug Klee would like to discuss the possibility of Klee's adding on garage doors to their outside cabana bar.

EXECUTIVE SESSION

437 Hiering, LLC v. Planning Board of Seaside Heights.

Discuss letter from Eric McCullough Esq, dated July 21, 2022, which was emailed to all Board members. They are attempting, again, to not have to go to trial with this matter.

ERIC McCULLOUGH, ESQ.