

Seaside Heights Planning Board  
September 28, 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 September 6, 2022

**APPLICATIONS TO REVIEW**

**BLOCK 16 LOTS 6 & 9 – 701 BOULEVARD – PKH LIQUORS DBA DRIFTERS OF SEASIDE – ZONE: RETAIL BUSINESS (RB)**

**MINOR SITE PLAN WITH VARIANCES**

**APPLICATION # 2022-17**

Applicant is requesting approval to provide outdoor seating for the existing restaurant with 16 picnic tables. If approved the applicant proposes to fence in the area with a 4-foot-high screening fence across the front of the property with a 6-foot screening fence across the rear of the property. There will be the addition of restrooms added to the rear of the site by installing an 8x20 foot bathroom trailer within the conforming setbacks. They propose to add a service bar which will be located under an awning that will be constructed/installed. There will be string lights on the site to illuminate the property. Since there is no parking available on this site, the applicant will be requesting a variance for no parking.

**VARIANCE: PARKING**

**ATTY: MATT HEAGEN, ESQ.**

**BLOCK 40 LOT 9 -1010 BOULEVARD – PANTAI LLC. – ZONE: RETAIL BUSINESS (RB)**

**MINOR SUBDIVISION WITH VARIANCES AND USE VARIANCES**

**APPLICATION #2022-14**

This property is a 60x20 foot parcel for which the applicants are requesting a “subdivision” that if approved, will be incorporated into the site plan application for Block 40 Lot 4 (application #2022-15). The lot area where this 1200 square foot parcel will be coming from is currently 5800 square feet. If the subdivision/merge of this property into Lot 4 is approved, the remaining area for lot 9 will be 4600 square feet. If the merge is approved, the applicant is proposing to build a condominium building on this space.

In addition, the applicant will be requesting a variance for this undersized lot, which if approved will be attached to a conforming lot. Applicant is also seeking a use variance for density since the current lot is 5800 square feet, that will be reduced to 4600 square feet (if the 20x60 portion is incorporated Lot

4) where 4800 square feet is required. If these requests are approved, the addition of this lot into Lot 4 will be documented by way of a deed.

**VARIANCE: UNDERSIZED LOT**

**USE VARIANCE: DENSITY**

**ATTY: MATT HEAGEN, ESQ.**

**BLOCK 40 LOT 4 & 9 -1010 BOULEVARD – PANTAI LLC. – ZONE: RETAIL BUSINESS (RB)**

**APPLICATION #2022-15**

**MINOR SUBDIVISION, PRELIMINARY & FINAL MAJOR FINAL SITE PLAN WITH VARIANCES AND USE VARIANCES**

This applicant is seeking approval to build a 15-unit, 4-story condominium complex with conforming 27 spaces of off-street parking. Currently there is a motel and swimming pool on this property. The applicant has another application regarding a parcel of property on Block 40 Lot 9, which if approved will incorporate that parcel into Lot 4, making the property's lot area 10,700 square feet. Since the applicant is planning on adding the 1200 sq. ft. parcel from lot 9 to this lot, they are seeking subdivision approval.

To build this project the applicant is requesting a variance for a Front Yard setback of 5 feet, where 10 feet are required. They are also seeking approval to build the condo complex at 42 feet high, where 40 feet is permitted.

This applicant is also asking for a Use Variance for Density. Where it is required in that zone that each unit measure 1200 square feet, the applicant seeks approval to build each unit in the condominium complex at 713 square feet.

**VARIANCE: FRONT YARD SETBACK**

**HEIGHT**

**USE VARIANCE: DENSITY**

**ATTY: MATT HEAGEN, ESQ.**

**BLOCK 49 LOT 4 -210 KEARNEY AVE. – PHILLIP GIUNTA – ZONE: RETAIL BUSINESS (RB) & LOW DENSITY RESIDENTIAL (LDR)**

**APPLICATION #2022-21**

**MINOR SUBDIVISION WITH VARIANCES**

The applicant is seeking approval to subdivide a 6000 square foot, vacant lot, into (3) 20x100 square foot lots. If approved, the applicant proposes to build 1 home on each of the lots which will require variances. The variances the applicant is requesting are for proposed new lots 4.01 and 4.02 where an elevation of 43.6 feet is allowed, they are asking for 44 feet. For proposed new lot 4.03 they are seeking to build at a height of 36 feet high where 34 feet are required. Additionally, the applicants are requesting side yard setbacks of 3 feet and 1 foot on each side of the houses.

**VARIANCES: HEIGHT**

**SIDE YARD SETBACKS**

**ATTY: MATT HEAGEN, ESQ.**

