

Seaside Heights Planning Board  
October 26, 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 28, 2022

### **APPLICATIONS TO REVIEW**

#### **BLOCK 49 LOT 3.01 – 207 CARTERET AVE. – 207 CARTERET, LLC.- ZONE: RETAIL BUSINESS (RB) & LOW DENSITY RESIDENTIAL (LDR)**

##### **APPLICATION #2022-23**

##### **MAJOR FINAL SUBDIVISION WITH VARIANCES**

This applicant is requesting approval to subdivide this 14000 square foot property into seven (7) 20x100 lots on which they propose to build seven, individual single-family homes. Presently the Mark III Motel is on this property, which will be torn down to complete this project. The applicant is asking for a height variance to build the homes at 44 feet tall where 41 feet is permitted by code. They are also asking for a variance for a side yard setback on one of the lots, proposed lot number 36.01, which is the corner lot on the Central Avenue side.

**ATTY: MATT HEAGEN, ESQ.**

**VARIANCES: HEIGHT**

**SIDE YARD SETBACK**

#### **BLOCK 61 LOT 3 – 901-15 OCEAN TERRACE (AKA 901 BOARDWALK) – NEW CINGULAR WIRELESS PCS, LLC (“AT&T”)- ZONE: RESORT RECREATIONAL (RR)**

##### **APPLICATION #2022-22**

##### **PRELIMINARY AND FINAL MAJOR SITE PLAN WITH VARIANCES**

This applicant is seeking approval to build a rooftop telecommunications facility on top of the Aztec Motel. The first variance the applicant is seeking is a USE variance for the ability to install this facility which is a “d” variance. They are also seeking to build the antennae at 59.60 feet tall where 40 feet is permitted by code. This height variance is also a “d” variance as the height exceeds 10% of the permitted height. Additionally, the applicant will be requesting Front and Side Yard setback variances. For the front yard setback, where 10 feet is required, they are proposing 9.17 feet and for the left side yard setback they are asking for 7.08 feet where 10 feet is required.

**ATTY: JUDITH A. FAIRWEATHER, ESQ. – PHINILISHALPERN, LLP**

**“D” VARIANCES: USE & HEIGHT**

**BULK VARIANCES : FRONT YARD SETBACK**

**SIDE YARD SETBACK**

**RESOLUTIONS TO MEMORIALIZE**

**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**

**RESOLUTION 2022-31**

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

**MINOR SUBDIVISION WITH VARIANCES AND USE VARIANCES**

**APPLICATION #2022-14**

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

**MINOR SUBDIVISION WITH VARIANCES AND USE VARIANCES**

**APPLICATION #2022-14**

**RESOLUTION 2022-32**

**\*THESE PROPERTIES WERE CONSOLIDATED FOR PURPOSES OF THE MEETING AND THERE IS ONE RESOLUTION DETAILING THE APPROVALS THAT WERE MADE.**

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

**APPLICATION #2022-21**

**MINOR SUBDIVISION WITH VARIANCES**

**RESOLUTION 2022-33**