

Seaside Heights Planning Board
AGENDA
November 30, 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 November 7, 2022

APPLICATIONS TO REVIEW

BLOCK 52 LOT 23 – 246 SHERIDAN AVE. – PASCACK COASTAL CONSTRUCTION, LLC.- ZONE: LOW DENSITY RESIDENTIAL (LDR)

APPLICATION #2022-24

MINOR SUBDIVISION

This applicant is requesting approval to subdivide his property, which is 4000 square feet into two, 2000 square foot lots. In this zone a buildable lot must be at least 1800 square feet. The present use of this property is for residential purposes. The applicant will continue to do the same with new structures.

ATTY: MATT HEAGEN, ESQ.

BLOCK 70 LOT 17 – 305 SAMPSON AVE. – RAY & PATRICIA NEBUS – ZONE: LOW DENSITY RESIDENTIAL (LDR)

APPLICATION #2022-25

MINOR SUBDIVISION WITH VARIANCES

The applicant is requesting to subdivide a 9,311 square foot lot into 3 lots. Currently there are 2 residential homes on this property. If approved, each of the existing homes will have their own lot. If granted the approval for a third lot, the applicant proposes to construct a single-family home. Upon approval of the subdivision, the proposed new lots will be 17.01, 17.02 and 17.03. The new lots will each be larger than the minimum 1,800 square feet allowed by code. The heights of the homes will be conforming; each being built at 41 feet tall. There is an existing zoning violation on this property where there is a 1.6 foot rear yard setback. This will continue as a 1.6 foot side yard setback for lot 17.02. The applicant will be asking for setback variances for Lot 17.02 as follows: Rear yard setback of 2.1 feet, where 3 feet are required and 1.6 foot side yard setback, which is an existing, non-conforming feature of this property as mentioned above.

ATTY: MATT HEAGEN, ESQ.

**VARIANCES: SIDE YARD SET BACK
REAR YARD SETBACK**

PLEASE BE ADVISED THAT THE SEASIDE HEIGHTS PLANNING BOARD WILL NOT BE HAVING A WORKSHOP MEETING ON DECEMBER 5, 2022