

Seaside Heights Planning Board
WORKSHOP AGENDA
February 6, 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 January 25, 2023

PUBLIC HEARING

BLOCK 59 LOTS 5 & 8 – 1103 & 1107 OCEAN TERRACE – BLUE WHALE/SEVEN AMIGOS, LLC – ZONE: RESORT RECREATIONAL (RR)

MINOR SUBDIVISION WITH BULK VARIANCES

APPLICATION# 2023-01

On December 1, 2020 Resolution 2020-18 was memorialized by the Board approving a subdivision of the subject property into three (3) lots; Lot 5.01, 5.02 and 5.03. Additionally, with regard to Lot 5.03, a bulk variance for **lot area** was granted for 3600.60 square feet as opposed to the 4000 square feet that is required. Variance for **lot frontage** on Hancock Avenue was granted for 30 feet where 40 feet is the minimum required. Also granted, a **front yard setback** to the boardwalk of -.15 feet was approved, where 0 feet is required (a pre-existing non-conforming condition); a **rear yard setback** of -.31 feet where 3 feet is required (a pre-existing non-conforming condition), and a variance for **no parking** spaces available for this lot as long as they provide (5) five parking spaces on Lot 5.01 and/or 5.02. If developed, this will become cross access easements.

The subject property is on a county road, necessitating the applicants to work with the county engineers. Since there was a discrepancy over a possible “row” and a “sight triangle” there was a substantial delay with the county’s approval. This delay prevented the applicants from filing their plans with the county in the permitted time frame. For this reason and the length of time since the approval, per Planning Board Attorney, Steven Zabarsky the applicants are resubmitting their application for approval at this time with the same requests.

RESOLUTIONS TO MEMORIALIZE

RESOLUTION #2023-09 2022 Master Plan Re-Examination Report

RESOLUTION #2023-10 Hazard Vulnerability Assessment of the Land Use Plan Element

RESOLUTION #2023-11 Borough of Seaside Heights Municipal Public Access Plan

RESOLUTION #2023-12 -TO EXTEND BOARD APPROVAL OF RESOLUTION #2022-06 FOR BLOCK 50 LOT 40 – 201 KEARNEY AVE. -MORDECHAI FINKLESTEIN – ZONE: LOW DENSITY RESIDENTIAL (LDR) & RETAIL BUSINESS (RB) MAJOR PRELIMINARY AND FINAL SUBDIVISION, USE AND BULK VARIANCES.

RESOLUTION #2023-13-TO EXTEND APPROVAL OF RESOLUTION #2021-06 FOR BLOCK 69 LOTS 35 AND 35.01 – BOARDWALK OCEANSIDE AT DUPONT AVE.-SHORE, LLC- PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL WITH BULK VARIANCES.

ITEM FOR DISCUSSION

**BLOCK 16 LOT 1 – 717 BOULEVARD AVE –BOULEVARD EDGE, LLC. - ZONE: RETAIL BUSINESS (RB)
MINOR SUBDIVISION, USE AND BULK VARIANCES
APPLICATION 21-14**

The Planning Board Secretary received a letter from Matt Heagen, Esq., attorney for the above applicant dated January 30, 2023. Mr. Heagen is requesting a one-year extension of the approval granted by the Board on March 7, 2022, final resolution was dated April 4, 2022. The letter details actions taken by Dan Wheaton, of Ten 10 Architecture to perfect the resolution. As it is a very lengthy process, the applicant's 190 days expired on October 11, 2022 to record the subdivision with the county. Although all steps are now completed, the applicant feels that a one year extension will avoid the need to request further extensions should any new obstacles arise with the procedure.