

AGENDA

Seaside Heights Planning Board
February 27, 2023
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 February 6, 2023

APPLICATIONS FOR REVIEW

BLOCK 27 LOT 25 – 327 FRANKLIN AVE – THEODORE AND LAUREEN SZEJNROK- ZONE: LOW DENSITY RESIDENTIAL (LDR)

MINOR SITE PLAN WITH BULK AND USE VARIANCES

APPLICATION # 2023-05

The applicant is requesting approval to build a duplex residential building on what appears on the application to be 2 lots at 1,875 SF each, when combined will total a lot area of 3,750 SF. They are requesting a bulk variance to construct a building at 44 feet high/3 stories where 40 feet are allowed. In addition they are asking that the maximum width of the driveway be 16 feet in width. The applicant will be providing 4 off-street parking spaces on this property. The "D" variance or USE variance requested by the applicants is for their lot size to be 3,750 SF where 4,000 SF is necessary for this construction.

**BULK VARIANCES: BUILDING HEIGHT
DRIVEWAY WIDTH**

USE VARIANCE: LOT AREA/SIZE

ATTY: DANTE M. ALFIERI, ESQ.

BLOCK 1 LOTS 7, 10, & 19.02 – 9 & 11 OCEAN TERRACE AND 24 PORTER AVE. – ONE OCEAN TERRACE, LLC – ZONE: RESIDENTIAL (R) AND RETAIL BUSINESS (RB)

PRELIMINARY AND FINAL MAJOR SITE PLAN WITH BULK AND USE VARIANCES

APPLICATION #22-27

The applicant is requesting approval to construct three, 5-story, multi-family buildings totaling 17 new townhouses. With this request, the applicant is asking for a USE variance for density / lot area for excessive units on the property and a USE variance for the height of the buildings. The property measures 18,564 sq. ft in total after the applicant merges the subject lots together. The minimum area per unit required is 1,200 sq.ft. The applicant is asking for a variance for the area to be 1,092 sq. ft. for each unit. They are proposing building heights of 48.83 feet where the maximum is 40 feet. For this application, they are also asking for the following bulk variances: On Porter Ave and Ocean Terrace, they are requesting 5 foot front setbacks, where the minimum required is 10 feet.

**USE VARIANCES: DENSITY/LOT AREA
HEIGHT**

BULK VARIANCE: FRONT YARD SETBACK

MATT HEAGEN, ESQ.

**BLOCK 4.01 LOTS 51 & 56 – 51-59 HAMILTON AVE & 308 BOULEVARD – 121 SOMERSET, LLC – ZONE:
BOULEVARD REDEVELOPMENT ZONE
PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN
APPLICATION #22-26**

Applicant is requesting approval to subdivide these properties into 13 lots. They are proposing Lot 51.09 and 66.04 to be 35 x100 square feet while the rest, Lots 51.01-51.08 and 66.01-66.03 will be 20 x 100 square foot lots. On the larger lots the applicants are proposing to have commercial space on the ground level and residential space above. On the eleven 20 x 100 lots, the applicants are requesting approval to build 11 single-family homes. Since this application is within the "Boulevard Redevelopment" area it has been before Mayor and Council. They approved the plans to be appropriate for the redevelopment zone. For that reason, the applicants are not asking for any variances, but will stay within the height requirements of under 80 feet tall on the Boulevard.

MATT HEAGEN, ESQ.

**BLOCK 58 LOTS 1.04 & 5 – 1219 BOARDWALK – DANNY MERK – ZONE: RESORT RECREATIONAL (RR)
SITE PLAN/REVISION TO AN APPROVED PLAN WITH USE VARIANCE-APPEAL OF ADMINISTRATIVE
OFFICER**

The applicant has a business on the boardwalk which is retail sales of clothing, gifts, and souvenirs. He is asking for approval to add a piercing room to this business. This requires a Use variance as it is not an approved use in this zone. This is also an appeal of an administrative officer since the applicant states that the piercing room was approved by the zoning officer and subsequently told by the zoning officer that he could not add on a piercing room or do piercings.

"D" USE VARIANCE

ANTHONY PAGANO, ESQ.

RESOLUTIONS TO MEMORIALIZE

**RESOLUTION # 2023-14 : 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**

**RESOLUTION # 2023-15: BLOCK 16 LOT 1 – 717 BOULEVARD AVE –BOULEVARD EDGE, LLC. - ZONE:
RETAIL BUSINESS (RB) MINOR SUBDIVISION, USE AND BULK VARIANCES
APPLICATION 21-14
GRANTING A ONE-YEAR EXTENSION OF THE APPROVAL ON APRIL 4, 2022.**