

Seaside Heights Planning Board
WORKSHOP AGENDA
March 6, 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 27, 2023

APPLICATIONS TO REVIEW

BLOCK 13 LOTS 15 – 117 WEBSTER AVE – WP PROPERTIES, LLC. - ZONE: RETAIL BUSINESS (RB)

MINOR SUBDIVISION

APPLICATION # 2023-02

The applicant is requesting approval to subdivide this 6000 sq. ft., vacant property into three (3) 20x100 foot, buildable lots. The applicant intends to build 1 single family home on each of the three lots, which will all comply with the zoning ordinances in this zone. No variances are being requested.

ATTY: MATT HEAGEN, ESQ.

BLOCK 37 LOT 11.01 – 2 KEARNEY AVE. – 2 KEARNEY AVE. LLC -ZONE: RESIDENTIAL (R)

VARIANCE RELIEF

APPLICATION #2023-03

This property is a vacant, corner lot measuring 2000 square feet. The applicant is requesting a variance for **front yard setback** on the Ocean Terrace side of the lot asking for 1 foot, where 10 is required. It is the applicant's proposal to build a 41- foot, single-family residential building on this site.

ATTY: MATT HEAGEN, ESQ.

BLOCK 30 LOT 31- 512 BAY BOULEVARD – BAY BLVD SE, LLC. -ZONE: LOW DENSITY RESIDENTIAL (LDR)

MINOR SUBDIVISION WITH BULK VARIANCE

APPLICATION #2023-04

The applicants are seeking approval to subdivide an existing lot which has an area of 6250 square feet into 3 separate lots. They are proposing Lots 31.01 to be 2250 sq ft, and lots 31.02 & 31.03 to each be 2000 sq ft in measurement. The variance which is being sought by these applicants is for a **front yard setback** on proposed Lot 30.01, which is along Sumner Ave to be 3.5 feet where 10 feet are required.

ATTY: MATT HEAGEN, ESQ.

BLOCK 36 LOT 60 – 51-55 SAMPSON AVE. – 51-55 SAMPSON AVE. LLC.

MINOR SUBDIVISION

The property mentioned is 8000 square feet in measurement. The applicants are requesting approval to subdivide this property into four (4) 20 x 100 lots; proposed lots 60.01, 60.02, 60.03 and 60.04.

Presently, there is a 2 story single family home and a 2 story, 4 unit apartment building on the property

which the applicants intend to demolish. If approved, the subdivision will create 4 conforming, buildable, residential lots.

ATTY: ANTHONY PAGANO, ESQ.

PUBLIC HEARING

FOR THE DESIGNATION OF CERTAIN PROPERTIES AS AREAS IN NEED OF REDEVELOPMENT

BLOCK 19 LOT 27 – 229 FRANKLIN AVE.

This investigation will determine whether the above address meets statutory requirements to designate this area in need of redevelopment for **non-condemnation** purposes.

BLOCK 13 LOT 1 – 419 BOULEVARD

This investigation will determine whether the above address meets statutory requirements to designate this as a **condemnation** area in need of redevelopment potentially subject to condemnation pursuant to the Eminent Domain Act.