

Seaside Heights Planning Board
AGENDA
March 27, 2023
6:00 PM
116 Sherman Ave.
Court Room over Fire House

- Pledge of Allegiance
- Open Public Meetings Act Statement
- Roll Call
- Motion to approve minutes of March 6, 2023

APPLICATIONS TO REVIEW

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.

BY WAY OF LETTER FROM APPLICANT'S ATTORNEY, THIS MATTER WILL BE MOVED TO PUBLIC HEARING ON APRIL 24, 2023.

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 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 58 LOTS 1.04 & 5 – 1219 BOARDWALK – DANNY MERK – ZONE: RESORT RECREATIONAL B (RR)

SITE PLAN/REVISION TO AN APPROVED PLAN WITH USE VARIANCE -APPEAL OF ADMINISTRATIVE OFFICER

APPLICATION # 2022-28

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 his 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.

This has been carried over from February 27, 2023 without the necessity of additional public notice. The Board requested that the applicant address the litigation matter with the Borough Council. Based upon that interaction, the Board may or may not need to review and act on this application.

BLOCK 36 LOT 60 – 51-55 SAMPSON AVE. – 51-55 SAMPSON AVE. LLC. – ZONE: RESIDENTIAL (R)

MINOR SUBDIVISION

APPLICATION #2023-06

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.

RESOLUTIONS TO BE MEMORIALIZED

RESOLUTION # 2023-16 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

RESOLUTION #2023-17 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 "D" USE VARIANCES

APPLICATION # 22-07

RESOLUTION 2023-18 BLOCK 4.01 LOTS 51 & 56 – 51-59 HAMILTON AVE & 308 BOULEVARD -121 SOMERSET, LLC – ZONE: BOULEVARD REDEVELOPMENT ZONE

PRELIMINARY AND FINAL MAJOR SUBDIVISION AND SITE PLAN

APPLICATION # 22-26

RESOLUTION 2023-19 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.

RESOLUTION 2023-20 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.