

Seaside Heights Planning Board  
AGENDA  
May 30, 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 from May 1, 2023 Meeting

**PUBLIC HEARINGS**

**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. \* \*\*SINCE WE CANCELED MEETING 4/24/23, THIS WAS CARRIED TO THIS DATE, MAY 1, 2023. NEW NOTICES WERE SENT OUT BY THE APPLICANT.\*\***

**BLOCK 10 LOT 3 – 113-115 BOULEVARD – UP NORTH PARTNERS LLC dba BREAKIN BREAD ON THE BOULEVARD - ZONE: RETAIL BUSINESS (RB)**

**EXPANSION OF USE**

**APPLICATION # 2023-07**

**ATTY: JOSEPH M. BIMONTE, ESQ.**

***At the request of the applicant, this hearing will be moved to the June 26<sup>th</sup> meeting.***

**AREAS IN NEED OF REDEVELOPMENT**

The Mayor of Seaside Heights and Council introduced an ordinance approving redevelopment plans for 2 sites in town. Prior to adopting an ordinance, Planning Board review is required. Keenan Hughes, the borough's Redevelopment Planner will be discussing the following sites:

**BLOCK 13 LOT 1 – KARMA SITE REDEVELOPMENT PLAN**

**BLOCK 46 LOTS 15 & 22- 128 SHERIDAN AVENUE REDEVELOPMENT PLAN**