

Seaside Heights Planning Board
July 31, 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- July 20, 2023 Meeting

APPLICATION TO REVIEW

**BLOCK 6.01 LOTS 14.01, 14.02, 18, & 22 – 501 OCEAN TERRACE - SIXTEEN WEBSTER AVENUE, LLC - ZONE: RESIDENTIAL (R) AND RETAIL BUSINESS (RB)
MAJOR FINAL SITE PLAN WITH USE VARIANCES AND OTHER VARIANCE.
APPLICATION # 2023-08
ATTY: MATT HEAGEN, ESQ.**

Applicant is seeking approval to build 10 residential condominiums housed in 2 buildings on this property. Currently there is a Restaurant with apartments and a parking lot. The applicant, if approved will demolish the existing building for this construction. This applicant is requesting two D variances. The first is a HEIGHT variance to be permitted to build the buildings at 50 feet high where 40 is allowed. The other is for LOT DENSITY. They are requesting to build each unit at 1, 150 square feet where 1,200 square feet is allowed.

Additionally, this applicant is requesting approval for the Minimum Front Yard Setback from Ocean Terrace to be 6 feet, where 10 feet is required.

VARIANCES:

HEIGHT-D USE

DENSITY-D USE

FRONT YARD SETBACK-C BULK

REVIEW OF REDEVELOPMENT PLAN FOR 229 FRANKLIN AVE

BLOCK 19 LOT 27 – 229 FRANKLIN AVE.

In March of 2023 the Board determined that this property satisfied the criteria of a non-condemnation area in need of redevelopment. Today, July 31, 2023 there will be a review of the redevelopment plan for this property, which was prepared by Philips Preiss Grygiel Leheny Hughes LLC for Seaside Heights. It will provide guidelines to any potential investors/developers of this property in keeping with the objectives and goals of Seaside Heights.

RESOLUTION TO MEMORIALIZE

RESOLUTION #2023-29

BLOCK 69 LOT 35 & 35.01 – 3 OCEAN TERRACE – 3 OCEAN TERRACE, LLC ZONE: RESORT
RECREATIONAL (RR)

SITE PLAN APPROVAL NO VARIANCES

APPLICATION # 2023-09

EXECUTIVE SESSION

FRESH CUT FRIES, LLC- REMANDED FROM SUPERIOR COURT OF OCEAN COUNTY