

Seaside Heights Planning Board  
WORKSHOP  
August 7, 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 July 31, 2023 Meeting

**TOWN VISION MEETING**

The purpose of this meeting is to engage residents in developing a consensus on: (1) what their community should look like 20 years from now; (2) where the community seems to be heading; and (3) what has been done to achieve the desired vision. The Community Visioning Workshop is part of the Plan Endorsement process with the New Jersey State Office of Planning Advocacy. Plan Endorsement is a voluntary review process designed to ensure the coordination of State, County, and Municipal planning efforts in achieving the goals and policies of the State Planning Act. Some of the specific topics to be explored include land use and redevelopment, housing, recreation, transportation and circulation, community facilities, and economic development.

**APPLICATION TO REVIEW**

**BLOCK 5.01 LOTS 58, 59, & 63 – 418 BOULEVARD – SSH BOULEVARD URBAN RENEWAL, LLC  
ZONE: RESIDENTIAL ( R ) AND RETAIL BUSINESS (RB)**

**PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL-NO VARIANCES THIS IS A  
PROPERTY IN THE BOULEVARD REDEVELOPMENT PLAN.**

**APPLICATION # 2023-12**

**ATTY: NINO A. COVIELLO, ESQ**

This applicant was designated as the redeveloper for this property by the governing body of Seaside Heights. The property is part of the Boulevard Redevelopment Plan which has been called the “former steel structure”. The applicant is coming in to review their plan to build a 10-story mixed use building containing 77 residential units on the upper floors, 12,000 square feet of commercial restaurant space on the ground floor, and a roof top pool with recreational areas and amenities.