

Seaside Heights Planning Board  
August 28, 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 August 7, 2023 Meeting

**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 asking 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**

**BLOCK 5.01 LOTS 58,59, & 63 – 58 HAMILTON AVE, 406 & 418 BOULEVARD – SSH BOULEVARD URBAN RENEWAL, LLC- ZONE: RESIDENTIAL AND RETAIL BUSINESS (R & RB)  
MAJOR PRELIMINARY AND MAJOR FINAL SITE PLAN-NO VARIANCES  
APPLICATION # 2023-12  
ATTY: NINO COVIELLO, ESQ.**

This property is the subject of the Amended Boulevard Redevelopment Plan and has been called the “Former Steel Structure” for identification. The applicant is proposing to build a 10 story, mixed use of commercial and residential building, providing 153 parking spaces. The lower floor will provide 12,000 square feet of commercial/restaurant space. The upper floors will comprise of 77 residential units. They also propose to have rooftop amenities including a swimming pool and associated recreational areas.