

Seaside Heights Planning Board  
WORKSHOP  
September 5, 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 28, 2023 Meeting

**BLOCK 13 LOT 1 – 419 BOULEVARD – 401 BOULEVARD URBAN RENEWAL, LLC- ZONE:  
RETAIL BUSINESS (RB) REDEVELOPMENT ZONE  
MAJOR FINAL SITE PLAN-NO VARIANCES  
ATTY: MATHEW HEAGEN, ESQ.  
APPLICATION # 2023-14**

This application is for a project to build a mixed use building of 3 commercial units and 36 residential units on this site, which is the vacant building that housed Karma nightclub. This property is an area in need of redevelopment so there are no variances requested, since this project has been preapproved by Boro Council and the Redevelopment Plan was approved by the Planning Board. The applicant is asking for any and all waivers necessary to give this plan the final seal of approval.

**BLOCK 2.01 LOT 45 – 45 & 47 LINCOLN AVE. – 45 LINCOLN AVE, LLC - ZONE: RESIDENTIAL  
(R)  
MINOR SUBDIVISION-NO VARIANCES  
APPLICATION # 2023-10**

**ATTY: RICHARD RAMIREZ, ESQ., P.E., P.P.**

The applicants are requesting approval for a minor subdivision. Their lot is 4000 square feet. If approved, they will create **two** 20x100 foot lots, which complies with the zoning in this area to build a single family home on each lot.

**BLOCK 52 LOT 21– 242 SHERIDAN AVE. – ELIZABETH KEOGHAN- ZONE: LOW DENSITY  
RESIDENTIAL (LDR)  
SITE PLAN WITH BULK AND D VARIANCES  
APPLICATION # 2023-13**

The applicant currently has a single-family bungalow and a 1-2 family house on this property with pre-existing zoning violations: density (use variance) side yard setbacks, rear yard

setback and parking. Applicant is requesting permission to add a four foot, two-story addition where there is currently an outdoor shower, an air conditioning unit, and stairs. In order to do so, the applicant will be requesting variances for the pre-existing conditions.

**VARIANCES:**

**DENSITY (LOT AREA) – D USE VARIANCE**

**RIGHT SIDE YARD SETBACK**

**LEFT SIDE YARD SETBACK**

**PARKING**