

Seaside Heights Planning Board
October 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 October 2, 2023 Meeting

NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT INVESTIGATION

BLOCK 3.01, LOTS 13, 21, 25, 38, & 40
(COMMONLY KNOWN AS THE SURFSIDE, GLENDALE, AND DRY DOCK MOTELS)

PUBLIC HEARING

**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.

Continued from October 2, 2023 following a review of the application by and remarks from Keenan Hughes, Redevelopment Planner for Seaside Heights. Mr. Hughes found inconsistencies that need to be addressed.

**BLOCK 30 LOT 36 – 502 BAY BOULEVARD – CHERYL GOOD - ZONE: LOW DENSITY
RESIDENTIAL (LDR)
MINOR SUBDIVISION- WITH VARIANCES
APPLICATION # 2023-11**

ATTY: DANTE ALFIERI, ESQ.

Applicant is requesting approval for a minor subdivision with variances for existing lot with an area of 6,250 square feet. The applicant proposes to divide the property into **two** lots. The applicant will be demolishing the existing one-story building and keeping the 2 story building on this property. Proposed lots sizes are: 4250 square feet and 2000 square feet. There are two existing non-conformities on this property. On the Bay Boulevard side of the property, the **front yard setback** is currently 9.6 feet, where 10 feet is required. There is a non-conformity for parking in the rear of the house where 2 spaces are required and there are 0 parking spaces provided. If approved, the new lot will create 2 parking spaces for a potential home. If subdivision is approved, they are asking for new Lot 36.02, to have a variance for the **side yard setback** of 1 foot where 3 feet is required.

VARIANCES:

FRONT YARD SETBACK

SIDE YARD SETBACK