

Seaside Heights Planning Board
WORKSHOP
November 6, 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 30, 2023 Meeting

WORKSHOP ITEMS

**BLOCK 22 LOT 20 – 220 WEBSTER AVE. – SSHNJ220, LLC. – ZONE: LOW DENSITY
RESIDENTIAL (LDR)**

MINOR SUBDIVISION WITH VARIANCES

ATTY: JAMES J. GLUCK, ESQ.

APPLICATION #2023-16

This applicant is requesting approval to subdivide the existing 7500 square foot property into two lots. One lot will be 2500 square feet and the other will be 5000 square feet. The applicant will be asking for variances for proposed new lot 20.02. The applicant states that there are existing, non-conforming setbacks that they would like to continue and be granted variances for. They are as follows:

Right side set back is 1.5 feet where 2 feet are required by code.

Left side set back is 2.1 feet where 3 feet are required by code.

Rear yard set back is 1.9 feet where 3 feet are required by code.

VARIANCES:

RIGHT SIDE SETBACK

LEFT SIDE SETBACK

REAR YARD SETBACK

**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

**BLOCK 8.01 LOT 71 – 710 BOULEVARD/66 BLAINE AVE. -MORDECHAI FINKLESTEIN – ZONE:
RETAIL BUSINESS (RB)**

MAJOR FINAL SUBDIVISION & SITE PLAN WITH VARIANCES

ATTY: MATHEW HEAGEN, ESQ.

APPLICATION # 2023-15

The applicant is seeking approval to subdivide this 13,400 square foot vacant parking lot into 7 separate lots. The proposed lots will be 71.01 through 71.07. If approved, the applicant plans to build 6 single-family homes and a multi-use property along the Boulevard that will contain two, 2-bedroom apartments and 1,472 square feet of retail space on the ground level.

*For Lots 71.02, 71.03, 71.04, 71.06 and 71.07 the applicant is seeking a variance for **Lot Area**.

*For Lot 71.05 on the Boulevard side of the corner lot, the applicant is asking for a variance for **Front Yard Setback**.

*Regarding Lot 71.05 the applicant is requesting a **Lot Area/Density** variance because the lot they are proposing will be less than 4000 square feet for the commercial unit.

In addition, the applicant feels that they might need an off-street parking variance.

See application for details on measurements.

VARIANCES:

FRONT YARD SETBACK

PARKING-POSSIBLY

USE VARIANCES:

DENSITY (D VARIANCE)

LOT AREA (D VARIANCE)

**BLOCK 46 LOTS 15 & 22 – 128 SHERIDAN AVE. – SHAH MOTEL, LLC. – ZONE: RESIDENTIAL
(R) THIS IS A REDEVELOPMENT ZONE PROPERTY
PRELIMINARY AND FINAL MAJOR SITE PLAN-NO VARIANCES
ATTY: JASON TUVEL, ESQ.
APPLICATION # 2023-17**

This property was the subject of an area in need of redevelopment study. As a result, the motel that was on this property was demolished. The applicants have been approved by the Mayor and Council as the redevelopers for this property and are here for site plan approval. The applicant proposes to build an 18-unit, multi-family development as per the redevelopment plan. The units will be contained in 4 buildings, and they plan to have nine 2-bedroom units and nine 3 bedroom units. They will be providing 36 off-street parking spaces plus 3 spaces for electric vehicles.

RESOLUTIONS TO MEMORIALIZE

**RESOLUTION #2023-33
BLOCK 30 LOT 36 – 502 BAY BOULEVARD – CHERYL GOOD - ZONE: LOW DENSITY
RESIDENTIAL (LDR)
MINOR SUBDIVISION- WITH VARIANCES
ATTY: DANTE ALFIERI, ESQ.
APPLICATION # 2023-11
VARIANCES:
FRONT YARD SETBACK
SIDE YARD SETBACK**

**RESOLUTION #2023- 34
AREA IN NEED OF REDEVELOPMENT: BLOCK 3.01 LOTS 12, 21, 25, 38 , & 40
SURFSIDE MOTEL- 201 OCEAN TERRACE BL. 3.02 LOT 7, GLENDALE MOTEL- 25 FRANKLIN
AVE & 26 LINCOLN AVE BL.3.01 LOT 25 AND DRY DOCK MOTEL-50 LINCOLN AVE.**