

Seaside Heights Planning Board
Workshop
December 4, 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 November 27, 2023 Meeting

RESOLUTIONS TO MEMORIALIZE

RESOLUTION NO. 2023-35

**BLOCK 13 LOT 1 – 419 BOULEVARD – 401 BOULEVARD URBAN RENEWAL, LLC- ZONE:
RETAIL BUSINESS (RB) REDEVELOPMENT ZONE
MAJOR FINAL SITE PLAN-WITH VARIANCES
ATTY: MATHEW HEAGEN, ESQ.
APPLICATION # 2023-14
VARIANCES:
HEIGHT**

RESOLUTION NO. 2023-36

**BLOCK 2.01 LOTS 51, 55, 56, 59 – REVIEW OF REDEVELOPMENT PLAN FOR OFFSHORE
MOTEL
APPROVING THE REDEVELOPMENT PLAN FOR THIS SITE AND FINDING IT COMPLIANT WITH
THE MASTER PLAN- To be sent back to Mayor and Council for further action.**

APPLICATIONS TO BE REVIEWED

**BLOCK 21 LOT 11 – 213 WEBSTER AVE. – DR. DONALD OH- ZONE: LOW DENSITY
RESIDENTIAL (LDR)
MINOR SUBDIVISION WITH VARIANCES
ATTY: STEVE LEONE, ESQ./CHRIS REID, ESQ.
APPLICATION # 2023-18**

Applicant is seeking approval to subdivide the existing 5000sf property into 2 lots each measuring 2500 sf. Currently on this property (Lot 11.02), there is an existing, non-

conforming, three-family residential building. The applicant is requesting a variance to continue to allow that building to remain. The applicant proposes to reconstruct the garage, deck, curb and sidewalk for this non-conforming building to allow vehicles to park underneath the newly constructed deck. They are also requesting to continue the existing 2.9 foot , right side setback where 3 feet are required. For the left side setback, the applicant is requesting a variance for a 2.2 foot setback where 3 is required.

For the second lot, (proposed Lot 11.01) the applicant proposes to build a three-story, two-family, residential building. They are not asking for any variances on this lot.

VARIANCES:

RIGHT SIDE SETBACK

LEFT SIDE SETBACK

MAINTAIN A 3-FAMILY DWELLING WHERE SINGLE OR 2-FAMILY ARE ALLOWED

BLOCK 14.01 LOT 6 – 501 BOULEVARD – CABLEVISION OF MONMOUTH, LLC. (SUBSIDIARY OF ALTICE USA, INC)- ZONE: RETAIL BUSINESS (RB)

MINOR SITE PLAN WITH VARIANCES

ATTY: ROBERT B. MCBRIAR, ESQ.

APPLICATION # 2023-20

This property is currently an office building/retail services of cable television, internet, and telephone services and plan continue this use. The applicant is requesting approval to construct an exterior steel mezzanine attached to the existing building. This will enable the applicant to elevate the generator and related equipment above the flood level. The applicant is seeking a variance for the front setback on the building which is and has been 5.8 feet where 10 feet are required. They are also requesting a variance for the front yard fence, which is currently and historically 6 feet high, where a 4-foot-high fence is allowed.

VARIANCES:

FRONT YARD SETBACK (Pre-existing non-conformity)

FENCE HEIGHT (Pre-existing non-conformity)

BLOCK 54 LOT 21 – 242 GRANT AVE. – MARIO CRUZ- ZONE: LOW DENSITY RESIDENTIAL (LDR)

MINOR SUBDIVISION

ATTY: CHRISTOPHER REID, ESQ.

APPLICATION # 2023-19

The applicant is requesting to subdivide the existing 4000 SF lot into two 20 x 100 SF lots, which will be conforming in nature and buildable for 2 single family homes. They are not asking for any variances.