

Seaside Heights Planning Board  
December 18, 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 December 4, 2023 Meeting

**APPLICATIONS TO BE REVIEWED**

**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 22 LOT 18 & 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 (proposed lot 20.01) and the other will be 5000 square feet (proposed lot 20.02). Lot 20.01 is vacant at this time. Lot 20.02 has a residential home located there. The applicant is asking for variances on potential Lot 20.02 for existing non conformities; a **Rear Yard Setback** of 1.9 feet where 3 feet is permitted, a **Right Side Setback** of 1.5 feet where 2 feet is permitted, and a **Left Side Setback** of 2.1 feet where 3 is permitted.

**VARIANCES:**

**REAR YARD SETBACK**

**RIGHT SIDE SETBACK**

**LEFT SIDE SETBACK**

**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**

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.

**ATTY: JASON TUVEL, ESQ.**

**APPLICATION # 2023-17**

**BLOCK 3.01 LOTS 31, 21, 25, 38, 40 – A REVIEW OF THE SURFSIDE, GLENDALE, DRY DOCK  
REDEVELOPMENT PLAN.**

**PUBLIC OUTREACH HEARING REGARDING NEW JERSEY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND GREEN ACRES FOR FUNDING UNDER JAKE’S LAW FOR AN INCLUSIVE  
PLAYGROUND ON SUNSET BEACH ON BARNEGAT BAY.**