

Seaside Heights Planning Board
WORKSHOP AGENDA
MARCH 4, 2024
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 February 26, 2024

RESOLUTIONS TO MEMORIALIZE

RESOLUTION #2024-09
BLOCK 54 LOT 21 – 242 GRANT AVE. – MARIO CRUZ- ZONE: LOW DENSITY RESIDENTIAL (LDR)
MINOR SUBDIVISION
ATTY: CHRISTOPHER REID, ESQ.
APPLICATION # 2023-19

RESOLUTION #2024-10
BLOCK 50 LOT 21 – 244 FREMONT AVE. – FOR SEA DEVELOPMENT, INC -ZONE: LOW DENSITY
RESIDENTIAL (LDR)
MINOR SUBDIVISION-NO VARIANCES
ATTY: MATHEW HEAGEN, ESQ.
APPLICATION # 2023-21

RESOLUTION #2024-11
BLOCK 4.01 LOT 29 – 29 HAMILTON AVE. – 29 HAMILTON PARTNERS, LLC – ZONE: RESIDENTIAL (R)
MINOR SUBDIVISION – NO VARIANCES
ATTY: DANTE ALFIERI
APPLICATION # 2023-22

PUBLIC HEARING

BLOCK 26 LOTS 29.02, 29.03, 29.04, & 29.05 – 110-114 BAY BOULEVARD - S.A.M. DEVELOPERS, LLC –
ZONE: LOW DENSITY RESIDENTIAL (LDR)
PRELIMINARY AND FINAL MAJOR SITE PLAN WITH VARIANCES
VARIANCE: LOT AREA
FRONT YARD SETBACKS
D USE-DENSITY
ATTY: JAN L. WOUTERS, ESQ.

APPLICATION # 2023-24

The applicant is proposing to consolidate the 4 existing lots into one 7,875 square foot parcel and is requesting preliminary and final major site plan approval to build a 4-family building. The existing lots are vacant land. They are requesting a variance for lot area where 2000 SF is required, they are proposing 1,968.75 SF, which is pre-existing, from each lot totaling 7,875 SF where 8000 SF would be required. This is also the case for density, in that each unit will measure 1, 968.75 SF, where 2000 SF is required. The applicant is also requesting a variance for the front yard setbacks on Lincoln Ave. and Bay Boulevard of 6 feet for each, where 10 feet is required.

APPLICATIONS FOR WORKSHOP REVIEW**BLOCK 60 LOT 5 – 1011 OCEAN TERRACE – CLOWN AROUND, INC. -ZONE: RESORT RECREATIONAL (RR)****MINOR SITE PLAN WITH VARIANCES****VARIANCE: HEIGHT (“D” over 10 feet)****DRIVEWAY SIZE****ATTY: ANTHONY PAGANO, ESQ.****APPLICATION # 2023-23**

This property is currently a parking lot on which the applicant is requesting approval to construct a 3-family, residential building with 6 parking spaces provided on-site. The lot area of this site is 5,885 square feet. The applicant is requesting a variance for the height of the building, seeking 51.23 feet high where 41 feet is allowed. He is also requesting a variance for the driveway width, which is currently 24 feet wide; looking for approval for the driveway to be 21 feet wide.

BLOCK 70 LOT 1 – 1400 BAY BOULEVARD – AMERICAN LEGION – ZONE: LOW DENSITY RESIDENTIAL (LDR)**MINOR SUBDIVISION WITH VARIANCE****VARIANCE: FRONT SETBACK****ATTY: ANTHONY PAGANO, ESQ.****APPLICATION #2024-01**

This property is currently the site of the American Legion. The applicant is seeking approval to subdivide the land into 4 lots each measuring 2000 SF. They will be requesting variances for two of the lots in this subdivision. For proposed new lot 1.01 they are asking for a front setback of 9.4 feet where 10 is required and for proposed new lot 1.04 they are asking for a front setback of 3 feet where 10 is required.

REMAND FROM SUPERIOR COURT TO BE ADDRESSED

Fresh Cut Fries, LLC. on the issue of standing.