

Seaside Heights Planning Board
AGENDA
MARCH 25, 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 March 4, 2024

PUBLIC HEARINGS

**BLOCK 6.02 LOTS 1.01 & 1.02 – 500 OCEAN TERRACE – AFW 500, LLC. – ZONE: RESORT
RECREATIONAL (RR)
MINOR SITE PLAN WITH VARIANCES
VARIANCE: REAR YARD SETBACK
HEIGHT (IF APPLICABLE)
PARKING**

ATTY: STEVEN P. GOUIN, ESQ.

APPLICATION # 2023-26

This property is currently Spicy's Bar & Restaurant and Coin Castle Arcade. The applicant is requesting approval to maintain the same uses with the addition of rooftop seating and bar area extending the existing business. Regarding variances, the applicant is requesting a variance for the rear yard setback, which is a pre-existing, non-conformity. They are also asking to continue the no parking variance, since there has never been parking available for this property on-site.

**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 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.