

WORKSHOP AGENDA
Seaside Heights Planning Board
Monday, March 4, 2019
6:00pm
Court Room over Fire House

Opening:

Roll Call:

BL. 1 LOT 17 - 100-103 Ocean Terrace- Michael Carbone- Zone: Retail Business- Minor Site Plan

Applicant is requesting approval to build a 3 story, masonry and frame apartment building with 5 units, on a vacant 60 x 100 lot. This is a conforming use of the property. The applicant's project does not require any variances.

BL. 45 LOT 7.01 - 45-47 Blaine Ave. - 51 Blaine, LLC - Zone: Residential – Variances

Applicant is requesting approval to renovate the building on this property, which is currently a boarding house and is a non-conforming use of this property. The applicant proposes to convert the building/boarding house into five (5) summer, seasonal residential units for transient or owner occupied use. All the existing property characteristics: lot area, frontage width setbacks, etc. will remain the same. The applicant will be requesting variances for pre-existing violations on the property. Those variances requested are for the front setback, off street parking, and lot area/ per unit or density. The proposed change will bring the use of the property into conformity with zoning standards.

Atty: Matthew Heagan

BL. 69 LOTS 1, 1.01 &1.02 – Dupont Ave. Pier – Zone: Resort Recreational – Final Site Plan Approval- PHASE 3

Applicants are requesting Final Site Plan approval for Phase 3 of their construction project. These applicants received preliminary and final site plan approval to handle their project in 3 phases: Phase 1- An 11,000 sq.ft, temporary restaurant and six (6) 565 sq. foot commercial kiosks. Phase 2- construction of a 17,000 sq. ft. permanent beach bar and banquet facility including outdoor deck and bar area as well as a 28,000 sq. ft pool club. Phase 3 – construction

of a **6,700 sq. ft.** commercial building including outdoor deck area. This approval was memorialized in SSH Planning Board Resolution 2018-08 on March 28, 2018; preliminary and final site plan approval for Phase 1 and 2 and preliminary approval for Phase 3. As per the resolution, the applicants are here to address Phase 3 of the construction project for final site plan approval. They are seeking approval to build a **10,700 sq.ft.** footprint for a commercial building and a time extension of the approved Phase 1, temporary restaurant, for one season.
Atty- Mark Schneider

BL. 17.02 LOT 2 – 202-208 Bay Terrace – LaPierre, Inc. – Zone: Retail Business (RB)- Variance
Applicant is requesting a variance on this property to change the use from a seasonal boarding house to a year-round boarding house for the elderly. The applicant will not be making any changes to the property. They are proposing repairs to the front façade and to make repairs and upgrades to the interior portion of the building.
Atty- Mark Schneider