

AGENDA

Seaside Heights Planning Board
Wednesday, February 27, 2019
6:00pm
Court Room over Fire House

Opening:

Roll Call:

Approval of Minutes: February 4, 2019 Meeting

Block 12 Lot 1 - 315 Boulevard - Robert J. Bennett - Zone: Retail Business – Minor Site Plan

Applicant recently constructed an ice cream parlor on this property. As instructed by the Board and per Resolution 2017-09, applicant is coming to the Board for site plan approval to add an arcade and party room to this property. In addition, applicant will be seeking a design waiver and a variance for parking.

PUBLIC HEARING

Block 6.02 Lot 1.02-500 Boardwalk-AFW 500 LLC, "SPICY"-Zone: Resort Recreational

Project Title: Midway Restaurant and Bar

The applicant proposes to remove the amusement games on the south east corner of the property (Webster Ave. and Ocean Terrace) replacing them with a full service, fast-food restaurant and bar. This facility will seat 84 people. The current Coin Castle signage would be removed and additional Spicy's signage would be added over the new area.

MEMORIALIZE RESOLUTION 2019-06

**Block 69 Lots 1, 1.01, & 1.02- Dupont Ave. Pier-Seaside Ocean Terrace LLC-Zone Resort Rec.
Minor Site Plan**

ADMINISTRATIVE APPROVAL

This applicant received approval to construct this project in March 2018 in two phases, with directions to go back to the Planning Board with any additional construction and or if there is any deviation from the approved design plans.

Applicant is proposing to build (6) 30' x 18.5ft. boardwalk kiosks on the boardwalk, a restaurant, an in-ground pool, a 7500 sq. ft. Beach Bar, 10' x 12' cabanas, (2) 40' x 25" Club buildings, and a banquet space/facility ocean side on existing boardwalk. This is a conforming use of the property and will not be asking for variances.

Refer to letter by Mark Schneider dated February 17, 2018 (not sure if that was a typo or the actual date the letter was written). The applicant will be requesting administrative approval to utilize the type of awning that has already been constructed on the 6 kiosks, which are different than those which were approved from the plans and designs submitted to the Board in March of 2018.

BL. 55 Lots 1, 2 & Part of 9 – 1515 Ocean Terrace - FIRETTO CONDOMINIUMS- Melchiorre, Joseph and Paul Firetto- Resort Recreational Zone

Applicants are proposing to construct an 8 unit, 3 story condominium building with garaged parking underneath. The ground floor would be a street level garage. The first floor will contain 3 condominium units. The second floor will contain 3 condominium units. The third floor will contain 2 condominium units. All units are on floor in height. All units are accessed by common stairways originating within the garages. Each unit shall have 2 garage parking spaces on the first level. The building shall be positioned 1 foot off the southerly property line. Storm drainage is proposed under the driveway to collect all site runoff. Lighting and landscaping are proposed around the site. The condominium building is to be serviced by municipal water and sewer services.

ADMINISTRATIVE APPROVAL

These applicants received approval in 2016 to construct these condominiums memorialized in Resolution #2016-15. They are coming before the Board for administrative approval to modify the approved design to the entrance of the building. The impetus for this modification was subsequent to a state inspection of the elevator system. The inspector reported that there needs to be a "stair egress from the second floor" in order to pass the inspection.

DISCUSSION:

ORDINANCE NO. 2019-01: AN ORDINANCE OF THE BOROUGH OF SEASIDE HEIGHTS PROHIBITING APPROVAL OF APPLICATIONS WITHING THE BOROUGH OF SEASIDE HEIGHTS THAT REQUIRE BOROUGH GOVERNMENT APPROVAL WHICH ARE VIOLATIVE OF FEDERAL LAW AND AMENDING CHAPTER 246 SO AS TO PROHIBIT THE SALE OR DISPENSING OF MARIJUANA OR ANY CANNABIS-BASED PRODUCTS.

The Mayor and Council would like a discussion of the above ordinance by the Seaside Heights Planning Board prior to the second reading and passage of said ordinance.