

AGENDA
Seaside Heights Planning Board
WORKSHOP
Monday, May 7, 2018
6:00pm
Court Room over Fire House

Opening:

Roll Call:

Motion to Approve from April 25, 2018

**Block 22 Lot 1- 201 Sumner Ave. White Pearl Hotel- Crown Real Estate Holdings, Inc.- Zone
Retail Business
Minor Site Plan**

Applicant is proposing to bring back the hotel that once operated at this property. The current use of this property is non-conforming. The proposed usage, a hotel, will make this a conforming use of that property. There are 34 existing units on the property. The applicant is proposing to increase it to 36 units. There are 24 on-site parking spots. Applicant is not asking for any variances.

The applicant was before the Board on prior occasions. They are bringing in new plans to show that they will be going back to the original plans, which were approved several years before.

**Block 40 Lot 9 – 1004 Boulevard – Hephaestus Enterprises, LLC. – Zone- Retail
Business/Residential
Major Site Plan**

Applicant is requesting preliminary and final major site plan approval to construct (2) 2-unit, 3-story townhouse buildings with parking underneath, a pool, and outside seating barbecue area. This is a conforming use of the property and is currently a vacant, gravel lot. They will be asking for a Front Setback variance for this project asking for a 5 foot setback, where 10 feet is permitted by code.

Block 51 Lot 4.01 – 51 Hamilton Ave.- T-Mobile Northeast, LLC.- Zone – Residential/Retail Business.

Site Plan

Applicant is requesting approval to construct a temporary, 50 foot high, monopole cell phone tower and equipment compound with use of existing facilities. This property is a currently a parking lot. The applicant proposes to continue use the land as a parking lot and to house potential cell phone tower. The applicant will be asking for a height variance, since the tower will be 50' high and 40' is the maximum allowed. They will also be asking for a use variance, as a cell phone tower is not a permitted use of this property.

BL. 3.01 LOT 45 - 47 FRANKLIN AVE. – SHREE KRISHAN CORP. - SATISH M. JARIWALA- ZONE RB

This is a 5500 sq. ft. vacant lot. The applicant is requesting approval to construct a storage unit and parking area at the Dry Dock Motel. The setbacks and lot size are compliant with zoning codes.

MEMORIALIZE RESOLUTION

BL. 9 LOT 15 – 115 DUPONT AVE. – DENNIS TATE- ZONE RESIDENTIAL

Minor Site Plan

Applicant is requesting to raise existing house above flood plain and would like to install heating in the house. There are 3 units, of which only one is a year round rental. By elevating and installing heat, the applicant would like all 3 units to be year round rentals and will be adding 3 more on-site parking spaces. There will then be a total of 6 on-site parking spaces.

MEMORIALIZE RESOLUTION

BL. 8.01 LOT 13 – 15 GRANT AVE. – ASSOMA, LLC (BUOY 16) – ZONE RB

This property is a 15 room motel. Applicant is proposing to convert one of the rooms into a coffee/dessert shop on the corner of Grant Ave. and Ocean Terrace of the existing motel. This will be a retail shop that will handle all transactions through a window on the street. There will be no seating inside for the customers. Applicant will not be making any changes to the size of the existing building. The applicant will be requesting variances for parking for the coffee/dessert shop, existing setbacks, and any other exemptions, permissions, or variances that the town may require.

MEMORIALIZE RESOLUTION

3.

BLOCK 39 LOT 4.01- 1114 BOULEVARD- JOHN CONDIT – ZONE: RETAIL BUSINESS

Applicant is proposing to construct 3 apartments and a store front on this property. Currently there is a garage in the front and 2 units in the rear. The applicant will be requesting variances for parking and setbacks. Currently the property has a front setback of 20.33 feet where 10' is permitted by code. For the proposed change in this property, the applicant will be asking for no front setback.

MEMORIALIZE RESOLUTION

BLOCK 51 LOT 45 – 205 FREMONT AVE. – FREMONT BY THE BAY- ZONE: RETAIL BUSINESS

Applicant constructed a building with 5 condominium units subsequent to Planning Board approval in 2016. The applicant is now requesting a height variance for this building where 40 feet is permitted by code, they are asking for 41.8 feet.

MEMORIALIZE RESOLUTION

BL. 78 LOT 27.05 – 415 HIERING AVE. DAKIN HOMES, LLC. (ROBERT SHINO)-ZONE SF

This is a 2-family building which currently houses 1 apartment (top floor) and one business office (bottom floor). The applicant is requesting to be approved to place a large sign 20x8 foot with the business name on the eastern side of the building and a 4x8 foot sign over the entrance door to the business.

MEMORIALIZE RESOLUTION