

AGENDA  
Seaside Heights Planning Board  
Wednesday, July 25, 2018  
6:00pm  
Court Room over Fire House

Opening:

Roll Call:

**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.*

**PUBLIC HEARING CONTINUED FROM JUNE 27, 2018**

**Block 20 Lot 33 – 23 Hamilton Ave. – Apex Developers, LLC ( Greg Monesson) – Retail  
Business**

**Amended Preliminary and Final Major Site Plan-Statutory Extension**

Applicant is requesting a statutory extension of time for the previously approved amended Major Site Plan: Resolution # 06-24, which approved the construction of a three story, four unit townhouse.

**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.

**MEMORIALIZE RESOLUTION 2018-18**