

Borough of Little Silver

Settled 1667

Incorporated 1923



AGENDA

Agenda for the Regular Meeting of the Planning Board of the Borough of Little Silver to be held on Thursday June 4, 2020 at 7 P.M. through a remote meeting hosted virtually from the Borough Hall, 480 Prospect Avenue, Little Silver, New Jersey:

1. **Statement of Compliance**
2. **Roll Call**
3. **Flag Salute-**
4. **Correspondence-**
5. **Approval of Minutes:** The Minutes of the March 5, 2020 meeting.
6. **Old Business:**
7. **New Business:**

Michael and Nadine Kelly 56 Winding Way Little Silver, New Jersey seeking permission to demolish existing dwelling and construct a new 2 ½ story with a detached garage on the property at **61 Winding Way, Block 59, Lot 34, in the R-2 Zone**. The minimum required lot area is 25,000 square feet where 23,700 square feet is existing.

Chris and Caralyn Pisani 10 Windsor Drive Block 13, Lot 99, in the R-2 Zone seeking permission to construct a second story addition, covered front porch with addition above, side covered porch rear one story addition, rear covered porch and rear concrete patio. The minimum required front yard setback is 50 feet where 54 feet is existing and 47.8 feet is proposed.

NOTE: Anthony M. Condouris, A.I. A. Architect certified in a letter received on May 4, 2020 that the basement height from slab to the underside of the floor joist is less than 7 feet.

David Spencer 44 Lippincott Road, Block 61.01, Lot 15, in the R-2 Zone seeking permission to construct a 1,135 sq. ft. 2nd floor addition and 24 sq. ft. 2nd second floor balcony. The minimum required lot area is 25,000 square feet 21,409 where square feet is existing. The minimum required side yard setback for an accessory structure (263 sq. ft. shed) 15 feet where 1.9 feet is existing. Maximum allowable floor area ratio is .18 (3854 sq. ft.) where .169 (3615 sq. ft.) is existing and .222 (4751 sq. ft.) is proposed.

NOTE: Floor area ratio is a use variance and requires 5 out of 7 affirmative votes

NOTE: No basement. Existing crawl space (existing) height 16 feet, proposed addition height of 25.3 feet.

Justin and Nicole Palamara 525 Little Silver Point Road, Block 62, Lot 14, in the R-1 Zone seeking Permission to demolish existing dwelling and construct a new 2 ½ story dwelling, in-ground swimming pool and renovations to existing garage. The minimum required lot area is 60,000 square feet where 38,762 square feet is existing. The minimum required improved road frontage is 160 feet where 159.9 feet is existing. The minimum required rear yard setback for a principal structure is 50 where 33.5 feet is existing and 37.9 feet is proposed. The minimum side yard setback for a principal building is 48 where 15.3 feet is existing and 19.8 feet is proposed. The minimum required side yard setback for an accessory structure (garage) is 48 feet where 17 feet is existing. The maximum building height for a principal building is 35 feet and not exceeding 2½ stories where 35 feet and 2 ½ stories is existing and 39 feet and 2 ½ stories is proposed.

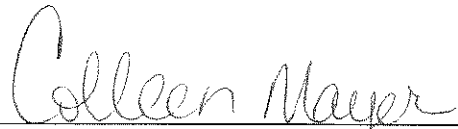
The maximum impervious surface is 25% where 39% is existing and 36.2% is proposed. No building, structure, improvement and/or development which increases the footprint of any existing structure or building or which enlarges the ground area of development currently existing on the subject property or which is new development shall be permitted in the Coastal Flood Zone where improvements and fill below the five (5) foot contour is proposed. Accessory structures (detached garage) should be located in other than front yard. Existing location is in front yard. Accessory structures (detached garage) shall not exceed 600 square feet in size, where existing is greater than 600 square feet. An outdoor private swimming pool shall be located not less than twenty-five feet (25') from the side or rear of the residence. Proposed swimming pool is proposed at fifteen feet (15')

A Variance Application and a Coastal Wetlands Application is required

John David Calvert 123 Stavola Road Middletown, New Jersey seeking permission to remove existing one story screened porch and construction a two story addition in that location, remove rear garage addition and construct new front garage addition, remove front side existing addition and construct two one story side addition and front one story addition with open entry porch on the property **at 71 Silverton Avenue, Block 26, Lot 24, in the R-3 Zone.** The minimum required lot area is 20,000 square feet where 5,225 square feet is existing. The minimum required improved road frontage is 100 feet where 50 feet is existing. The minimum required front yard setback is 30 feet where 20 feet is existing and 15.2 feet is proposed. The minimum required rear yard setback for a principal structure is 50 feet where 36.7 feet is existing and 17 feet is proposed. The minimum required rear yard setback for an accessory structure (garage) 15 feet where zero feet is existing and 3 feet is proposed. The minimum required side yard setback for principal structure is 15 feet on each side where 4.5 feet and 8.6 feet is existing and 10 feet and 10.6 feet is proposed. The minimum required side yard setback for an accessory structure (garage) is 15 feet on each side where 3.3 feet and 34.7 feet is existing. The maximum allowable lot coverage is 18% where 25% is existing and 31% is proposed. The maximum allowable impervious surface is 35% where 41% is existing and 48% is proposed. The maximum allowable floor area ratio is .18 (941 sq. ft.) where .26 (1358 sq. ft.) is existing and .53 (2760 sq. ft.) is proposed.

***Note: Floor area ratio is a use variance and requires 5 out of 7 affirmative votes**

9. **Resolutions**
10. **Miscellaneous**
11. **Adjournment**



Colleen Mayer, Planning Board Secretary