

Borough of Little Silver

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REVISED AGENDA

Agenda for the Regular Meeting of the Planning Board of the Borough of Little Silver to be held on Thursday April 21, 2016 at 7 P.M. Borough Hall, 480 Prospect Avenue, Little Silver, New Jersey:

1. **Statement of Compliance**
2. **Roll Call**
3. **Approval of Minutes:** The Minutes of the April 7, 2016 meeting.
4. **Correspondence:**
5. **Announcements:**

The following application is carried to May 19, 2016 meeting:

****New York SMSA Limited d/b/a Verizon Wireless 492-500 Prospect Avenue Block 37, Lot 13 B-1 Zone seeking permission to erect/construct an unmanned wireless facility.***

Does not permit a wireless cell tower facility. A use variance is required. ***Note: Use variance and requires 5 out of 7 affirmative votes.**

Requires a minimum front yard setback of 25 feet. Applicant proposes 11 feet. **Variance is required.**

Prohibits the maximum floor area of any use contained in a multi-use building exceeds 3,000 square feet. The applicant proposes 30,255.5 square feet. **Existing non- conformity.**

Prohibits the maximum floor area ratio to exceed 0.30. The applicant proposes 0.33. Existing non-conformity. ***Note: Floor area ratio is a use variance and requires 5 out of 7 affirmative votes.**

6. **New Business:**

Birch Avenue-Borough owned property -Capital review project for pole barn.

David and Allison Buleza 11 Little Silver Parkway Block 30, Lot 66 is seeking permission to construct a 33'x 6' two story addition to rear of existing home, reframe roof and construct a new 6' x 6' covered front porch. The minimum required lot area is 20,000 square feet where 12,428.7 square feet is existing. The minimum required improved road frontage for a corner lot is 150 feet on each road where 100 feet and 128 feet is existing. The minimum required front yard setback is 30 feet where 23.8 feet is existing. The minimum required rear yard setback for an accessory structure (shed) of 96 square feet in size is 8 feet where 7 feet is existing.

Dana Keating 58 Crest Drive 58 Crest Drive, Block 13, Lot 79, in the R-2 Zone is seeking permission to construction a 2nd story addition "squaring off" the rear of the house and construct a vestibule and powder room under the roof of the screen porch. The minimum required lot area is 25,000 square feet where 17,065 square feet is existing. The minimum required front yard setback is 50 feet where 46.97 feet is existing. The minimum required rear yard setback for a principal structure is 50 feet where 40.5 feet is existing. The minimum required side yard setback for a structure (*screen porch) is 15 feet on each side where 2.4 feet and 26.55 feet are existing. The maximum allowable impervious surface is 35% where 36% is existing and 37.7% is being proposed for screen porch. The maximum allowable floor area ratio* is .18 where .179 is existing and .188 is being proposed.

***Existing screen porch has no approval on file.**

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

7. Approval of Resolutions:

Stephen C. and Wendy H. Pisani 72 Judith Road Block 59, Lot 67 in the R-2 Zone applicants sought approval to demolish existing dwelling and construct a new 5,406 square foot dwelling. The minimum required improved road frontage for a corner lot is 150 feet on each road where 287.36 feet, 143.49 and 27.42 feet are existing and being proposed.

Eric and Kimberly Gervais 14 Prince Place Block 41, Lot 2 in the R-2 Zone applicants sought approval to construct 606 square feet of finished basement. The minimum required lot area is 25,000 square feet where 20,085 square feet is existing. The maximum allowable building height is 30 feet and 2 ½ stories where is 30 feet and 3 stories are existing. The maximum allowable floor area ratio is .18 (3615 sq. ft.) where .152 (3058 sq. ft.) is existing and .192 (3863 sq. ft.) is being proposed. *

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

125 Queens Drive South, Block 47, Lot 13 is seeking to amend approval from February 5, 2015. At this time they are not constructing the pool and pool house.

8. Miscellaneous

9. Adjournment



Colleen Mayer, Planning Board Secretary