

## AGENDA

Agenda for the Regular Meeting of the Planning Board of the Borough of Little Silver to be held on Thursday, April 23, 2015 at 7 P.M. Borough Hall, 480 Prospect Avenue, Little Silver, New Jersey:

1. Statement of Compliance
2. Roll Call
3. Correspondence- None
4. Approval of Minutes: The Minutes of the April 9, 2015 meeting.

### Unfinished Business:

#### **Carried to the May 7, 2015 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:

Ordinance Section 10.8E: Does not permit a wireless cell tower facility. A use variance is required.

**\*Note: Use variance and requires 5 out of 7 affirmative votes.**

Ordinance Section 10.8F.3: Requires a minimum front yard setback of 25 feet.

Applicant proposes 11 feet. **Variance is required.**

Ordinance Section 10.8 F.10: 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.**

Ordinance Section 10.8F.11: 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.**

### New Business:

**Ronanne DeRosa 3 Ruddy Court Block 54, Lot 25.16**, seeking permission to construct a two- story addition to existing two story house that will measure 33'-0" by 22'-5-1/2" and 24'-1 -1/2" high; demolish existing wood deck at the rear of house; a new, paved patio to be constructed at the left rear of the existing house; a paved landing to be constructed at the doors at the rear of the addition. The minimum required lot area is 20,000 square feet where 15,038 square feet is existing. The minimum required improved road frontage for a corner lot is 150 feet on each road where 100 feet and 239.35 feet is existing.

**Salvatore J. Martelli** seeking permission to amend the July 11, 2013 Planning Board approval to demolish the existing structures and construct an approximately 64' by 55' two and a half story single family home with a 29' by 18' on grade terrace and a 6,010 square foot circular drive by adding two new bedrooms on the second floor within the original attic space modifying the exterior windows on the south wall of the kitchen, modification of second floor interior walls to create a walk-in closet and construction of an additional bedroom, master bath and master bedroom walk-in closet which will cantilever over the on the rear yard patio and enlarge the rear patio by 11' x 18' for the **property at 512 Little Silver Point Road, Block 65, Lot 10, in the R-1 Zone**. The minimum required improved lot frontage is 160 feet where 100 feet is existing. The minimum required side yard setback for a principal building 34 feet in height is 43 feet on each side where 18.6 feet and 18.7 feet is proposed. The minimum side yard setback for an accessory structure (3 air conditioning condensers and generator on a raised platform) is 15 feet where 14 feet is proposed.

**Auto Exotica, Inc.** 23 Sears Avenue Highlands, New Jersey seeking permission to utilize an existing lot for storage of automobiles in conjunction with a business located in the Borough of Red Bank for storage of vehicles on the **property at Rumson Place, Block 1, Lots 1 and 2 Little Silver, New Jersey , in the B-1 Zone** The Ordinance states: Lot shall be permitted as an ancillary use to an existing or approved new car dealership. Dealership is located in Red Bank. A use variance is required. **NOTE: Use variance and requires 5 out of 7 affirmative votes.**

#### **Approval of Resolutions:**

**V. David Shaheen 335 Spring Street, Block 13, Lot 8.02, in the R-2 Zone** seeking permission to construct a 45' by 27.5 second story addition, a 7' by 15' mudroom addition, a 26' by 26' two car garage, an 8' by 45' front porch, a 15' by 22' covered deck, demolition of the existing driveway and replacement with an additional 15' by 15' turn-around area, the addition of an air conditioning condenser and associated walkways on the property. 10.6.E.3: The minimum required front yard setback is 50 feet where 51.5 feet is existing and 40.5 feet is proposed.

11. Miscellaneous
12. Adjournment

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Colleen Mayer, Planning Board Secretary

Dated: April 13, 2015