

Borough of Little Silver

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AGENDA

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

1. **Statement of Compliance**
2. **Salute to the Flag**
3. **Moment of Silence**
4. **Roll Call**
5. **Approval of Minutes:** The Minutes of the February 25, 2016 meeting.
6. **Correspondence:**
7. **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.**

Announcements continued:

The following application will be re-noticed for the April 21, 2016 meeting

Dana Keating 58 Crest Drive 58 Crest Drive, Block 13, Lot 79, in the R-2 Zone seeking permission to construction 2nd story addition "squaring off" the rear of the house.

8. Administrative approval request:

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.

9. New Business:

Stephen C. and Wendy H. Pisani 72 Judith Road Block 59, Lot 67 in the R-2 Zone is seeking permission 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 is seeking permission 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. *

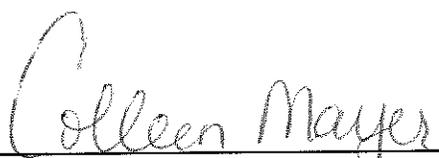
***Note: Floor area ratio is a use variance and requires 5 out of 7 affirmative votes**

10. Approval of Resolutions:

Brian Reppert 96 Laurel Drive 96 Laurel Drive, Block 52, Lot 26, in the R-3 Zone seeking permission to construct a 1,692 square foot second story addition, a 238 square foot covered front porch and renovations to the first floor.

11. Miscellaneous

12. Adjournment



Colleen Mayer, Planning Board Secretary