

AMENDED AGENDA

Agenda for the Regular Meeting of the Planning Board of the Borough of Little Silver to be held on Thursday, April 9, 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 March 19, 2015 meeting.
5. Election of New Secretary

Unfinished Business: None

New Business:

6. **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. ***Planning Board interpretation of January 19, 2006 determined that this is NOT a corner lot.***

7. **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.**

Approval of Resolutions:

Burke Development Associates, LLC 50 Queens Drive East, Block 42, Lot 4

Application to renovate the first floor of the existing residence, to construct a 1,462 square foot second story addition, to construct a 22' x 7' front porch and an 8'6" x 4'6" front porch, and to remove the existing walkway which violates the minimum required lot area is 25,000 square feet where 23,392 square feet is existing and proposed; minimum required front yard setback is 50 feet where 34 feet is existing and proposed and The minimum required side yard setback for a principal structure is 15 feet on each side where 13.9 feet and 38.8 feet are existing and proposed.

Joseph and Donna Loftus 60 Nottingham Way, Block 13, Lot 107, R-2 Zone request administrative approval to construct a 14'9" by 21'10.5", 17'2" high, one story addition and remove the existing deck and hot tub and construct a 518 square foot patio, 131 square feet of stone walls, relocation of existing AC unit and installation of approximately 20 linear feet of 4 foot high fencing with trellised gate by replacing the proposed 7'2" flared bay window with a square bay window 9.6' in size and to construct a one story 4'1" by 9'4" vestibule on the property. The minimum required lot area is 25,000 square feet where 21,450 square feet is existing. The minimum required front yard setback is 50 feet where 44 feet is existing.

11. Miscellaneous
12. Adjournment

Colleen Mayer
Acting Planning Board Secretary

Dated: March 25, 2015