

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 August 13, 2015 at 7 P.M. Borough Hall, 480 Prospect Avenue, Little Silver, New Jersey:

1. Statement of Compliance
2. Roll Call
3. Correspondence- From Edward J. McKenna, Esq. requesting an extension on the approval for Contemporary Motors, 24 Conover place Block 73, Lot 1.01
4. Approval of Minutes: The Minutes of the July 9, 2015 meeting.
5. Request for Administrative approval for **Paul Murgio, 73 Crest Drive Block 15, Lot 4 in the R-2 Zone** for Two AC condensers being located in the front yard. Application and plans approved by Planning Board on September 12, 2013 with AC condensers being in rear yard.
6. **Unfinished Business:**

****Requested to be carried to the September 10, 2015 meeting with no further noticing being required****

***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.**

**Appeal, Use Variance and Amended Site Plan Application of Parker's
Creek Partnership, LLC, 164 Rumson Road**

****Requested to be carried to the September 10, 2015 meeting with no further noticing
being required****

***Appeal, Use Variance and Amended Site Plan Application of Parker's Creek Partnership, LLC, 164 Rumson Road** to repave the existing parking area and Driveway on the property at 164 Rumson Road, (Edie's) Block 38, Lot 5, to pave approximately 660 square feet to create a parking area on the property at 158 Rumson Road, (residential home adjacent to Edie's) Block 38, Lot 4 and to create a 2,400 square foot stone parking area on the property at 160 Rumson Road, (residential property located to the rear of Edie's) Block 38, Lot 7, in the R-3 Zone which violates, as to **164 Rumson Road, (Edie's) Block 38, Lot 5**: A single detached house used as a residence and by not more than one family is permitted where an expansion of an existing non-conforming use is proposed; the minimum required lot area of 20,000 square feet where 4,875 square feet is existing; the minimum required improved road frontage of 100 feet where 37.5 feet is existing; the minimum required front yard setback of 30 feet where 27.8 feet is existing; the minimum required rear yard setback for a principal structure of 50 feet where 32 feet is existing; the minimum required side yard setback for a principal structure of 15 feet on each side where 7 feet and 4.8 feet is existing; the maximum allowable lot coverage of 18% where 25.5 % is existing; the maximum allowable impervious surface of 35% where 100% is existing; the maximum allowable floor area ratio of .18 (877 square feet) where .50 (2437 square feet) is existing. As to **158 Rumson Road, (residential home adjacent to Edie's) Block 38, Lot 4**: A single detached house used as a residence and by not more than one family is permitted where an expansion (parking area) of the adjacent non-conforming use is proposed; the minimum required lot area of 20,000 square feet 4,875 where square feet is existing; the minimum required improved road frontage of 100 feet where 37.5 feet is existing; the minimum required front yard setback of 30 feet where 24 feet is existing; the minimum required rear yard setback for a principal structure of 50 feet where 43 feet is existing; the minimum required rear yard setback for an accessory structure 64 square feet in size of 8 feet where 3 feet is existing; the minimum required side yard setback for a principal structure of 15 feet on each side where 11 feet and 6.5 feet is existing; the minimum required side yard setback for an accessory structure 64 square feet in size of 8 feet on each side where 4 feet is existing; the maximum gross habitable ground floor area of 900 square feet where 700 square feet is existing; the maximum allowable impervious surface of 35% where 22.6% is existing and 37% is proposed; the maximum allowable floor area ratio of .18 (878 square feet) where .28 (2,365) is existing; and as to **160 Rumson Road, (residential property located to the rear of Edie's) Block 38, Lot 7**: A single detached house used as a residence and by not more than one family is permitted where an expansion (parking area) of the adjacent non-conforming use is proposed; the minimum required lot area of 20,000 square feet where 10,650 square feet is existing; the minimum required improved road frontage of 100 feet where a 10 foot wide access easement is existing; and the maximum allowable impervious surface of 35% where 0% is existing and 23.5% is proposed.

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

7. **New Business:**

Somil Jain 20 Megan Drive Block 28, Lot 39.05 in the R-3 Zone seeking permission to construct a 24' x 16'; screened in porch off the back of house. The minimum required rear yard setback for a principal structure is 50 feet where 47' feet is existing and 42.6' is proposed. The minimum required rear yard setback for an accessory structure 384 square feet in size is 8 feet where 4.8' feet is existing.

****Carried to the September 10, 2015 meeting with new noticing being required****

James and Elizabeth Hobson 20 Holly Tree Lane Little Silver, New Jersey seeking permission to demolish existing structure and construct a 3 story 2,443 square foot dwelling on the property at **30 Rosslyn Court , Block 16, Lot 3, in the R-2 Zone**

The maximum allowable building height is 30 feet and 2 ½ stories where as 30 feet and 3 stories are being proposed. The maximum allowable floor area ratio is .18 where .118 is existing and .268 is proposed.

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

Lauren and Charles Dohrenwend 10 North Rivers Edge Drive Little Silver, New Jersey Seeking permission to demo existing house and construct a new 4,844 square foot house on the property at **22 Pine Drive, Block 45, Lot 2, in the R-1 Zone** The minimum required lot area is 60,000 square feet where 45,642 square feet is existing. The minimum required improved road frontage is 160 feet where 151.9 feet is existing. The Maximum building height for a principal building is 35 feet and not exceeding 2½ stories where 35 feet and 3 stories is being proposed.

Mark and Dawn Wilcox 19 Carlile Terrace Block 33, Lot 18 in the R-3 Zone seeking permission for removal of existing 12' x 7' enclosed porch and construct new 30' x 7' covered porch, remove existing 1st floor interior wall in existing study, relocate door, toilet and vanity in exiting bath, remove existing roof over existing garage and kitchen, install new 2nd floor over existing garage and kitchen and new 2nd floor addition to be 4th bedroom and master bathroom with walk in closet. The minimum required lot area is 20,000 square feet where 9,482 square feet is existing. The minimum required improved road frontage is 100 feet where 70.1 feet is existing. The minimum required front yard setback is 30 feet where 22.6 feet is existing and 23 feet is being proposed. The minimum required rear yard setback for a principal structure is 50 feet where 33 feet is existing. The minimum required rear yard setback for an accessory structure 120 square feet in size is 15 feet where it's been constructed over the property line. The minimum required side yard setback for a principal structure is 15 feet on each side where 17.33 feet and 12.55 feet is existing. The minimum required side yard setback for an accessory structure of 120 square feet in size is 15 feet on each side where 5 feet on each side is existing. The maximum allowable floor area ratio is .18 where .23 existing and .26 is proposed.

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

Michael and Elizabeth Silva 182 Fox Hill Drive Block 13, Lot 26.01 in the R-2 zone seeking permission to construct an enclosure of existing screened in porch with new windows, flooring and heat. The minimum required lot area is 25,000 square feet where 20,761.21 square feet is existing. The minimum required front yard setback is 50 feet where 45.97 feet is existing.

Little Silver Tennis Club 100 Birch Avenue Block 30.01, Lot 4 in the B-1 Business Zone

****Requested to be carried to the September 10, 2015 meeting with no further noticing being required****

The Tennis Club is a use not allowed in the B-1 Business zone, is seeking permission to enclose existing outdoor clay tennis courts with pre-manufactured athletic expansion of a non-conforming use. **A use variance is required.** The Principal building has an existing rear yard setback of 47.9 feet where 50 feet is required. Minimum Floor area of any use contained in a multi-use building is 1,000 square feet whereas 42,500 square feet is existing and 33,600 square feet is being proposed. **Maximum floor area** of any use contained in a multi-use building is 3,000 square feet whereas 42,500 are existing and 33,600 is being proposed.

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

8. Approval of Resolutions:

St. John's Episcopal Church 325 Little Silver Point Road Block 46, Lots 38, 39, and 39.02 in the R-2 Zone seeking permission to construct an 83 square foot porch and a 220 square foot, 27 linear foot ramp to the existing Church. The minimum lot area shall be two acres where 62,073 square feet is existing. No Principal building shall be located closer than Fifty (50) feet to any side property line where 12 feet is existing. Maximum lot coverage required is 15% where 16.7% is existing and 17% is proposed. The minimum required front yard setback is 50 feet where 30.3 feet is existing and 16.08 feet is proposed.

Christopher Walsh, 107 Cross Street Block 24, Lot 29, in the R-3 Zone seeking permission to construct a 8' x 37' 2nd story rear addition on the property. The minimum required lot area is 20,000 square feet where 9435 square feet is existing. The minimum required improved road frontage is 100 feet where 67 feet is existing. The minimum required side yard setback for a principal structure is 15 feet on each side where 7.3 feet and 11.03 feet is existing.

Robert Ferraris 101 Queens Drive South Block 47, Lot 9 in the R-2 Zone seeking permission for an already constructed 18' x 13' pool cabana. The minimum required side yard setback for an accessory structure is 15 feet where 3.2 feet is existing and proposed.

Lamberto Builders, LLC, 91 Sagamore Avenue Oceanport, NJ is seeking permission for demolition of existing structure and construction of a new single family home on the property at **71 Lovett Avenue, Block 49, and Lot 1, in the R-3 Zone.** The minimum required lot area is 20,000 square feet where 18,750 square feet is existing. The minimum required improved road frontage for a corner lot is 150 feet on each road where 150 feet and 125 feet is existing. The maximum allowable floor area ratio is .18 where .08 existing and .20.4 is proposed.

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

Approval of Resolutions continued:

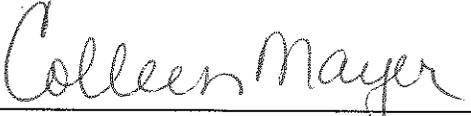
Edward and Marilyn Fenton. 18 Sunnycrest Court Block 30, Lot 61 in the R-3 Zone is seeking permission to construct a garage addition of 16' x 12', 6' x 7' 8" laundry room addition and 4' x 4' covered entry. The minimum required lot area is 20,000 square feet where 8330 square feet is existing. The minimum required improved road frontage is 100 feet where 64 feet is existing. The minimum required front yard setback is 30 feet where 30.6' feet is existing and 21 feet is proposed. The minimum required rear yard setback for a principal structure is 50 feet where 33 feet is existing. The minimum required rear yard setback for an accessory structure 64 square feet in size is 8 feet where 5' feet is existing. The minimum required side yard setback for a principal structure is 8 feet on each side where 7.2 feet and 15.3 feet is existing and proposed. The minimum required side yard setback for an accessory structure is 8 feet on each side where 5 feet and 5 feet is existing. The maximum allowable lot coverage is 18% where 22% existing and 25.3% is proposed. The maximum allowable floor area ratio is .18 where .23.6 is existing and 24.2 is proposed.

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

9. **Miscellaneous –**

- (a) Change the December 3, 2015 Planning Board meeting to December 10, 2015.
- (b) Amendment to Land use Ordinance-zone change for block 54, lots 37 & 38

10. Adjournment



Colleen Mayer, Planning Board Secretary

Dated: August 13, 2015