

AGENDA

Agenda for the Regular Meeting of the Planning Board of the Borough of Little Silver to be held on Thursday December 1, 2016 at 7 P.M. Borough Hall, 480 Prospect Avenue, Little Silver, New Jersey:

1. **Statement of Compliance**
2. **Salute to the Flag**
3. **Roll Call**
4. **Approval of Minutes:** The Minutes of the November 17, 2016 meeting.
5. **Correspondence**
6. **Announcements**
7. **New Business:**

Little Silver Tennis Club-100 Birch Avenue Block 30.01 Lot 4 in the B-1 Zone is seeking to amend previous site plan approval of metal framed fabric structure to be changed to a metal structure with metal siding and metal standing seam roof. Gutters and leaders on the building will direct roof run-off directly into the underground detention system as opposed to the original design which would have required a continuous trench drain. A reduction in overall length of the building from 280 feet to 171 feet by moving the southern wall toward the north will result in the preservation of two outdoor clay tennis courts along with three indoor hard courts.

Contemporary Motor Cars, 325 Silverside Avenue (corner of Conover Place) Block 73 Lots 10 and 10.01 in the B-2 Zone seeking permission for lot consolidation to combine Lots 1.01, 10 and 10.01 into one lot and utilize site for vehicle storage contrary to the requirements of Article X of the Zoning Ordinance. Section 10.9 F3 requires a minimum front setback of 25 feet and no parking areas shall be permitted in front yards where as 23 feet is existing and a 4 foot front yard setback and parking in front yard is being proposed. Variance and Design waivers being requested: Parking within front yard setback; 10 foot wide buffer proposed whereas 20 feet is required; Parking within buffer area; 10 foot landscape screen proposed whereas 20 foot is required; Screen fencing along Conover Place; Designated truck loading area not provided; Landscape not provided along Conover Place curb line and parking lot requires landscape islands to separate parking area into groups of 50 spaces or less. No landscape islands are proposed within parking area.

8. Miscellaneous

9. Approval of Resolutions:

Heather and Kyle Pierson 74 Crest Drive Block 13, Lot 75, in the R-2 Zone sought permission to construct a two story side addition with the removal of 23 sq. ft. of deck for 1st. floor kitchen bump out in rear on the property.

Jason Zoracki 533 Little Silver Point Road Block 62, Lot 14.02, in the R-1 Zone (DPA 241-16) sought permission to construct an addition in the rear of the property.

10. Adjournment

Colleen Mayer, Planning Board Secretary

Dated: November 28, 2016