

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 February 25, 2016 at 7 P.M. Borough Hall, 480 Prospect Avenue, Little Silver, New Jersey:

1. **Statement of Compliance**
2. **Roll Call**
3. **Approval of Minutes:** The Minutes of the January 21, 2016 meeting.
4. **Correspondence:**

Peter Squassi, 87 Little Silver Point Road, Block 51, Lot 17, is requesting an extension of one year on a previously approved application.

5. **Carried to March 10, 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.**

Carried with new notice to be provided:

Harmesh Verma, 23 Middlebrook Drive Ocean Township, New Jersey seeking permission to construct a single family dwelling on the property at Birch Avenue and Maple Avenue, Block 55, Lots 11 & 33, in the R-3 Zone.

6. Administrative approval request:

459 Prospect Avenue-Front yard setback discrepancy-Planning Board approved a front yard setback of 23.65'. Applicant requesting front yard setback to be amended (corrected) to 22.65'.

Signage approval request:

7.

Joseph G. Okuszka proposing replacement of "like for like" signage located at **16 Ayers Lane Block 75, Lot 7 in the B-2 Zone**. Replacement of sign from "SALON AT THE STATION" to "BIRKENSTOCK".

Presentation: Capital Improvement Project

8.

A courtesy site plan review of communication tower located at Borough Hall by *New York SMSA Limited d/b/a Verizon Wireless.

9. New Business:

Brian Reppert 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. The minimum required lot area is 20,000 square feet where 11,250 square feet is existing. The minimum required improved road frontage is 100 feet where 75 feet is existing. The minimum required side yard setback for a principal structure is 15 feet on each side where 10.56 feet and 9.39 feet are existing. The minimum required side yard setback for an air conditioning unit is 15 feet where 10 feet is being proposed. The maximum allowable lot coverage is 18% where 17.76% is existing and 20.5% is being proposed. *The maximum allowable floor area ratio is .18 where .153 is existing and .322 is proposed.

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

Marc McAllister 60 Lovett Avenue block 52, Lot 11, in the R-3 Zone is seeking permission to finish basement area with walls, ceiling and floors. The minimum required lot area is 20,000 square feet where 12,750 square feet is existing. The minimum required improved road frontage is 100 feet where 85 feet is existing. The minimum required rear yard setback for a principal structure is 50 feet where 48 feet is existing. The minimum required rear yard setback for an accessory structure 96 square feet in size is 8 feet where 1.6 feet is existing. The minimum required side yard setback for an accessory structure 96 square feet in size is 8 feet where 1.6 feet is existing. The maximum allowable lot coverage is 18% where 26% is existing. The maximum allowable impervious surface is 35% where 47% is existing. The maximum allowable floor area ratio is .18 where .242 (3083 sq. ft.) is existing and .317 (4036 sq. ft.) is proposed.

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

Michael and Dana Keating 58 Crest Drive block 13, lot 79, in the R-2 Zone is seeking permission to construct a bedroom addition over existing screened porch and convert screened porch into a three season room. The minimum required lot area is 25,000 square feet where 17,065 square feet is existing. The minimum required front yard setback is 50 feet where 46.97 feet is existing. The minimum required rear yard setback for a principal structure is 50 feet where 40.5 feet is existing. The minimum required side yard setback for a structure (*screen porch) is 15 feet on each side where 2.4 feet and 26.55 feet are existing. Applicant is proposing second story over screened porch with a setback of 2.4 feet where 15 feet is required. The minimum required side yard setback for an accessory structure (*hot tub) is 8 feet where 6 feet is existing. The maximum allowable impervious surface is 35% where 36% is existing and 37.6% is being proposed for scree porch and hot tub. The maximum allowable floor area ratio is .18 where is .179 existing and .199 is proposed. ***Existing screen porch and hot tub have no approval on file.**

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

John and Sharon Hawthorn 579 Seven Bridges Road, Block 61, Lot 34, in the R-1 Zone and AE8 Flood Zone is seeking permission to construct a detached 38' x 46' garage, a 933 sq. ft. second story addition to existing dwelling and an 18' x 38' in-ground swimming pool. The minimum required lot area is 60,000 square feet where 45,568 square feet is existing. The minimum required improved road frontage is 160 feet where 150 feet is existing. The minimum side yard setback for the principal building is 39 feet for a building and/or structure height of 25 feet and not exceeding 1 ½ stories. Where 29.8' and 37.7' side yard setbacks are being proposed. The maximum building height is 16 feet for any free standing accessory building, where 19 feet is being proposed. **No building, structure, improvement and/or development which increases the footprint of any existing structure or building or which enlarges the ground area of development currently existing on the subject property or which is new development shall be permitted in the Coastal Flood Zone where improvements and fill below the five foot contour is proposed.**

10. Approval of Resolutions:

Kirsten Kienbaum 18 Laurie Lane Little Silver, New Jersey is seeking permission to construct an addition over existing garage on the property at **76 Rustic Terrace, Block 25, Lot 46**, in the R-3 Zone. The minimum required lot area is 20,000 square feet where 14,960 square feet is existing. The minimum required rear yard setback for a principal structure is 50 feet where 44 feet is existing. The minimum required rear yard setback for an accessory structure of 91 square feet in size is 8 feet where 3 feet is existing. The minimum required side yard setback for an accessory structure 91 square feet in size is 8 feet on each side where 2 feet and 2 feet are existing.

11. Miscellaneous

12. Adjournment


Colleen Mayer, Planning Board Secretary