

Borough of Little Silver

Settled 1667

Incorporated 1923



AGENDA

Agenda for the Regular Meeting of the Planning Board of the Borough of Little Silver to be held on Thursday January 21, 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 7, 2016 meeting.
4. **Correspondence: None**
5. **Request for Administrative approval: Michael Alfieri, 143 Little Silver Point Road, Block 51, Lot 14 in the R-1A Zone** is requesting to increase size of proposed deck in rear of property from 16' x 5' (80 sq. ft.) to 16' x 15' (240 sq. ft). Application and plans approved by Planning Board on May 21, 2015 with proposed deck of 16' x 5' (80 sq. ft.).
6. **CARRIED: TO FEBRUARY 4, 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.**

7.

Carried with NEW NOTICING BEING REQUIRED

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 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 32 feet for a building and/or structure height of 25 feet and not exceeding 1 ½ stories. Where 30 feet side yard setback is being proposed The maximum building height is 16 feet for any free standing accessory building, where 25 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.- ***With new noticing being required.***

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.** ***With new noticing being required***

8. **New Business:**

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.

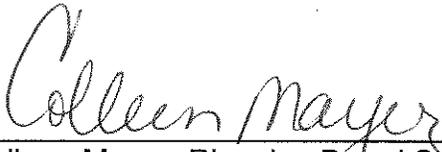
9. **Approval of Resolutions:**

Steven Raia, 30 Alwin Terrace Block 83, Lot 10 in the R-2 Zone and AE8 Flood Zone is seeking permission to demolish existing dwelling and construct a new 5,717 square foot dwelling on a crawl space. The minimum required lot area is 25,000 square feet where 20,498 square feet is existing and proposed.

Little Silver Tennis Club, 100 Birch Avenue seeking permission to enclose existing outdoor clay tennis courts with pre-manufactured athletic building on the property at 100 Birch Avenue, Block 30.01, Lot 4, in the B-1 Business Zone. The Tennis Club is a use not allowed in the B-1 Business zone, an 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. ***Use Variance 5 Affirmative votes required. With new noticing being required***

10. Miscellaneous

11. Adjournment



Colleen Mayer, Planning Board Secretary

Dated: January 15, 2016