

Borough of Little Silver

Settled 1667

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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 July 14, 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 June 9, 2016 meeting.
5. **Correspondence:** None at this time
6. **Announcements:**
7. **Signage approval request:**

Karen Lozner, **Karen's School of Fashion- 469 Prospect Avenue Block 38 Lot 12** in the B-1 Zone is proposing a 25" x 41" "KSOF School of Fashion" logo sign with internally illuminated light and a 40.5 W x 31 H x 24 D black and white awing over front door with.

8. **Old Business:**

Martin and Kerrilee Russo 178 Winding Way South Block 67, Lot 7, in the R-2 Zone is seeking permission to raise ridge on existing garage including dormer to create storage above garage. The minimum required side yard setback for an accessory structure is 15 feet on each side where 11.5 feet and 11.5 feet are existing. The maximum allowable building and/or structure height is 16 feet for any free standing accessory building where 15 feet is existing and 19 feet is proposed. *(Revised from original submission)*

Helen Appleby/Visionary Growth Properties, LLC of 211 Randall Avenue Point Pleasant Beach, New Jersey is seeking permission to construct a two story single family dwelling over existing foundation with a new covered front entry/porch, a 630 sq. ft. rear deck and a 645 sq. ft. rear patio on the property at **44 Queens Drive East, Block 43, Lot 8, in the R-2 Zone**. The minimum required lot area is 25,000 square feet where 20,033 square feet is existing. The minimum required front yard setback is 50 feet where 51.4 feet is existing and 43 feet is proposed. The minimum required rear yard setback for a principal structure is 50 feet where 38.2 feet is existing. *(Revised from original submission)*

9. New Business:

Robert and Margaret Nicolosi 86 Silverton Avenue Block 23, Lot 1, in the R-3 Zone are seeking permission to construct a 144 square foot first floor addition and a 179 square foot second story addition. The minimum required lot area is 20,000 square feet where 13,500 square feet is existing. The minimum required improved road frontage for a corner lot is 150 feet on each road where 135 feet is existing. The minimum required front yard setback is 30 feet where 24.7 feet and 18 feet are existing. The maximum allowable floor area ratio is .18 where .252 is existing and .279 is proposed.

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

Two Swans, LLC located at 14 Cliffwood Avenue Suite 200 Matawan, New Jersey are seeking permission to demolish and construct a new two story 4,079 sq. ft. dwelling on the property at **15 Mitchell Place, Block 44, and Lot 30, in the R-1 Zone**. The minimum required lot area is 60,000 square feet where 39,370 square feet is existing. The minimum side yard setback is 43.3 feet where 34.35 feet and 127.6 feet is existing.

John and Caroline Connelly 26 North Sunnycrest Drive Block 34, Lot 26, in the R-3 Zone are seeking permission to construct a two story addition along with a front porch addition and relocate air conditioner in side yard. Air conditioners and condenser units shall be allowed 3 feet of the principal structure and at least 15 feet from the property line, except that the distance to the property can be reduced to as little as 8 feet if a sound absorption/reduction system to determine noise levels is installed. Each residence shall provide a garage. No garage exists. The minimum required lot area is 20,000 square feet where 7,000 square feet is existing. The minimum required improved road frontage is 100 feet where 70 feet is existing. The minimum required front yard setback is 30 feet where 26 feet is existing and 20 feet is proposed. The minimum required rear yard setback for a principal structure is 50 feet where 16 feet is existing and 25.37 feet is proposed. The minimum required rear yard setback for an accessory structure 48 square feet in size is 8 feet where 2 feet is existing. The minimum required side yard setback for a principal structure is 15 feet on each side where 6.1 feet and 6.3 feet are existing. The minimum required side yard setback for an accessory structure 48 square feet in size is 8 feet on each side where 2 feet and 2 feet is existing. The maximum allowable lot coverage is 18% where 34.5 is existing and 36.3 is proposed. The maximum allowable impervious surface is 35% where 43.7% is existing and 53.17% is being proposed. The maximum allowable floor area ratio is .18 (1260 square feet) where .25 (1764 square feet) is existing and .49 (3452 square feet) is proposed.*

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

Eric Wasserfall and Carolyn DeForte 149 North Sunnycrest Drive Block 30, Lot 51, in the R-3 Zone are seeking permission to amend approval for construction of a deck of 8' x 29' (232 sq. ft.) from DPA #29-14 to construct (retain) a deck of 15' x 30' (450 sq. ft.) The maximum allowable lot coverage is 18% where 26.8% is existing and 31.8% is proposed. The maximum allowable impervious surface is 35% where 40.25% is existing and 41.08% is proposed. ***Please note that the condition of the previous approval required the removal of the shed and fence from Borough property and that condition remains in effect.***

11. Approval of Resolutions:

Denise Laferrera 120 Woodbine Avenue Block 22, Lot 14, in the R-3 Zone sought permission to construct a second floor dormer off the rear and enclose a screened in porch. The minimum required lot area is 20,000 square feet where 7837 square feet is existing. The minimum required improved road frontage is 100 feet where 75 feet is existing. The minimum required front yard setback is 30 feet where 24.8 feet is existing. The minimum required side yard setback for a principal structure is 15 feet on each side where 12.2 feet and 5.7 feet is existing. The maximum allowable lot coverage is 18% where 19.5% is existing.

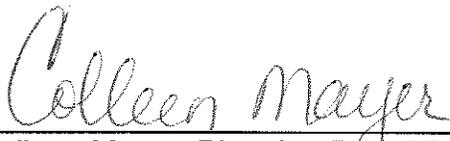
Ulrike Lirosi 122 North Sunnycrest Drive, Block 33, Lot 31, in the R-3 Zone sought permission to construct a new covered porch extension of 70 square feet. The minimum required lot area is 20,000 square feet where 7,875 square feet is existing. The minimum required front yard setback is 30 feet where 25.4 feet is existing. The minimum required rear yard setback for a principal structure is 50 feet where 46 feet is existing. The minimum required side yard setback for a principal structure is 15 feet on each side where 11.4 feet and 11.9 feet is existing. The maximum allowable lot coverage is 18% where 19.9 % is existing and 20.8% is proposed.

Ryan and Holly Moscatiello 148 North Lovett Avenue Block 36, Lot 16, in the R-3 sought is permission to construct a second story dormer and extend front porch by lengthening and covering. The minimum required lot area is 20,000 square feet where 11,717 square feet is existing. The minimum required improved road frontage is 100 feet where 95 feet is existing. The minimum required front yard setback is 30 feet where 35 feet is existing and 28 feet is being proposed. The maximum allowable floor area ratio is .18 where .18 is existing and .239 is proposed.

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

12. Miscellaneous-

13. Adjournment-



Colleen Mayer, Planning Board Secretary