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 July 9, 2015 at 7 P.M. Borough Hall, 480 Prospect Avenue, Little Silver, New Jersey:

1. Statement of Compliance

2. Roll Call

3. Correspondence- None

4. Approval of Minutes: The Minutes of the June 11, 2015 meeting.

5. **Unfinished Business:**

***Carried to the August 13, 2015 Planning Board 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.**

6. **New Business:**

543 Prospect Avenue -Capital review project for restrooms at firehouse for recreational field area use

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.

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 sideyard 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**

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**

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

***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. **Approval of Resolutions:**

Lori Markoff, 83 Laurel Drive Block 53, Lot 6 in the R-3 Zone is seeking permission to construct a second story addition. The minimum required lot area is 20,000 square feet where 13,068 square feet is existing. The minimum required side yard setback for a principal structure is 15 feet on each side where 10.9 feet is existing and proposed.

Emmet and Kara Wood 60 Winfield Drive Block 36, Lot 45 in the R-3 Zone seeking permission to demolish the existing wood deck and front porch and overhang and construct a two story approximately 900 square foot two story addition, new 4' by 7' front porch and stairs, new entrance and exit stairs on the side of house, a 12' by 15' new brick patio and two AC units with fence enclosure. The minimum required lot area is 20,000 square feet where 9,268 square feet is existing. The minimum required improved road frontage is 100 feet where 80.42 feet is existing. The minimum required front yard setback is 30 feet where 29.8 feet is existing and 24.9 feet is proposed.The minimum required rear yard setback for an accessory structure 400 square feet in size is 15 feet where 2.9 feet is existing. The minimum required side yard setback for a principal structure is 15 feet on each side where 15.3 feet and 16.3 feet is existing and 16.7 feet and 13 feet is proposed. :The minimum required side yard setback for an accessory structure 400 square feet in size is 15 feet on each side where 48 feet and 3.2 feet is existing. The maximum allowable lot coverage is 18% where 14.7% is existing and 20.2% is proposed.
The maximum allowable impervious surface is 35% where 33.2% is existing and 36.3% is proposed. The maximum allowable floor area ratio is .18 (1,668 square feet) where .163 (1,513 square feet) is existing and .266 (2,468 square feet) is proposed. (Basement is less than 7 feet in height and not included in the FAR).
***Note: Floor area ratio is a use variance and requires 5 out of 7 affirmative votes.**

William and Phyllis Sauer 26 Crest Drive Block 13, Lot 87 in the R-2 Zone seeking permission to demolish the existing garage, open porch and chimney and construct a two story addition consisting of a new garage, mud room, screened porch, extension to the existing family room, a master bedroom and bathroom above, to demolish half of the existing side porch and close in a 57 square foot portion adjacent to the existing kitchen and reconfigure the existing driveway to accommodate the new garage, reducing the driveway area by 12% The minimum required lot area is 25,000 square feet where 11,161.9 square feet is existing. The minimum required front yard setback is 50 feet where 22 feet is existing. The minimum required rear yard setback for a principal structure is 50 feet where 33 feet is existing. The minimum required side yard setback for a principal structure is 15 feet on each side where 21.5 feet and 14.3 feet is existing and 21.5 feet and 9 feet is proposed. The maximum allowable building height is 30 feet and 2 ½ stories where 30'6" and 2 ½ stories is proposed. The maximum allowable lot coverage is 18% where 14% is existing and 18.5% is proposed. The maximum allowable floor area ratio is .18 (2,009 square feet) where 20.5 (2,411 square feet) is existing and .30 (3,367 square feet) is proposed.

8. Miscellaneous

9. Adjournment

Colleen Mayer

Colleen Mayer, Planning Board Secretary

Dated: June 29, 2015