

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 June 9, 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 May 19, 2016 meeting.
5. **Correspondence:** None at this time
6. **Announcements: Application carried to the July 14, 2016 meeting:**

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 23.2 feet is proposed.

7. **Extension of time request:**

Phyllis and Bill Sauer 26 Crest Drive Block 13 Lot 87 in the R-2 Zoning is requesting one year extension to July 2017.

8. **Sign Signage approval request:**

Patricia Holsey proposing replacement of "like for like" signage located at **350 Silverside Avenue Block 76, Lot 2 (B-1 Zone)** -Replacement of sign from "Window Dressing" to "**Gannon Holsey Real Estate/Blue Winn Commercial Real Estate**"

9. New Business:

Denise Laferrera 120 Woodbine Avenue Block 22, Lot 14, in the R-3 Zone is seeking 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 is seeking 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 is seeking 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.**

Helen Appleby of 211 Randall Avenue Point Pleasant Beach, New Jersey is seeking permission to construct a second story addition 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 48.4 feet is proposed. The minimum required rear yard setback for a principal structure is 50 feet where 38.2 feet is existing. The maximum allowable floor area ratio is .18 (3,606 sq. ft.) where .12 (2,604 sq. ft.) is existing and .26 (5,208 sq. ft.) is proposed.

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

10. Approval of Resolutions:

Dr. Mohammedusuf Hajee 563 Seven Bridges Road Block 61, Lot 36, in the R-1 Zone sought permission to construct a two story addition with an attached garage. The minimum side yard setback required is 43.58 feet where 53.67 feet and 38.78 feet is existing.

Approval of Resolutions continued:

Gary and Andrienne Lamanno 64 Laurel Drive Block 52, Lot 33, in the R-3 Zone sought permission to amend permit #138-15 which was approved for the installation of 18' x 34' pool with plastic step and 3' concrete apron to now include a 10' x 14' shed, walkway and increase of size of concrete around pool and also seeking permission to widen the driveway to 20 feet, and adding a 13' x 32' stone area extension to the driveway. The minimum required rear yard setback for an accessory structure 150 square feet in size is 15 feet where 7.9 feet is proposed. The minimum required side yard setback for an accessory structure 150 square feet in size is 15 feet where 7.4' is proposed. The maximum allowable impervious surface is 35% (4775 sq. ft.) where 25% (3450 sq. ft.) is existing and 43.2 % (5827 sq. ft.) is being proposed.

11. Miscellaneous- Amending and Supplementing Land Use Ordinance for the B-1 and B-2 "Business Zone"

12. Adjournment-



Colleen Mayer, Planning Board Secretary