

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 March 10, 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 February 25, 2016 meeting.
4. **Correspondence: None**
5. **Carried to April 7, 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.**

Michael and Dana Keating 58 Crest Drive block 13, lot 79, in the R-2 Zone-

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:

Neil Houston and Sarah Jindal: **52 Grant Place Block 10 Lot 1 in the R-3 Zone**
Seeking to amend approval: The size of back patio was increased and is now only 2' (±) from property line.

7. New Business:

Brian Reppert 96 Laurel Drive 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**

8. Approval of Resolutions:

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.

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.

11. Miscellaneous

12. Adjournment



Colleen Mayer, Planning Board Secretary