

## AMENDED AGENDA

Agenda for the Regular Meeting of the Planning Board of the Borough of Little Silver to be held on Thursday, March 19, 2015 at 7 P.M. Borough Hall, 480 Prospect Avenue, Little Silver, New Jersey:

1. Statement of Compliance
2. Roll Call
3. Correspondence
4. Approval of Minutes from February 19, 2015 meeting. (No minutes from March 5, 2015 meeting cancelled due to weather)
5. Approval of Resolutions from February 19, 2015 meeting. (No Resolutions from March 5, 2015 meeting cancelled due to weather)

### **Resolutions:**

**Application of John and Lauren Mak** to construct an 18' by 32' second story dormer over the existing garage and the conversion of an existing 12' by 20' screened in porch to a new 16' by 24' family room on the property at 340 Rumson Road, Block 44, Lot 2, in the R-1 Zone which violates the minimum required lot area of 60,000 square feet where 45,913 square feet is existing and the minimum required improved lot frontage of 160 feet where 150 feet is existing.

**Application of John and Mary Beth Puzio** to finish an existing basement to include a family room, office and storage on the property at 150 Alderbrook Road, Block 17, Lot 4.122, in the PRD Zone which violates the following: A finished basement of seven (7) feet or more measured from floor to ceiling shall be considered a full story and the maximum building height shall not exceed 35 feet and 2 ½ stories where 3 stories is proposed.

**Application of Jack and Gloria Springate** to construct a 27' by 8'7" second floor addition over the first floor and a 6' by 12'6" second floor dormer addition on the property at 199 Seven Bridges Road, Block 46.01, Lot 2, in the R-1 Zone which violates the minimum required lot area of 60,000 square feet where 45,000 square feet is existing and the minimum required improved lot frontage of 160 feet where 150 feet is existing.

6. **Presentation of by Doug Glassmacher, Recreation**, for Replacement Sign at the Woman's Club
7. **Presentation of Ryser's Landscape, 145 White Road, Block 1, Lot 16**, for Resolution Compliance, Architectural Elevations for proposed Office/Retail structure.
8. **Burke Development Associates, LLC 50 Queens Drive East, Block 42, Lot 4**  
Application to renovate the first floor of the existing residence, to construct a 1,462 square foot second story addition, to construct a 22' x 7' front porch and an 8'6" x 4'6" front porch, and to remove the existing walkway which violates the minimum required lot area is 25,000 square feet where 23,392 square feet is existing and proposed; minimum required front yard setback is 50 feet where 34 feet is existing and proposed and The minimum required side yard setback for a principal structure is 15 feet on each side where 13.9 feet and 38.8 feet are existing and proposed.
9. **Joseph and Donna Loftus 60 Nottingham Way, Block 13, Lot 107, R-2 Zone** request administrative approval to construct a 14'9" by 21'10.5", 17'2" high, one story addition and remove the existing deck and hot tub and construct a 518 square foot patio, 131 square feet of stone walls, relocation of existing AC unit and installation of approximately 20 linear feet of 4 foot high fencing with trellised gate **by replacing the proposed 7'2" flared bay window with a square bay window 9.6' in size and to construct a one story 4'1" by 9'4" vestibule on the property.** The minimum required lot area is 25,000 square feet where 21,450 square feet is existing. The minimum required front yard setback is 50 feet where 44 feet is existing.
10. **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.**

11. Miscellaneous
12. Adjournment

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Colleen Mayer  
Planning Board Secretary