

Please note: Applicant TBC Construction Group/Mr. and Mrs. Robert Conti are requesting that the Planning Board carry their application to the Thursday, May 15, 2014 meeting (April 28, 2014)

AGENDA

Agenda for the Regular Meeting of the Planning Board of the Borough of Little Silver to be held on Thursday, May 1, 2014 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: March 20, 2014
5. Unfinished Business:

Application of Joseph Garofalo to demolish the existing deck, paver patio and walkway and construct two paver patios (a 380 square foot upper patio and a 450 square foot lower patio); a raised 205 square foot deck 5 feet above the upper patio, a 55 square foot outdoor kitchen 3 feet above the upper patio, a 1,715 square foot paver patio and 1,050 square foot in ground pool and 30 square foot spa, 38 linear feet of 18" retaining wall, 62 linear feet of 3'6" parapet wall, 22 linear feet of 3' retaining wall and 23 linear feet of 7'2" retaining wall and 54" high aluminum pool fencing on the property at 540 Little Silver Point Road, Block 65, Lot 20.01, in the R-1 Zone which violates the minimum required lot area of 60,000 square feet where 47,745 square feet is existing; the minimum required improved lot frontage of 160 feet where 156.88 feet is existing; the minimum side yard setback for an accessory building 84 square feet in size of 8 feet where 6.5 feet is existing; and no building, structure, improvement and/or development which increases the footprint of any existing structure or building or which enlarges the ground area of development currently existing on the subject property or which is new development shall be permitted in the Coastal Flood Zone where improvements and fill below the six foot contour (1929 NGVD) are proposed.

6. New Business:

Application of David and Jaclyn Colaizzo to construct a 35' by 29' irregular shape patio and a 28' long, 2' to 2.5' retaining wall on the property at 21 Silverton Avenue, Block 26, Lot 35, in the R-3 Zone which violates the minimum required lot area of 20,000 square feet where 6,531 square feet is existing; the minimum required improved road frontage of 100 feet where 62.5 feet is existing; the minimum required front yard setback of 30 feet where 15 feet is existing; the minimum required rear yard setback for an accessory structure (garage) 360 square feet in size of 15 feet where 4.95 feet is existing; the minimum required side yard setback for a principal structure of 15 feet on each side where 5.6 feet and 19 feet is existing; the minimum required side yard setback for an accessory structure 360 square feet in size of 15 feet on each side where 6 feet and 37 feet is existing as to the garage and the patio is proposed at 1.7 feet; the maximum allowable building height of 30 feet and 2 ½ stories where greater than 30 feet and 3 stories is existing; the maximum allowable lot coverage of 18% where 20.6% is existing; the maximum allowable impervious surface of 35% where 33.9% is existing and 48.7% is proposed.

Application of TBC Construction Group, c/o Mr. and Mrs. Robert Conti, 53 Winding Way to demolish the existing structure and construct a 4,630 square foot 2.5 story home including a three car garage, basement, unfinished attic, second story balcony, covered porch, patio, walkways, retaining wall, 16' by 30' in-ground pool and a 270 square foot, 1 story, 17 foot high pool house on the property at 478 Hance Road, Block 20 ,

Lot 1, in the R-1A Zone which violates the minimum required lot area of 40,000 square feet where 27,000 square feet is existing; the minimum required improved road frontage of 150 feet facing both streets where 135 feet is existing on Hance Road and 200 feet is existing on Vista Drive; the minimum required front yard setback of 50 feet where 50.4 feet is existing on Hance Road and 50 feet is existing on Vista Drive and 52.6 feet is proposed on Hance Road and 45.2 feet is proposed on Vista Drive; the minimum side yard setback for a principal building 32.85 feet in height of 41.85 feet on each side where 18.4 feet and 78 feet is existing and 16.8 feet and 61.7 feet is proposed; the maximum building height for an accessory building of 16 feet where 17 feet is proposed; and the maximum allowable impervious surface of 25% (6,750) where 22.4% (6,050 square feet) is existing and 31.3% (8,450 square feet) is proposed. **A note shall be added to the plans that the attic space will be unfinished.**

7. Resolutions:

Application of Claudine and Paul Moschella to construct a 500 square foot two story addition of varying depth across the front of the structure, internal modifications, replacement of existing patio with an approximately 10' by 50' slate patio and spa and two 6 foot high decorative stone walls attached to each side of the structure and a rain harvesting system for drainage purposes on the property at 22 Oakes Road, Block 44.01, Lot 8, in the R-1 Zone which violates the minimum required lot area of 60,000 square feet where 50,101 square feet is existing; the minimum required improved road frontage of 160 feet where 150 feet is existing; the minimum required rear yard setback for an accessory structure (tennis court) of 15 feet where 12 feet is existing; the minimum required side yard setback for a principal building 29.4 feet in height of 39 feet on each side where 33 feet and 49 feet is existing and 21' and 40' is proposed; the minimum side yard setback for an accessory structure (tennis court) of 15 feet where 12 feet is existing; and the maximum allowable impervious surface of 25% where 34% is existing and 41.5% is proposed.

Application of Joseph Chillemi to demolish an existing rear porch, walk, patio and chimney and construct a 2.5' by 10' addition to the front porch, a 4' by 12' second floor dormer addition, a 16'4" by 18' screen porch addition with an 11' by 14' balcony above, 3' by 4' and 3' by 5' second story additions to square off an existing second floor dormer, a 9' by 7' deck and new walkway on the property at 52 Lovett Avenue, Block 52, Lot 13, in the R-3 Zone which violates the minimum required lot area of 20,000 square feet where 11,250 square feet is existing; the minimum required improved road frontage of 100 feet where 75 feet is existing; the minimum required rear yard setback for a principal structure of 50 feet where 64 feet is existing and 45 feet is proposed; the maximum allowable lot coverage of 18% where 17% is existing and 18.2% is proposed; and the maximum allowable floor area ratio of .18 (2,025 square feet) where .223 (2,509 square feet) is existing and .227 (2,554 square feet) is proposed.

Application of Eric Wasserfall and Carolyn DeForte to demolish an existing 354.88 square foot deck and construct a one story 461.25 square foot sunroom addition, a 385 square foot elevated deck approximately 2.5 feet from grade, remove 553 square feet of existing asphalt area and construct a 143 square foot paver patio between the deck and existing garage on the property at 149 North Sunnycrest Drive, Block 30, Lot 51, in the R-3 Zone which violates the minimum required lot area of 20,000 square feet where 9,819.5 square feet is existing; the minimum required improved road frontage for a corner lot of 150 feet on each road where 75 feet and 111 feet is existing; the minimum required front yard setback of 30 feet from each street where 22.5 feet and 27.3 feet is existing; the minimum required side yard setback for a principal structure of 15 feet on each side where 10.75 feet and 24 feet is existing and the new structure is proposed at 11.3 and 18.8 feet; The maximum allowable lot coverage of 18% where 26.8% is existing and 31.8% is proposed; the maximum allowable impervious surface of 35% where 40.25% is existing and 41.08% is proposed; and the maximum allowable floor area ratio of .18 (1,767 square feet) where .315 (3,123 square feet) is existing and .36 (3,535 square feet) is proposed.

Application of West End KB, LLC, 14 Bridgewater Drive, Oceanport, New Jersey to demolish the existing structures and construct a 4,673 square foot single family dwelling including finished basement, rear patio, driveway and walkways on the property at 32 Queens Drive East, Block 43, Lot 6, in the R-2 Zone which

violates the minimum required lot area of 25,000 square feet where 21,255 square feet is existing; the minimum required front yard setback of 50 feet where 47.8 feet is proposed; the maximum allowable building height of 30 feet and 2 ½ stories where 32.72 feet is proposed; and the maximum allowable floor area ratio of .18 (3,825 square feet) where .12 (2,551 square feet) is existing and .22 (4,676 square feet) is proposed.

8. Miscellaneous – Sustainability Element
9. Adjournment

Diane L. Ramsey, CLUA
Planning Board Secretary

Dated: April 23, 2014