

# Borough of Little Silver

Settled 1667

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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 May 19, 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 5, 2016 meeting.
5. **Correspondence**
6. **Announcements:**

**The following is carried to the June 9, 2016 meeting due to noticing being deficient:**

**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.**

**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.**

**7. Old Business: None**

**8. New Business:**

**Dr. Mohammedusuf Hajee 563 Seven Bridges Road Block 61, Lot 36, in the R-1 Zone** seeking 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.

**Gary and Andrienne Lamanno 64 Laurel Drive Block 52, Lot 33, in the R-3 Zone** seeking 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.

**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.

**Capital Improvement Project** for DPW building located at **Birch Avenue, Block 30.01 Lot 122**-modification of building size to 75' x 100'

**9. Approval of Resolutions:**

Brenda McIntyre sought permission to open a Real Estate Office (Brenda McIntyre Realty) located at **50 Church Street, Block 40, Lot 8, in the B-1 Business Zone**. Minimum off-street parking spaces required for Business offices are one (1) parking space for each one hundred fifty (150) square feet of gross floor area. Ordinance requires 17 parking spaces, where 6 are existing and proposed.

**10. Miscellaneous-**

**11. Adjournment-**