

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 May 21, 2015 at 7 P.M. Borough Hall, 480 Prospect Avenue, Little Silver, New Jersey:

1. Statement of Compliance
2. Roll Call
3. Correspondence- None
4. Approval of Minutes: The Minutes of the May 7, 2015 meeting.
5. **Unfinished Business:**
Carried to June 11, 2015 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.**

***Appeal, Use Variance and Amended Site Plan Application of Parker's
Creek Partnership, LLC, 164 Rumson Road**

****Carried to the June 11, 2015 meeting with NEW noticing required****

***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.**

6. New Business:

Scott and Paige Metzger, 29 Rosslyn Court Block 17, Lot 12 in the R-1A Zone is seeking permission to demolish the existing deck and construct a 325 square foot raised deck that is only 2 feet above grade, but meets all the zoning requirements, 650 square foot brick patio, approximately 27 feet of 6' high closed fencing and gate, approximately 29 feet of 5' high closed fencing and gate and resurfacing of front porch.

The minimum required improved road frontage is 150 feet where feet is 135 feet is existing. The minimum side yard setback for a principal building is 25 feet where 35.3 and 23.7 feet is existing.

Robert and Stephanie Mc Carter, 400 Little Silver Point Road Block 65, Lot 2 in the R-1 Zone seeking permission to construct a 700 square feet (14' x 50') in-ground concrete pool with auto cover and 4' wide walkway on 3 sides. The minimum required lot area is 60,000 square feet where 51,600 square feet is existing. The minimum required side yard setback for an accessory structure is 15 feet on each side where 10 feet is existing.

Michael Alfieri, 143 Little Silver Point Road, Block 51, Lot 14 in the R-1A Zone is seeking permission to construct a second story addition. The minimum required improved road frontage is 150 feet where 100 feet is existing. The minimum side yard setback for a principal building of 28.5 feet in height is 41.5 feet on each side where 26.9 and 25.1 feet is existing. Minimum gross habitable ground floor area is 1,600 square feet where 1,264 square feet is existing and 1,084 square feet is proposed.

Dan and Heidi Sheehan 15 Tabor Street Block 23, Lot 27 in the R-3 Zone seeking permission to construct a one story ground floor addition that will measure 27'-4 1/2" by 14'-11" and 19'-1 1/4" high, infilling the existing corner at the rear of the property; existing concrete and masonry steps at the left side door will be removed with wood framed stairs with a landing will be installed in their place and install new air conditioning condenser to replace existing through-wall AC unit at the existing family room with evergreen shrubs screening the unit from adjacent property line. The minimum required lot area is 20,000 square feet where 14,780 square feet is existing. The minimum required improved road frontage is 100 feet where 75 feet is existing. The minimum required rear yard setback for an accessory structure of 96 square feet in size is 8 feet where 7.5 feet is existing. The minimum required side yard setback for a principal structure is 15 feet on each side where 9 feet and 14.8 feet is existing and 9 feet and 11.7 feet are proposed. The minimum required side yard setback for an accessory structure 96 square feet in size is 8 feet where 3.5 feet is existing. The maximum allowable lot coverage is 18% where 20.8% is existing and 23.5% is proposed.

7. **Approval of Resolutions:**

Auto Exotica, Inc. 23 Sears Avenue Highlands, New Jersey seeking permission to utilize an existing lot for storage of automobiles in conjunction with a business located in the Borough of Red Bank for storage of vehicles on the property **at Rumson Place, Block 1, Lots 1 and 2 Little Silver, New Jersey, in the B-1 Zone** The Ordinance states: Lot shall be permitted as an ancillary use to an existing or approved new car dealership. Dealership is located in Red Bank. A use variance is required.

Steve and Amanda Andriola, 5 Carlile Terrace Block 33, Lot 15 in the R-3 Zone are seeking permission to construct one bedroom addition over garage. The minimum required lot area is 20,000 square feet where 7,405 square feet is existing. The minimum required improved road frontage is 100 feet where 27.2 feet is existing. The minimum required front yard setback is 30 feet where 29 feet is existing. The minimum required rear yard setback for a principal structure is 50 feet where 21 feet is existing. The maximum allowable floor area ratio is .18 where .21 is existing and .23 is proposed.
***Note: Floor area ratio is a use variance and requires 5 out of 7 affirmative votes**

Matthew and Lori Boyington, 20 Orchard Place Block 50 Lot 3 in the R-3 Zone seeking permission to construct a 7' by 25' front porch, a 1,288 square foot second story addition and a finished basement, an 11.5 by 12.5 addition to the existing deck, relocate one air conditioning condenser and add a new air conditioning condenser replace a landing and steps and add a proposed walkway. The minimum required lot area is 20,000 square feet where 7,500 square feet is existing. The minimum required improved road frontage is 100 feet where 50 feet is existing. The minimum required side yard setback for a principal structure is 15 feet on each side where 6.9 feet and 4.3 feet is existing and proposed as to the deck addition. The maximum allowable building height is 30 feet and 2 ½ stories where 3 stories is proposed. The maximum allowable lot coverage is 18% where 18.8% is existing and 23.17% is proposed. The maximum allowable floor area ratio is .18 (1,350 square feet) where .15 (1,125 square feet) is existing and .36 (2,700 square feet) is proposed.

8. Miscellaneous

9. Adjournment



Colleen Mayer, Planning Board Secretary

Dated: May 13, 2015