

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 October 1, 2015 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 September 10, 2015 meeting.
4. Carried

Request to be Carried to October 15, 2015 meeting

Little Silver Tennis Club, 100 Birch Avenue seeking permission to enclose existing outdoor clay tennis courts with pre-manufactured athletic building on the property at 100 Birch Avenue, Block 30.01, Lot 4, in the B-1 Business Zone. The Tennis Club is a use not allowed in the B-1 Business zone, an expansion of a non-conforming use. A use variance is required. The Principal building has an existing rear yard setback of 47.9 feet where 50 feet is required. Minimum Floor area of any use contained in a multi-use building is 1,000 square feet whereas 42,500 square feet is existing and 33,600 square feet is being proposed. Maximum floor area of any use contained in a multi-use building is 3,000 square feet whereas 42,500 are existing and 33,600 is being proposed.

Request to be Carried to November 5, 2015 meeting

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**. The minimum required lot area is 20,000 square feet where 6,429 square feet is existing. The minimum required improved road frontage is 100 feet where 50 feet is existing. The minimum required rear yard setback for a principal structure is 50 feet where 34.6 feet is being proposed. The minimum required side yard setback for a principal structure is 15 feet on each side where 5 feet and 10 feet are being proposed. The maximum allowable lot coverage is 18% where 22.3% is being proposed. The maximum allowable floor area ratio is .18 (1157 square feet) where .336 (2158 square feet) is being proposed.

***Note: Floor area ratio is a use variance and requires 5 out of 7 affirmative votes
Time waived till November 30, 2015**

Carried to November 5, 2015 meeting

***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.

A use variance and requires 5 out of 7 affirmative votes

Time waived through December 3, 2015

5. **New Business:**

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 and a 18' x 38' in-ground swimming pool. The minimum required lot area is 60,000 square feet where 45,568 square feet is existing. The minimum required improved road frontage is 160 feet where 150 feet is existing. The minimum side yard setback for the principal building is 32 feet for a building and/or structure height of 25 feet and not exceeding 1 ½ stories. Where 30 feet side yard setback is being proposed. The maximum building height is 16 feet for any free standing accessory building, where 25 feet is being proposed. 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 five foot contour is proposed.

Christopher Manrell, 83 Lovett Avenue, Block 48, Lot 39 in the R-3 Zone is seeking permission to construct a 4' high 2/3 open fence. Walls and fences, which are not open fences, to be located in a front yard shall not exceed 36 inches in height where a 4 foot high, 2/3 open fence is proposed. Corner lots shall be allowed six foot high fences along the road frontage that portion of the lot that is not utilized as dwelling front yard and must be located at the side yard setback of 15 feet where a four foot high, 2/3 open fence is proposed less than 6 inches from the property line.

6. **Unfinished Business: None**

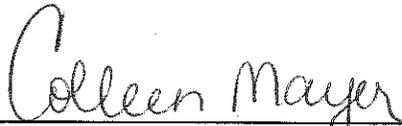
7. **Approval of Resolutions:**

James and Elizabeth Hobson 20 Holly Tree Lane Little Silver, New Jersey seeking permission to demolish existing structure and construct a 3 story 2,443 square foot dwelling on the property at **30 Rosslyn Court, Block 16, Lot 3, in the R-2 Zone**. The maximum allowable building height is 30 feet and 2 ½ stories where as 30 feet and 3 stories are being proposed. The maximum allowable floor area ratio is .18 where .118 is existing and .268 is proposed.

***Note: Floor area ratio is a use variance and requires 5 out of 7 affirmative votes**

8. **Miscellaneous**

9. **Adjournment**



Colleen Mayer, Planning Board Secretary