

AGENDA

Agenda for the Regular Meeting of the Planning Board of the Borough of Little Silver to be held on Thursday, October 2, 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: September 4, 2014
5. Unfinished Business:

Application of West End KB, LLC, 14 Bridgewater Drive, Oceanport, New Jersey to demolish the existing structures and construct an approximately 42' by 70', 3,509 square foot, two and a half story, single family dwelling with 9 foot high, unfinished basement and unfinished attic, a 14' by 16' rear deck, two AC condensers and a generator and 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 rear yard setback for a principal structure of 50 feet where 47.9 feet is existing and 46.2 feet is proposed; the maximum allowable building height of 30 feet and 2 ½ stories where a 1 story structure is existing and 2 ½ stories and 32.12 feet is proposed.

6. New Business:

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 and a 232 square foot deck 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 is 18% where 26.8% is existing and 30.3% is proposed; the maximum allowable impervious surface of 35% where 40.25% is existing and 38.1% is proposed; the maximum allowable floor area ratio of .18 (1,767.5 square feet) where .315 (3,093 square feet) is existing and .36 (3,535 square feet) is proposed. **Condition: Applicant should be required to remove shed and fence from Borough property.**

Application of Mary and David Hintz, 580 Patten Avenue, Unit 54, Long Branch, New Jersey for Modifications to Resolution adopted June 12, 2014 regarding **17 Amelia Circle**, Block 54, Lot 10, R-3 Zone.

Variance and Coastal Wetlands Application of Michael and Edie Levine, 27 Exeter Drive, Freehold, New Jersey to demolish the existing home and detached garage and construct an approximately 56' by 82' (4,386 square foot) two and one half story, single family home including 3 car garage, front porch, deck, three AC condensers and a generator on the property at **450 Little Silver Point Road**, Block 65, Lot 5, in the R-1 Zone which violates the minimum required lot area of 60,000 square feet where 45,000 square feet is existing; the minimum required improved lot frontage of 160 feet where 150 feet is existing; the minimum required side yard setback for a principal building 29.4 feet in height of 38.4 feet on each side where 27.5 feet and 39 feet is proposed; 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 fill is proposed below the five foot contour.

Application of Pat and Bettina Forbes to demolish the existing structures and construct an approximately 4,567 square foot, 2 ½ story home with second story balcony and 12' by 12' deck on the property at **380 Little Silver Point Road**, Block 61, Lot 1, in the R-1 Zone which violates the minimum required lot area of 60,000 square feet where 47,966.9 square feet is existing and the minimum required improved lot frontage for a corner lot of 160 feet facing both streets where three streets are existing with 277 feet, 170 feet and 150 existing.

Application of Salvatore DiFede to construct a 180 square foot one story addition on the property at **30 Sunnycrest Court**, Block 30, Lot 60, in the R-3 Zone which violates the minimum required improved road frontage of 100 feet where 70 feet is existing; and the minimum required front yard setback of 30 feet where 22 feet is existing.

Application of Charles and Robin Foster to construct a 228 square foot, one story addition to expand the existing kitchen, bathroom and bedroom and a 12' by 16' deck on the property at **82 Standish Road**, Block 28, Lot 98, in the R-3 Zone which violates the minimum required lot area of 20,000 square feet where 7,103 square feet is existing; the minimum required improved road frontage of 100 feet where 74.86 feet is existing; the minimum required front yard setback of 30 feet where 20 feet is existing; the minimum required rear yard setback for a principal structure of 50 feet where 46 feet is existing and 31.5 feet is proposed; the minimum required side yard setback for a principal structure of 15 feet on each side where 8 feet and 17 feet is existing and proposed; the minimum required side yard setback for an accessory structure 64 square feet in size of 8 feet on each side where .6 feet is existing; the maximum allowable floor area ratio of .18 (1,278 square feet) where .226 (1,605.3 square feet) is existing and .258 (1,832.6 square feet) is proposed. **Note: If Board approves project, Applicant must provide property elevation to show all improvements are above elevation 5 (1988 Datum)**

7. Resolutions:

Application of West End KB, LLC to amend the Planning Board approval of July 11, 2013 by finishing the approved basement adding 1,374 square feet of additional living space including bedroom, bathroom, bar, recreation and playroom area, adding an irregularly shaped approximately 30' by 35', 900 square foot, raised blue stone patio with grill, a 20' by 30', 600 square foot basketball court, outdoor gas fireplace, planters and a 2,097 square foot circular, asphalt driveway on the property at **451 Little Silver Point Road**, Block 62, Lot 8, in the R-1 Zone which violates the following: A single detached house used as a residence by not more than one family is allowed where a basketball court is proposed; The minimum required lot area of 60,000 square feet where 43,738 square feet is existing; the minimum required improved lot frontage of 160 feet where 132.5 feet is existing; the minimum required side yard setback for a principal building 34.83 feet in height of

43.83 feet on each side where 44.5 feet and 39.5 feet was approved; the maximum building height for a principal building of 35 feet and not exceeding 2½ stories where 34.83 feet and 2½ stories was approved and 3 stories is proposed.

Application of West End KB, LLC, 14 Bridgewaters Drive, Oceanport, New Jersey to demolish the existing structures and construct an approximately 42' by 70', 3,509 square foot, two and a half story, single family dwelling with 9 foot high, unfinished basement and unfinished attic, a 14' by 16' rear deck, two AC condensers and a generator and 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 rear yard setback for a principal structure of 50 feet where 47.9 feet is existing and 46.2 feet is proposed; the maximum allowable building height of 30 feet and 2 ½ stories where a 1 story structure is existing and 2 ½ stories and 32.12 feet is proposed.

Application of Little Silver Investors, LLC, 15 Sycamore Avenue, Little Silver, New Jersey to amend the Planning Board approval of May 16, 2013 by constructing a 5' by 7'2" front entry on the property at **16 Sunnycrest Court**, Block 30, Lot 62, in the R-3 Zone which violates the minimum required lot area of 20,000 square feet where 7,487 square feet is existing; the minimum required improved road frontage of 100 feet where 70 feet is existing; the minimum required rear yard setback for a principal structure of 50 feet where 33 feet is existing; the minimum required side yard setback for a principal structure of 15 feet on each side where 8 feet and 10.3 feet is existing; the maximum allowable floor area ratio of .18 where .24% (1,779 square feet) is existing and .243% (1,819 square feet) is proposed.

8. Miscellaneous – Ordinance Amendment for Review and Recommendation
9. Adjournment

Diane L. Ramsey, CLUA
Planning Board Secretary

Dated: September 24, 2014