

## **AGENDA**

Agenda for the Regular Meeting of the Planning Board of the Borough of Little Silver to be held on Thursday October 6, 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 September 15, 2016 meeting.

**5. Correspondence**

**6. Announcements**

**7. Signage approval request:**

Jennifer Asfar is proposing replacement of “like for like” signage located at **471 Prospect Avenue Block 38 Lot 12 in the B-1 Zone “The Healthy Palate”**

**8. Request for Administrative approval:**

Two Swans LLC 14 Cliffwood Avenue Suite 200 Matawan, NJ seeking to amend approval of **15 Mitchell Place Block 44 Lot 30 in the R-1 Zone**. Applicant seeking to square off rear deck and extend front porch along front of dwelling.

**9. New Business:**

John and Dina Scalzo 37 Woodland Street Block 30, Lot 13, in the R-3 Zone seeking permission to construct a 253 sq. ft. kitchen bump out on second story with a second story deck addition.

The minimum required lot area is 20,000 square feet where 11,250 square feet is existing.

The minimum required improved road frontage is 100 feet where 75 feet is existing.

The minimum required side yard setback for an accessory structure 150 square feet in size is 15 feet on each side where 2 feet and 2 feet is existing. The maximum allowable floor area ratio is .18 (2025 sq. ft.) where .183 (2065 sq. ft.) is existing and .206 (2318 sq. ft.) is proposed.

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

**Matthew and Michael Kelly** 14 Bridgewaters Drive Oceanport, NJ 07757 seeking permission to construct a 1,895 square foot two story single family home on the property at **Maple Avenue, Block 55, Lot 11, 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 front yard setback is 30 feet where 28.8 to porch stairs is proposed. The minimum required rear yard setback for a principal structure is 50 feet where 47.5 feet is proposed. The minimum required side yard setback for a principal structure is 15 feet on each side where 11 feet and 11.5 feet is proposed. The maximum allowable floor area ratio is .18 (1,157 sq. ft.) where .295 (1,895 sq. ft.) is proposed.

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

**David Pagoumian 47 Pine Drive Block 44, Lot 26, in the R-1 Zone** seeking permission to demolish and construct a new 5,892 square foot dwelling. The minimum required improved road frontage is 160 feet where 150 feet is existing. The minimum required rear yard setback for an accessory structure (150 sq. ft. in size) is 15 where .1 feet is existing. The maximum building height for a principal building is 35 feet and not exceeding 2½ stories where 30 feet and 2 stories is existing and 34.7 feet and 3 stories is proposed. \*\*

**\*\*a use variance and requires 5 out of 7 affirmative votes**

## **10. Miscellaneous-**

### **11. Approval of Resolutions:**

**Joseph and Donna Loftus, 60 Nottingham Lane Block 13, Lot 106 in the R-2 Zone** amended April 9, 2015 Planning Board approval to increase 2<sup>nd</sup> floor addition over garage.

**John and Caroline Connelly 26 North Sunnycrest Drive Block 34, Lot 26, in the R-3 Zone.** Sought permission to construct a two story addition along with a front porch addition and relocate air conditioner in side yard.

## **12. Adjournment-**

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Colleen Mayer, Planning Board Secretary

Dated: September 30, 2016