

Borough of Little Silver

Settled 1667

Incorporated 1923



AGENDA

Agenda for the Regular Meeting of the Planning Board of the Borough of Little Silver to be held on Thursday September 10, 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 August 13, 2015 meeting.
4. Request for Adjournment:

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 mulita-use building is 3,000 square feet whereas 42,500 are existing and 33,600 is being proposed.

NEW NOTICING WILL BE COMPLETED

5. **New Business:**

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**

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**

6. **Unfinished Business:**

****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*** 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.**

7. Approval of Resolutions:

Somil Jain 20 Megan Drive Block 28, Lot 39.05 in the R-3 Zone seeking permission to construct a 24'x 16'; screened in porch off the back of house. The minimum required rear yard setback for a principal structure is 50 feet where 47' feet is existing and 42.6' is proposed. The minimum required rear yard setback for an accessory structure 384 square feet in size is 8 feet where 4.8' feet is existing.

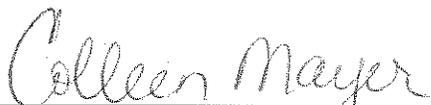
Lauren and Charles Dohrenwend 10 North Rivers Edge Drive Little Silver, New Jersey Seeking permission to demo existing house and construct a new 4,844 square foot house on the property at **22 Pine Drive, Block 45, Lot 2, in the R-1 Zone** The minimum required lot area is 60,000 square feet where 45,642 square feet is existing. The minimum required improved road frontage is 160 feet where 151.9 feet is existing. The Maximum building height for a principal building is 35 feet and not exceeding 2½ stories where 35 feet and 3 stories is being proposed.

Mark and Dawn Wilcox 19 Carlile Terrace Block 33, Lot 18 in the R-3 Zone seeking permission for removal of existing 12' x 7' enclosed porch and construct new 30' x 7' covered porch, remove existing 1st floor interior wall in existing study, relocate door, toilet and vanity in exiting bath, remove existing roof over existing garage and kitchen, install new 2nd floor over existing garage and kitchen and new 2nd floor addition to be 4th bedroom and master bathroom with walk in closet. The minimum required lot area is 20,000 square feet where 9,482 square feet is existing. The minimum required improved road frontage is 100 feet where 70.1 feet is existing. The minimum required front yard setback is 30 feet where 22.6 feet is existing and 23 feet is being proposed. The minimum required rear yard setback for a principal structure is 50 feet where 33 feet is existing. The minimum required rear yard setback for an accessory structure 120 square feet in size is 15 feet where it's been constructed over the property line. The minimum required side yard setback for a principal structure is 15 feet on each side where 17.33 feet and 12.55 feet is existing. The minimum required side yard setback for an accessory structure of 120 square feet in size is 15 feet on each side where 5 feet on each side is existing. The maximum allowable floor area ratio is .18 where .23 existing and .26 is proposed.

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

Michael and Elizabeth Silva 182 Fox Hill Drive Block 13, Lot 26.01 in the R-2 zone seeking permission to construct an enclosure of existing screened in porch with new windows, flooring and heat. The minimum required lot area is 25,000 square feet where 20,761.21 square feet is existing. The minimum required front yard setback is 50 feet where 45.97 feet is existing.

8. Miscellaneous
9. Adjournment



Colleen Mayer, Planning Board Secretary

Dated: September 3, 2015