

AGENDA

Agenda for the Regular Meeting of the Planning Board of the Borough of Little Silver to be held on Thursday, February 6, 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: January 9, 2014
5. Unfinished Business: None
6. New Business:

Application of Joseph Garofalo to demolish the existing deck, paver patio and walkway and construct two paver patios (a 380 square foot upper patio and a 450 square foot lower patio); a raised 205 square foot deck 5 feet above the upper patio, a 55 square foot outdoor kitchen 3 feet above the upper patio, a 1,715 square foot paver patio and 1,050 square foot in ground pool and 30 square foot spa, 38 linear feet of 18" retaining wall, 62 linear feet of 3'6" parapet wall, 22 linear feet of 3' retaining wall and 23 linear feet of 7'2" retaining wall and 54" high aluminum pool fencing on the property at 540 Little Silver Point Road, Block 65, Lot 20.01, in the R-1 Zone which violates the minimum required lot area of 60,000 square feet where 47,745 square feet is existing; the minimum required improved lot frontage of 160 feet where 156.88 feet is existing; the minimum side yard setback for an accessory building 84 square feet in size of 8 feet where 6.5 feet is existing; 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 improvements and fill below the six foot contour (1929 NGVD) are proposed.

Application of William Kenney, Little Silver Bottle Shop, to erect one additional sign on the property at 497 Prospect Avenue, Block 40, Lot 1, in the B-1 Zone where the applicant originally applied for three signs later amending the application to two signs and receiving Board approval on November 20, 2012 for their installation as follows: 19.44 square foot sign "Little Silver Bottle Shop est. 1944" to be placed on the front of the building and a 2 square foot sign "WINE" to be placed at the rear entrance. The current application violates the maximum allowable individual signage of 10% of building frontage or a maximum size not exceeding 30 square feet in area where 42.5 square feet is proposed; maximum sign allowed for each individual commercial use of 5% of the front wall or a maximum size of 25 square feet where 42.5 square feet is proposed; lighting cannot be mounted above 12 feet high and shall be shielded to prevent glare where two lights are proposed above the sign; no height dimension is provided.

Application of West End KB, LLC, 14 Bridgewater Drive, Oceanport, New Jersey to demolish the existing

structures and construct a 4,673 square foot single family dwelling including finished basement, rear patio, driveway and walkways 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 front yard setback of 50 feet where 47.8 feet is proposed; the maximum allowable building height of 30 feet and 2 ½ stories where 32.72 feet is proposed; and the maximum allowable floor area ratio of .18 where .12 is existing and .22 is proposed.

7. Resolutions:

Application of John and Kristen Gardner to construct a two story addition and a second story addition over the existing family room, a total of 624 square feet, on the property at 29 Silverton Avenue, Block 26, Lot 34, in the R-3 Zone which violates the minimum required lot area of 20,000 square feet where 6,531 square feet is existing; the minimum required improved road frontage of 100 feet where 62.5 feet is existing; the minimum required front yard setback of 30 feet where 19.8 feet is existing; the minimum required rear yard setback for a principal structure of 50 feet where 42 feet is existing and 40 feet is proposed; the minimum required rear yard setback for an accessory structure 504 square feet in size of 15 feet where 4.9 feet is existing; the minimum required side yard setback for a principal structure of 15 feet on each side where 8.2 feet and 20.9 feet is existing; the minimum required side yard setback for an accessory structure 504 square feet in size of 15 feet on each side where 5.1 feet is existing; the maximum allowable lot coverage of 18% where 25.6% is existing and 28.7% is proposed; the maximum allowable impervious surface of 35% where 58.6% is existing and 58.8% is proposed; and the maximum allowable floor area ratio is .18 where .27 is existing and .37 is proposed.

Application of James and Jennifer Salvo to amend the Planning Board's July 11, 2013 approval, for a permit to construct an 1,105 square foot second story addition consisting of three bedrooms and a bathroom, a 240 square foot patio and a 174 square foot roof over the existing front porch on the property at 26 Manson Place, Block 30.2, Lot 13, in the R-3 Zone which violates the minimum required rear yard setback for an accessory structure 96 square feet in size of 8 feet where 5 feet is existing; the minimum required side yard setback for a principal structure of 15 feet on each side where 8.4 feet and 15 feet is existing and proposed; and the minimum required side yard setback for an accessory structure 96 square feet in size of 8 feet on each side where 2.67 feet is existing.

Application of Raleigh and Roberta Truitt to construct a 6' by 36' front porch, a 12' by 16' rear deck and demolish the existing walk and install a 423 square foot walkway on the property at 22 Crest Drive, Block 13, Lot 88, in the R-2 Zone which violates the minimum required lot area of 25,000 square feet where 11,253 square feet is existing; the minimum required front yard setback of 50 feet where 30 feet is existing and 25.1 feet is proposed; and the minimum required rear yard setback for a principal structure of 50 feet where 32 feet is existing and 23.5 feet is proposed.

8. Miscellaneous:

9. Adjournment

Diane L. Ramsey, CLUA
Planning Board Secretary