

AGENDA

Agenda for the Regular Meeting of the Planning Board of the Borough of Little Silver to be held on Thursday, July 10, 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: June 12, 2014
5. Unfinished Business: None
6. New Business:

Application of Heather Viola and Brooks Levering to demolish the existing second floor and construct a new 27' by 32' second floor consisting of four bedrooms and two bathrooms, construct a 16' by 18' two story addition to the rear consisting of a family room and master bedroom, a 13' by 14' one story screened porch to the rear with unroofed landing and steps, a 2' by 8' covered stoop entrance, expansion of existing chimney and add two AC condensers on the property at **49 Salem Lane**, Block 28, Lot 112, in the R-3 Zone which violates the minimum required lot area of 20,000 square feet where 6,000 square feet is existing; the minimum required improved road frontage of 100 feet where 60 feet is existing; the minimum required front yard setback of 30 feet where 21 feet is existing; the minimum required rear yard setback for a principal structure of 50 feet where 37.6 feet is existing and 32 feet is proposed; the minimum required rear yard setback for an accessory structure 64 square feet in size of 8 feet where 2.7 feet is existing; the minimum required side yard setback for a principal structure of 15 feet on each side where 5.3 feet and 10.01 feet is existing and 5.3 feet and 8.1 feet are proposed; the minimum required side yard setback for an accessory structure 64 square feet in size of 8 feet on each side where 4.9 feet and 2.7 feet is existing; the maximum allowable lot coverage of 18% where 16.99% (1,019 square feet) is existing and 25.4% (1,526 square feet) is proposed; the maximum allowable impervious surface of 35% where 26% (1,758 square feet) is existing and 38.6% (2,295 square feet) is proposed; the maximum allowable **floor area ratio** of .18 (1,080 square feet) where .23 (1,390 square feet) is existing and .357 (2,138.75 square feet) is proposed. **Applicant must provide drainage calculations and soils information and drywells to compensate for increase in impervious surface area.**

Application of Daniel Sanborn to install a 20 KW residential gas generator on the property at **28 Manson Place**, Block 30.2, Lot 12, in the R-3 Zone which violates the minimum required side yard setback for an accessory structure of 15 feet where 15 feet is existing and 10.5 feet is proposed.

Application of William E. Thygeson, Jr. to allow an already constructed bluestone patio, brick grill, stone wall and walkway and construct approximately 44 feet of 12 to 18 inch high stone wall and install one 8 foot

section of 6 foot high closed fencing on the property at **78 Queens Drive**, Block 43, Lot 15, in the R-2 Zone which violates the minimum required lot area of 25,000 square feet where 19,999 square feet is existing; the minimum required improved road frontage for a corner lot of 150 feet on each road where 195 feet and 103 feet is existing; the minimum required front yard setback of 50 feet from each street where 32.9 feet and 50 feet is existing; the minimum required side yard setback for an accessory structure of 15 feet on each side where a playset is existing 12 feet from the property line, a patio has been installed 6.5 feet from the property line and a gravel walkway has been installed 5 feet from the property line.

Use Variance Application of Michael and Sharon Villane to allow an office use for a construction management company in an existing two story detached garage on the property at **23 Lippincott Road**, Block 60, Lot 6, in the R-2 Zone which violates the following: A single detached house used as a residence is permitted where an office use is proposed; customary accessory uses and buildings which are clearly incidental to the principal use and building is permitted where an office use is proposed; the minimum required lot area of 25,000 square feet where 20,350 square feet is existing; the minimum required rear yard setback for an accessory structure 950 square feet in size of 50 feet where 21 feet is existing; the minimum required side yard setback for an accessory structure 950 square feet in size of 15 feet on each side where 63 feet and 7.9 feet is existing; the maximum allowable building height for an accessory structure of 15 feet where approximately 24 feet is existing.

7. Resolutions:

Application of TBC Construction Group, c/o Mr. and Mrs. Robert Conti, 53 Winding Way to demolish the existing structure and construct a 4,630 square foot 2.5 story home including a three car garage, basement, unfinished attic, second story balcony, covered porch, patio, walkways, retaining wall, 16' by 30' in-ground pool and a 270 square foot, 1 story, 17 foot high pool house on the property at 478 Hance Road, Block 20, Lot 1, in the R-1A Zone which violates the minimum required lot area of 40,000 square feet where 27,000 square feet is existing; the minimum required improved road frontage of 150 feet facing both streets where 135 feet is existing on Hance Road and 200 feet is existing on Vista Drive; the minimum required front yard setback of 50 feet where 50.4 feet is existing on Hance Road and 50 feet is existing on Vista Drive and 52.6 feet is proposed on Hance Road and 45.2 feet is proposed on Vista Drive; the minimum side yard setback for a principal building 32.85 feet in height of 41.85 feet on each side where 18.4 feet and 78 feet is existing and 16.8 feet and 61.7 feet is proposed; the maximum building height for an accessory building of 16 feet where 17 feet is proposed; and the maximum allowable impervious surface of 25% (6,750) where 22.4% (6,050 square feet) is existing and 31.3% (8,450 square feet) is proposed. **A note shall be added to the plans that the attic space will be unfinished.**

Variance and Sign Application of Contemporary Motors, 24-26 Conover Place, Block 73, Lot 1.01 (Proposed Detail Facility) – In November 2013 Applicant received approval for a 37.89 square foot sign where the Ordinance permits a maximum of 30 square feet. Applicant now proposes a 38.25 square foot wall mounted sign to replace the previously approved sign.

Variance and Sign Application of Contemporary Motors, 100 Oceanport Avenue, Block 76, Lots 8, 10 and 11 (Showroom) – In April 2011 Applicant received approval for five wall mounted signs that exceeded the 30 square foot area requirement and one free standing sign. A maximum number of one sign is permitted. One New free-standing sign is proposed. Any advertisement that uses a series of two or more signs or units placed in a line parallel to the street, carrying a single message is prohibited. Applicant proposes two free-standing signs providing similar advertising.

Application of Anthony and Anita Condouris to construct a 35' by 30' second story addition including a 2 foot cantilever on front and rear, interior renovations, a 17' 5' one story addition, a 4' by 13' one story addition, a 6' by 16' deck, conversion of the existing garage to a covered patio, a 20' by 22' detached garage, 759 square feet of additional driveway and 41 square feet of additional walkway and installation of two air conditioning condensers on the property at 104 Silverton Avenue, Block 23, Lot 5, in the R-3 Zone which violates the minimum required lot area of 20,000 square feet where 9,336.6 square feet is existing; the minimum required improved road frontage of 100 feet where 50 feet is existing; the minimum required front yard setback of 30 feet where 20 feet is existing; the minimum required rear yard setback for an accessory structure 440 square feet in size of 15 feet where 5 feet is proposed; the minimum required side yard setback for a principal structure of 15 feet on each side where 5 feet and 9.9 feet is existing and 5 feet and 10.2 feet is proposed; the minimum required side yard setback for an accessory structure 440 square feet in size of 15 feet on each side where 22 feet and 5 feet is proposed; the maximum allowable building height of 30 feet and 2 ½ stories where 25 feet and 2 stories is existing and 32 feet and 2½ stories is proposed; the maximum allowable building height for an accessory structure of 16 feet where 20 feet is proposed; the maximum allowable lot coverage of 18% where 14.2% is existing and 21.3% is proposed; the maximum allowable impervious surface of 35% where 29.2% is existing and 45.5% is proposed; the maximum allowable **floor area ratio** of .18 (1,680 square feet) where .14 (1,542 square feet) is existing and .22 (2,054 square feet) is proposed; driveways shall be no less than 5 feet from the side property line where the existing driveway is on the property line; and air conditioning condensers are required at 15 feet from the property line except that the distance may be reduced to 8 feet if a sound absorption/reduction system to determine noise levels is installed where two air conditioning condensers are proposed 1.5 feet from the property line. **Condition: Applicant should consider using infiltration of roof runoff to compensate for the increased impervious coverage. *Note: Floor area ratio is a use variance and requires 5 out of 7 affirmative votes.**

8. Miscellaneous – Discussion Cellar Definition
9. Adjournment

Diane L. Ramsey, CLUA
Planning Board Secretary

Dated: July 7, 2014