

## AGENDA

Agenda for the Regular Meeting of the Planning Board of the Borough of Little Silver to be held on Thursday, March 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: February 20, 2014
5. Unfinished 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.

6. New Business:

Application of Mr. and Mrs. Christopher Healy to construct an 11' by 19' second story dormer addition consisting of a bathroom and closet on the property at 71 Standish Road, Block 28, Lot 95, in the R-3 Zone which violates the minimum required lot area of 20,000 square feet where 14,630 square feet is existing; the minimum required improved road frontage of 100 feet where 76 feet is existing; the minimum required front yard setback of 30 feet where 18 feet is existing; and the minimum required side yard setback for a principal structure of 15 feet on each side where 14.9 feet and 14.9 feet is existing.

Application of John and Elizabeth Lunney to construct a 290 square foot L-shaped one story addition, a 144 square foot second story addition and a 260 square foot deck addition on the property at 656 Branch Avenue, Block 54, Lot 54, in the R-3 Zone which violates the minimum required lot area of 20,000 square feet where 11,126 square feet is existing; the minimum required improved road frontage is 100 feet where 53.3 feet is existing; the minimum required side yard setback for a principal structure of 15 feet on each side where 13.8 feet and 11.83 feet is existing and proposed; the minimum required side yard setback for an accessory

structure 25 square feet in size of 8 feet on each side where 6 feet is existing and a concrete pad is existing 2 feet from the property line; and the maximum allowable floor area ratio is .18 (2,003 square feet) where .167 (1,858 square feet) is existing and .20 (2,225 square feet) is proposed.

Application of Claudine and Paul Moschella to construct a 500 square foot two story addition of varying depth across the front of the structure, internal modifications, replacement of existing patio with an approximately 10' by 50' slate patio and spa and two 6 foot high decorative stone walls attached to each side of the structure and a rain harvesting system for drainage purposes on the property at 22 Oakes Road, Block 44.01, Lot 8, in the R-1 Zone which violates the minimum required lot area of 60,000 square feet where 50,101 square feet is existing; the minimum required improved lot frontage of 160 feet where 150 feet is existing; the minimum required rear yard setback for an accessory structure (tennis court) of 15 feet where 12 feet is existing; the minimum required side yard setback for a principal building 29.4 feet in height of 39 feet on each side where 33 feet and 49 feet is existing and 21' and 40' is proposed; the minimum side yard setback for an accessory structure (tennis court) of 15 feet where 12 feet is existing; and the maximum allowable impervious surface of 25% where 34% is existing and 41.5% is proposed.

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 (3,825 square feet) where .12 (2,551 square feet) is existing and .22 (4,676 square feet) is proposed.

7. Resolutions:

Application of Gerald M. Clark to construct a 612 square foot second story addition consisting of two bedrooms and a bathroom and a 575 square foot detached two car garage on the property at 11 Manson, Block 30.02, Lot 4, in the R-3 Zone which violates the minimum required rear yard setback for an accessory structure 575 square feet in size of 15 feet where 10 feet is proposed; the minimum required side yard setback for an accessory structure 575 square feet in size of 15 feet on each side where 10 feet is proposed; the maximum allowable lot coverage of 18% where 20.3% is existing and 20.9% is proposed; and the maximum allowable floor area ratio of .18 (3,600 square feet) where .182 (3,640 square feet) is existing and .21 (4,200 square feet) is proposed.

8. Miscellaneous

9. Adjournment

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Diane L. Ramsey, CLUA  
Planning Board Secretary

Dated: February 27, 2014