

## AGENDA

Agenda for the Regular Meeting of the Planning Board of the Borough of Little Silver to be held on Thursday, May 15, 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: May 1, 2014
5. Unfinished Business:
6. New Business:

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.**

Application of Martin and Kerrilee Russo to finish the existing attic to create additional living space at 178 Winding Way South, Block 67, Lot 7, in the R-2 Zone which violates the minimum required side yard setback for an accessory structure 1,000 square feet in size of 15 feet on each side where 11.5 feet and 133 feet is existing and the maximum allowable building height of 30 feet and 2 ½ stories where 2 stories is existing and 3 stories is proposed.

Application of Mary and David Hintz, 580 Patten Avenue, Unit 54, Long Branch, New Jersey to demolish the existing structures and construct a 3,702 square foot, two and a half story home with a basement, second floor balcony, covered and open patios, covered front porch, generator and two AC condensers, 32.42 feet in height on the property at 17 Amelia Circle, Block 54, Lot 10, in the R-3 Zone which violates the minimum

required improved road frontage of 100 feet where 77.3 feet is existing and the maximum allowable building height of 30 feet and 2 ½ stories where 20 feet and 1 ½ stories is existing and 32.42 feet and 2 ½ stories is proposed. **Note: Application and plans indicate a basement. Plans indicate a walk up attic. Floor plans have not been provided. This may affect the within zoning review and any variance application filed. Condition: Roof leader at back left corner will be piped to front of house for discharge to street.**

Application of Nader Nakhleh to construct a 14' by 24' deck 35 inches from grade on the property at 40 Tabor Street, Block 24, Lot 9, in the R-3 Zone which violates the minimum required lot area of 20,000 square feet where 8,750 square feet is existing; the minimum required improved road frontage of 100 feet where 50 feet is existing; the minimum required side yard setback for a principal structure of 15 feet on each side where 3.9 feet and 19.5 feet is existing and 5 feet and 23 feet is proposed; the minimum required side yard setback for an accessory structure 300 square feet in size of 15 feet on each side where 36 feet and 0.6 feet is existing.

Application of PMG NJ for two free-standing, in-kind replacement signs at 720 Branch Avenue, Block 56, Lots 1, 2 and 3 (Shell Station).

7. Resolutions:

Sustainability Element

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 David and Jaclyn Colaizzo to construct a 35' by 29' irregular shape patio and a 28' long, 2' to 2.5' retaining wall on the property at 21 Silverton Avenue, Block 26, Lot 35, 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 15 feet is existing; the minimum required rear yard setback for an accessory structure (garage) 360 square feet in size of 15 feet where 4.95 feet is existing; the minimum required side yard setback for a principal structure of 15 feet on each side where 5.6 feet and 19 feet is existing; the minimum required side yard setback for an accessory structure 360 square feet in size of 15 feet on each side where 6 feet and 37 feet is existing as to the garage and the patio is proposed at 1.7 feet; the maximum allowable building height of 30 feet and 2 ½ stories where greater than 30 feet and 3 stories is existing; the maximum allowable lot coverage of 18% where 20.6% is existing; the maximum allowable impervious surface of 35% where 33.9% is existing and 48.7% is proposed.

8. Miscellaneous - Discussion on Proposed Ordinance Amendments
9. Adjournment

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Diane L. Ramsey, CLUA  
Planning Board Secretary

Dated: May 9, 2014