

**LITTLE SILVER PLANNING BOARD  
BOROUGH OF LITTLE SILVER  
480 PROSPECT AVENUE  
LITTLE SILVER, NEW JERSEY 07739  
(732) 842-2400**

Thursday April 21, 2016  
Regular Meeting - Planning Board

7 P.M.

The Regular Meeting was called to order at 7 P.M. by Vice-Chairman Scott who gave the following Statement of Compliance: Adequate notice of this meeting has been provided by giving of annual notice to the Asbury Park Press and Two River Times and by filing of such notice with the Clerk of the Borough of Little Silver and by prominently posting said notice on the Borough bulletin board.

Roll Call:

Present: Mayor Neff, Councilman Galante, Vice-Chairman Scott, Mr. Chimento, Mr. Perfetto, Mrs. Smith, Mrs. Hough, Mrs. Jungfer, Mr. Holzapfel, Mr. Orlando, Mr. Marc Leckstein, Board Attorney and Greg Blash, Borough Engineer

Absent: None

A motion was made by Mrs. Smith and seconded by Mr. Chimento to approve the minutes of the April 7, 2016 meeting.

A unanimous voice vote followed.

**Correspondence:** None

**Announcements:**

Vice-Chairman Scott stated that the following application is carried to May 19, 2016 meeting:

**\*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.** noted that the Board will be carrying the Verizon wireless application for 492-500 Prospect Avenue with no further noticing being required.

**Capital Improvement project- Birch Avenue Block 30.01, Lot 122-storage garage for DPW property.**

Greg Blash, Borough Engineer presented the plans to the Planning Board to construct a storage garage on the property on Birch Avenue which is the DPW garage.

After a brief discussion as motion was made by Mr. Chimento and seconded by Mrs. Smith for recommendation to the Mayor and Council in favor of this project.

A unanimous voice vote followed.

Vice-Chairman Scott noted that he would make the suggestion to the Mayor and Council to consider removing the urinal from the bathroom.

**New Business:**

Attorney Leckstein review of service found it in order and the Board to have jurisdiction over this application.

**David and Allison Buleza 11 Little Silver Parkway Block 30, Lot 66** is seeking permission to construct a 33'x 6' two story addition to rear of existing home, reframe roof and construct a new 6' x 6' covered front porch. The minimum required lot area is 20,000 square feet where 12,428.7 square feet is existing. The minimum required improved road frontage for a corner lot is 150 feet on each road where 100 feet and 128 feet is existing. The minimum required front yard setback is 30 feet where 23.8 feet is existing. The minimum required rear yard setback for an accessory structure (shed) of 96 square feet in size is 8 feet where 7 feet is existing.

Attorney Leckstein marked into evidence the following: A-1 Plot plan dated January 14, 2016, A-2-interior architectural dated February 11, 2016, A-3 photo of property and A-4 site map (key map)

David and Allison Buleza were sworn in and presented their application to the Board to Update and construct an addition to their home that was built in 1944 and add a roof to the front porch and keep the shed at 7 feet from the property line. Mr. Buleza stated that he installed the shed and it was just an error on his part to be off one foot from the required setback.

Paul Grabowski, Architect with an office located at 900 Sea Girt Avenue Sea Girt, New Jersey was sworn in and testified that they are proposing a kitchen bump out and would like to relocate the powder room away from the kitchen and have an open floor plan.

Mr. Holzapfel asked if they were increasing the footprint of the property.

Mr. Buleza stated yes.

Vice-Chairman Scott stated that they are increasing footprint but are not increasing the violation on the setback that is already existing. They are just squaring off the existing overhang and it really is de-minimus compared to the rest of the property and there are no new variances.

Mr. Perfetto asked if the shed had a foundation.

Mr. Buleza stated it is on a gravel bed

Mrs. Smith asked if they would be willing to move the shed to conform on the setback requirements for the shed.

Mr. Buleza said he would move the shed.

Open to the Public

Seeing none Vice-Chairman Scott called for a motion to dispose of the application and a motion was made by Mr. Chimento and seconded by Mrs. Hough to approve this application with the following condition: The shed to be moved the one foot to the required 8 foot setback.

Affirmative: Mayor Neff, Councilman Galante, Vice-Chairman Scott, Mr. Chimento, Mr. Perfetto, Mrs. Smith, Mrs. Hough, Mrs. Jungfer, Mr. Holzapfel and Mr. Orlando.

Negative: None

Abstentions: None

Mayor Neff and Councilman Galante recused themselves from the upcoming application which contained a floor area ratio variance and adjourned to the audience.

Attorney Leckstein review of service found it in order and the Board to have jurisdiction over this application.

**Dana Keating 58 Crest Drive 58 Crest Drive, Block 13, Lot 79, in the R-2 Zone** is seeking permission to construction a 2<sup>nd</sup> story addition "squaring off" the rear of the house and construct a vestibule and powder room under the roof of the screen porch. The minimum required lot area is 25,000 square feet where 17,065 square feet is existing. The minimum required front yard setback is 50 feet where 46.97 feet is existing. The minimum required rear yard setback for a principal structure is 50 feet where 40.5 feet is existing. The minimum required side yard setback for a structure (\*screen porch) is 15 feet on each side where 2.4 feet and 26.55 feet are existing. The maximum allowable impervious surface is 35% where 36% is existing and 37.7% is being proposed for screen porch. The maximum allowable floor area ratio\* is .18 where .179 is existing and .188 is being proposed.

**\*Existing screen porch has no approval on file.**

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

Dana Keating was sworn in.

Attorney Leckstein marked into evidence A-1 Architectural by Anthony Condouris.

Mrs. Keating stated that they originally wanted to do an addition over an existing screened in porch. They have revised the plans and are not building on top of screen porch they are now just squaring off the house and will extend a wall into the screened in porch to add a vestibule and powder room.

Vice Chairman Scott asked if they had a basement.

Mrs. Keating stated yes they have a basement and it is not a finished basement.

Vice-Chairman Scott stated that the tax card for the property shows that 192 square feet is finished.

Attorney Leckstein marked the referenced tax card as A-2 into evidence.

Vice Chairman Scott asked how high the ceiling is.

Mrs. Keating stated that she doesn't know she doesn't go down to the basement and they don't use it at all, not even a washer and dryer is down in the basement. Its only used for storage of kids clothes etc.

Vice-Chairman noted that he had questions that the architect if present would be able to answer.

Vice-Chairman wanted to confirm that the hot tube was removed from the property.

Mrs. Keating stated yes.

Open to the Board

Mr. Perfetto noted that he had visited the property with the previous plans and stated that the revised plans are much more practicable.

Mrs. Keating stated that all they really needed was an extra bedroom.

Vice-Chairman Scott asked if the rocks on the side to create a drainage swell were installed by the applicant.

Mrs. Keating stated no they haven't done much to the property.

Open to the Public

None

Closed to the Public

A motion was made by Mr. Perfetto and seconded by Mrs. Smith to approve this application as submitted.

Affirmative: Vice-Chairman Scott, Mr. Chimento, Mr. Perfetto, Mrs. Smith, Mrs. Hough, Mrs. Jungfer, Mr. Holzapfel and Mr. Orlando.

Negative: None

Abstentions: None

Mayor Neff and Councilman Galante returned to the dais.

**Resolutions:**

Attorney Leckstein briefly reviewed the Resolutions for the following application:

**Approval of Resolutions:**

**Stephen C. and Wendy H. Pisani 72 Judith Road Block 59, Lot 67 in the R-2 Zone** applicants sought approval to demolish existing dwelling and construct a new 5,406 square foot dwelling. The minimum required improved road frontage for a corner lot is 150 feet on each road where 287.36 feet, 143.49 and 27.42 feet are existing and being proposed.

**125 Queens Drive South, Block 47, Lot 13** is seeking to amend approval from February 5, 2015. At this time they are not constructing the pool and pool house.

Mr. Chimento moved to approve Resolution as presented. Seconded by Councilman Galante and the following vote was taken:

Affirmative: Mayor Neff, Councilman Galante, Mr. Chimento, Mr. Perfetto, Mrs. Hough, Mrs. Jungfer and Mr. Holzapfel.

Negative: None

Abstentions: None

Attorney Leckstein briefly reviewed the Resolution for the following application:

**Eric and Kimberly Gervais 14 Prince Place Block 41, Lot 2 in the R-2 Zone** applicants sought approval to construct 606 square feet of finished basement. The minimum required lot area is 25,000 square feet where 20,085 square feet is existing. The maximum allowable building height is 30 feet and 2 ½ stories where is 30 feet and 3 stories are existing. The maximum allowable floor area ratio is .18 (3615 sq. ft.) where .152 (3058 sq. ft.) is existing and .192 (3863 sq. ft.) is being proposed. \*

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

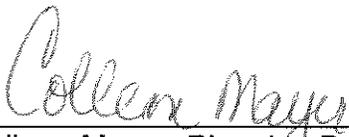
Mr. Chimento moved to approve Resolution as presented. Seconded by Mrs. Hough and the following vote was taken:

Affirmative: Mr. Chimento, Mr. Perfetto, Mrs. Hough, Mrs. Jungfer and Mr. Holzapfel.

Negative: None

Abstentions: None

There being no further business to come before the Board at this time, Mr. Chimento moved to adjourn at 7:38p.m. seconded by Mr. Councilman Galante and a unanimous voice vote followed.

  
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Colleen Mayer, Planning Board Secretary

Dated: May 3, 2016