

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

Thursday April 7, 2016
Regular Meeting - Planning Board

7 P.M.

Mr. Chimento took the Chair and called the meeting to order at 7 P.M and 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.

Mr. Chimento led the flag salute.

A moment of silence was held for Chairman Jacobi.

Roll Call:

Present: Mayor Neff, Councilman Galante, Mr. Chimento, Mr. Perfetto, Mrs. Hough, Mrs. Jungfer, Mr. Holzapfel, Mr. Michael Leckstein, Board Attorney and Greg Blash, Borough Engineer

Absent: Vice-Chairman Scott, Mrs. Smith and Mr. Orlando

A motion was made by Mayor Neff and seconded by Councilman Galante to approve the minutes of the March 10, 2016 meeting.

A unanimous voice vote followed.

Correspondence: None

Announcements:

Mr. Chimento 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.

The following application is carried to the April 21, 2016 meeting:

Michael and Dana Keating 58 Crest Drive Block 13, Lot 79: will re-notice for the April 21, 2016 meeting.

Administrative approval request:

125 Queens Drive South, Block 47, Lot 13 is seeking to amend approval from February 5, 2015. Mr. Chimento stated that at this time builder does not want to construct the pool and pool house on the property.

Attorney Leckstein stated that since the pool didn't require a variance, the only variance was an undersized lot the resolution will have to be amended.

A motion was made by Mr. Holzapfel and seconded by councilman Galante to amend the resolution removing the pool and pool house from approval.

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

Negative: None

Abstentions: None

New Business:

Stephen C. and Wendy H. Pisani 72 Judith Road Block 59, Lot 67 in the R-2 Zone is seeking permission 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.

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

Evan Zimmerman an Attorney with Giordano, Halleran and Ciesla located at 125 Half Mile Road in Red Bank, New Jersey presented the application to the Board on behalf of Stephen and Wendy Pisani.

Attorney Leckstein stated that this application is before the Board with all pre-existing nonconformities because of a sub-standard frontage.

Open to the Public

Lee and Daryle Tefteller, 30 Caroline Road were sworn in and stated the only concern they have is over drainage from the sump-pump into their side yard.

Borough Engineer Greg Blash stated that the roof leaders and sump-pump drainage are towards the street on Judith Road.

Attorney Leckstein stated that it would be a condition in the resolution.

Councilman Galante stated that the condition should be consistent with the plan for the front of the property.

David Cranmer, 750 Broad Street Shrewsbury was sworn in and testified that the front of the home will front on Judith Road and the property was designed to drain to the high point of the property and that the roof leaders and sump pump will be directed to the curb lines as per the Borough Engineer.

A motion as made by Mrs. Hough and seconded by Councilman Galante to approve this application with the condition that the discharge system shall be reviewed and approved by the Borough Engineer.

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

Negative: None

Abstentions: None

Mayor Neff and Councilman Galante are unable to participate in the up-coming application as a use variance is involved so they left the dais and sat with the audience.

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

Eric and Kimberly Gervais 14 Prince Place Block 41, Lot 2 in the R-2 Zone is seeking permission 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 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**

Eric and Kimberly Gervais 14 Prince Place were sworn in and presented their application to the Board and stated that they would like to finish off the basement area for their children to use as a play room.

Open to the Public

None

Mrs. Jungfer noted that the plans show a full bathroom and questioned whether they were constructing the bath or was it existing?

Mrs. Gervais stated there is no bathroom now and are adding a full bathroom and no bedrooms.

A motion was made by Mr. Holzapfel and seconded by Mr. Perfetto to approve this application as submitted with the following condition that no bedrooms will be constructed and the basement.

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

Negative: None

Abstentions: None

Mayor Neff and Councilman Galante returned to the dais.

Resolutions:

Attorney Leckstein briefly reviewed the Resolution for the following application:

Brian Reppert 96 Laurel Drive 96 Laurel Drive, Block 52, Lot 26, in the R-3 Zone seeking permission to construct a 1,692 square foot second story addition, a 238 square foot covered front porch and renovations to the first floor.

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

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

Negative: None

Abstentions: None

The Board had a brief discussion regarding the ordinance on garages being required.

There being no further business to come before the Board at this time, Mrs. Jungfer moved to adjourn at 7:18p.m. seconded by Mr. Holzapfel and a unanimous voice vote followed.



Colleen Mayer, Planning Board Secretary