

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

Thursday January 21, 2016
Regular Meeting - Planning Board

7 P.M.

The Regular Meeting was called to order at 7 P.M. by Chairman Jacobi 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: Councilman Galante, Chairman Jacobi, Mr. Scott, Mr. Chimento, Mr. Perfetto, Mrs. Jungfer, Mr. Orlando, Mr. Michael Leckstein, Board Attorney and Greg Blash, Borough Engineer

Absent: Mayor Neff, Mrs. Smith, Mrs. Hough, and Mr. Holzapfel

Statement of Compliance

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

A unanimous voice vote followed.

Chairman Jacobi noted that he noticed at the reorganization meeting an assistant secretary was not elected and in previous it has been Mrs. Smith. He suggested that the Board wait to the next scheduled meeting to see if she is still interested in continuing with that position.

Chairman Jacobi noted that Mr. Scott and Mr. Chimento are on the Ordinance Revision Committee and Mr. Scott and Mr. Perfetto are on the Affordable Housing Committee.

Request for Administrative approval: Michael Alfieri, 143 Little Silver Point Road, Block 51, Lot 14 in the R-1A Zone is requesting to increase size of proposed deck in rear of property from 16' x 5' (80 sq. ft.) to 16' x 15' (240 sq. ft.). Application and plans approved by Planning Board on May 21, 2015 with proposed deck of 16' x 5' (80 sq. ft.).

Danta Alfieri, Attorney appeared on behalf of Michael Alfieri seeking to amend the Planning Board approval to increase the deck by 160 sq. ft.

A motion was made by Mr. Scott to approve the administrative request change indicating no new variances being created by this amendment. Seconded by Mr. Chimento.

Affirmative: Councilman Galante, Chairman Jacobi, Vice-Chairman Scott, Mr. Chimento, Mr. Perfetto and Mr. Orlando.

Negative: None

Abstentions: Mrs. Jungfer

Kirsten Kienbaum 18 Laurie Lane Little Silver, New Jersey is seeking permission to construct an addition over existing garage on the property at **76 Rustic Terrace, Block 25, Lot 46**, in the R-3 Zone. The minimum required lot area is 20,000 square feet where 14,960 square feet is existing. The minimum required rear yard setback for a principal structure is 50 feet where 44 feet is existing. The minimum required rear yard setback for an accessory structure of 91 square feet in size is 8 feet where 3 feet is existing. The minimum required side yard setback for an accessory structure 91 square feet in size is 8 feet on each side where 2 feet and 2 feet are existing.

Attorney Leckstein stated that his review of service found it in order and that the Board had jurisdiction over this application.

Kirsten and Thomas Kienbaum of 18 Laurie Lane were sworn in the presented their application to the board to construct an addition of existing garage with no change to the footprint of the home.

Mrs. Kienbaum stated that they moved here from Germany four years ago and are currently renting and have purchased 76 Rustic Terrace and have a lot of family that come and visit and need the extra bedroom to accommodate visitors.

A motion was made by Mr. Scott to approve this application as submitted. Seconded by Mr. Chimento.

Affirmative: Councilman Galante, Chairman Jacobi, Vice-Chairman Scott, Mr. Chimento, Mrs. Jungfer, Mr. Perfetto and Mr. Orlando.

Negative: None.

Abstentions: None.

RESOLUTIONS:

Attorney Leckstein briefly reviewed the Resolution for the following application:

Steven Raia, 30 Alwin Terrace Block 83, Lot 10 in the R-2 Zone and AE8 Flood Zone is seeking permission to demolish existing dwelling and construct a new 5,717 square foot dwelling on a crawl space. The minimum required lot area is 25,000 square feet where 20,498 square feet is existing and proposed.

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

Affirmative: Vice-Chairman Scott, Mr. Chimento, Mrs. Jungfer, and Mr. Perfetto

Negative: None

Abstentions: None

Attorney Leckstein briefly reviewed the Resolution for the following application:

Little Silver Tennis Club, 100 Birch Avenue seeking permission to enclose existing outdoor clay tennis courts with pre-manufactured athletic building on the property at 100 Birch Avenue, Block 30.01, Lot 4, in the B-1 Business Zone. The Tennis Club is a use not allowed in the B-1 Business zone, an expansion of a non-conforming use. A use variance is required. The Principal building has an existing rear yard setback of 47.9 feet where 50 feet is required. Minimum Floor area of any use contained in a multi-use building is 1,000 square feet whereas 42,500 square feet is existing and 33,600 square feet is being proposed. Maximum floor area of any use contained in a mulita-use building is 3,000 square feet whereas 42,500 are existing and 33,600 is being proposed.

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

Affirmative: Chairman Jacobi, Vice-Chairman Scott, Mr. Chimento and Mr. Perfetto

Negative: None

Abstentions: None

The board had a brief discussion on the Affordable Housing Litigation.

There being no further business to come before the Board at this time, Mrs. Jungfer moved to adjourn at 7:17p.m. Seconded by Councilman Galante and a unanimous voice vote followed.



Colleen Mayer, Planning Board Secretary

Dated: February 22, 2016