

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

Thursday March 10, 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, Mrs. Smith (arrived at 7:02 pm), Mrs. Hough, Mrs. Jungfer, Mr. Holzapfel, Mr. Orlando, Mr. Michael Leckstein, Board Attorney and Greg Blash, Borough Engineer

Absent: Mr. Perfetto

Statement of Compliance

A motion was made by Mr. Chimento and seconded by Councilman Galante to approve the minutes of the February 25, 2016 meeting.

A unanimous voice vote followed.

Correspondence:

Andrew and Eileen Savko, 45 Winding Way would like to amend approval from July 2012 because they have decided not to construct pool to remove pool at this time that was included in their variance approval.

A motion was made Councilman Galante and seconded by Mr. Chimento to amend the approval for 45 Winding Way that the pool shall be optional to construct.

A unanimous voice vote followed.

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.

A motion was made by Mrs. Jungfer and seconded by Mr. Chimento to carry the above application to the April 7, 2016 meeting with no further noticing being required.

A unanimous voice vote followed.

Harmesh Verma, 23 Middlebrook Drive Ocean Township, New Jersey seeking permission to construct a single family dwelling on the property at Birch Avenue and Maple Avenue, Block 55, Lots 11 & 33, in the R-3 Zone.

A letter from the above application's Attorney, Martin McGann was read to the Board members requesting the application being placed on temporary hold on the application and has granted the Board an Extension of time to render a decision on this matter up to and including December 31, 2016. New notice will be provided to property owners within the required distance when the application is ready to proceed.

A motion was made by Mr. Chimento and seconded by Mr. Orlando to grant this temporary hold with new notice being required when new hearing date is established.

A unanimous voice vote followed.

Administrative approval request:

Neil Houston and Sarah Jindal: **52 Grant Place Block 10 Lot 1 in the R-3 Zone**
Seeking to amend approval: The size of back patio was increased and is now only 2' (±) from property line.

After a brief discussion the Board determined that amending this approval would not create any new variances a motion was made by Mrs. Jungfer and seconded by Mr. Chimento to amended the approval to reflect setback from property line for slate patio of 2' (±).

A unanimous voice vote followed.

Attorney Leckstein stated that the Mayor has received a letter of resignation from Chairman Jacobi who has been the Chairman for 24 years of the Board. Attorney Leckstein stated that it was wonderful to have worked under Chairman Jacobi for all those years.

Mr. Chimento stated that he came before this Board 40 plus years ago as an applicant and Chairman Jacobi at that time was Vice Chairman of the Board and was gentleman then and is to this day and treated everyone with respect, equally and fairly and it will be a very long time to find someone to fill his shoes. Mr. Chimento also noted that Chairman Jacobi is one of a kind and thanks him for his long years of service.

Attorney Leckstein stated that Chairman Jacobi at the meeting regarding affordable housing which had standing room only conducted meeting with patience and didn't cut anyone off and they were very difficult meeting for everyone concerned.

Vice Chairman Scott stated that his parents and Chairman Jacobi parents were very friendly and lived on the corner from him and he was very close with his younger brother. When he first came to the Board about 12 years Ed was Chairman at that time for about 12 years and he was always someone you could call or go to discuss things with. He was a mentor and great leadership.

Mayor Neff stated that Ed was quiet, but when he spoke and had something to say he said it. He was patient and listened every one speak never cut anyone off from the opportunity to speak. No one ever walked out of a meeting feeling they weren't given the opportunity to say what they wanted. Mayor Neff stated he wanted to take a minute and read a couple of paragraphs from his resignation letter because it really reflects on the type of person he is and Chairman he was.

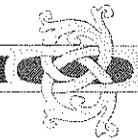
Dear Mayor Neff,

With regret and solely due to increasing incapacity due to health, I tender my resignation as Chairman and member of the Planning Board to be effective upon the qualification of my successors.

I am grateful for my continued reappointment to the Board by yourself and previous Mayors and especially grateful to the magnanimous act of Mayor Bruno in nominating me as a Board Member and Vice Chairman despite being an outgoing Councilman of the opposite party. I thank my Board colleagues for electing me 40 times as Vice Chairman or Chairman, I also thank the Board staff Colleen Mayer and her predecessors for their great help over the years, and Leckstein and Leckstein for maintaining a perfect record of having no vote cast being overturned by the Courts.

Mayor Neff noted that he ends with his last line reading: My "gold standard" for public service is also my favorite Bible verse (from the Prophet Micah), namely, "do justice, love kindness and walk humbly with thy god." Mayor Neff stated that Ed is an outstanding guy.

Attorney Leckstein read the following resolution:



Resolution of the Planning Board of the Borough of Little Silver

WHEREAS, the Planning Board of the Borough of Little Silver is a statutorily established entity as is more fully set forth in the Municipal Land Use Act NJSA 40:55D-1 et. seq.; and

WHEREAS, after serving his community as a Board of Adjustment member, and later as a Councilman, Edward Jacobi, pursuant to the Development Ordinances of the Borough of Little Silver and the Municipal Land Use Act, was appointed a Class 4 member of the Planning Board by the Governing Body of the Borough of Little Silver; and

WHEREAS, after serving two decades as a member of the Planning Board as well as serving as its Vice Chairman, Edward Jacobi was elected Chairman of the Planning Board by his peers in 1992. From that time forward, a period of time in excess of 23 years, Mr. Jacobi has served as Chairman of the Planning Board with dignity, distinction and, dedication. He has also served the Board as a voice of reason and conscience. He has been a steadfast reminder that the Board exists to serve the members of the community as well as the intent of the Borough Ordinances; and

WHEREAS, Edward Jacobi has tendered his resignation from the Planning Board, and those who have served and worked with him note that he leaves behind a Chairmanship that has been distinguished by his fair and impartial implementation of the rules that define the purposes of good planning and zoning as contemplated by the Municipal Land Act; and

WHEREAS, in recognition of Edward Jacobi's unselfish and dedicated service to the community,

NOW THEREFORE, be it resolved by the Planning Board of the Borough of Little Silver that it unanimously and, with pride, commends its outgoing Chairman and authorizes that this Resolution be spread upon the minutes of the Planning Board and be provided to the Governing Body of the Borough of Little Silver for the purposes of making a permanent record of the devoted services performed by Edward Jacobi during his tenure on the Planning Board.

Adopted this 10th day of March, 2016

Colleen Mayer
Colleen Mayer, Board Secretary

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

Affirmative: Mayor Neff, Councilman Galante, Vice-Chairman Scott, Mr. Chimento, 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.

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. The minimum required lot area is 20,000 square feet where 11,250 square feet is existing. The minimum required improved road frontage is 100 feet where 75 feet is existing. The minimum required side yard setback for a principal structure is 15 feet on each side where 10.56 feet and 9.39 feet are existing. The minimum required side yard setback for an air conditioning unit is 15 feet where 10 feet is being proposed. The maximum allowable lot coverage is 18% where 17.76% is existing and 20.5% is being proposed. *The maximum allowable floor area ratio is .18 where .153 is existing and .322 is proposed.

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

Brian and Heather Reppert, 96 Laurel Drive were sworn in.

Mr. Reppert stated that they purchased the home in 2010 and since then has run out of space for the family. The home is ranch style and two of the children are sharing a room. The home has one full bath and no basement. They love the Borough and don't want to move and there really isn't much available to purchase.

Attorney Leckstein questioned Mr. Reppert if there were any adjoining properties available for purchase to make their lot bigger.

Mr. Reppert stated no.

OPEN TO THE PUBLIC:

Attorney Leckstein asked if anyone had any concerns or questions.

A voice from the audience stated no that they are there in support of the application.

CLOSED TO THE PUBLIC

Donald Passman was sworn in and is a Licensed Architect in New Jersey who was accepted by the Board in his field.

Mr. Passman presented the plans to the Board on the second story addition being proposed and stated that the only new variances being created are floor area ratio and lot coverage all other variance are pre-existing and noted that the attic will not have any living space.

Vice Chairman Scott noted that when he went out the property he notice that any impact on the neighbors would be di minimus.

Mrs. Jungfer noted that the one side yard is actually the back of the house that fronts on Laurel and Amelia and confirmed with Mr. Passman that the cantilevers are front to back and not on the side and would not be encroaching on any side yards setbacks.

Mr. Passman stated she was correct.

Open to the Public:

None

Closed to the Public:

A motion was made by Mrs. Smith to approve this application as submitted and seconded by Mrs. Hough and the following roll call was taken

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

Negative: None

Abstentions: None

RESOLUTIONS:

Attorney Leckstein briefly reviewed the Resolution for the following application:

Marc McAllister 60 Lovett Avenue block 52, Lot 11, in the R-3 Zone is seeking permission to finish basement area with walls, ceiling and floors.

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

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

Negative: None

Abstentions: None

Mayor Neff and Councilman Galante returned to the dais.

Attorney Leckstein briefly reviewed the Resolution for the following application:

John and Sharon Hawthorn 579 Seven Bridges Road, Block 61, Lot 34, in the R-1 Zone and AE8 Flood Zone is seeking permission to construct a detached 38' x 46' garage, a 933 sq. ft. second story addition to existing dwelling and an 18' x 38' in-ground swimming pool.

Mrs. Jungfer moved to approve Resolution as presented. Seconded by Mrs. Smith and the following vote was taken:

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

Negative: None

Abstentions: None

Councilman Mihlon stated that he was here on behalf on his neighbor 52 Grant Place and wanted to note that they have done a beautiful job on the remodeling of their home.

Councilman Mihlon also stated that Mr. Jacobi is a wonderful person and the Board was lucky to have the privilege of working with him.

Attorney Leckstein noted that he has been the Board Attorney for over 40 years and has only worked under two Chairmen.

There being no further business to come before the Board at this time, Mr. Chimento moved to adjourn at 7:34p.m. Seconded by Mrs. Jungfer and a unanimous voice vote followed.


Colleen Mayer, Planning Board Secretary

Dated: March 31, 2016