

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

Thursday September 15, 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.

Vice Chairman Scott led the flag salute

Roll Call:

Present: Mayor Neff, Councilman Galante, Vice-Chairman Scott, Mr. Chimento, Mrs. Smith, Mrs. Jungfer, Mr. Orlando, and Mr. Michael Leckstein,
Board Attorney

Absent: Mr. Perfetto, Mrs. Hough, and Mr. Holzapfel and Greg Blash, Borough Engineer.

A motion was made by Mayor Neff and seconded by Mr. Chimento to approve the minutes of the July 14, 2016 meeting (August 11, 2016 meeting was canceled)

Correspondence: None

Announcements:

Applicant requested to be carried to the October 6, 2016 meeting:

Jennifer Asfar is proposing replacement of "like for like" signage located at **471 Prospect Avenue Block 38 Lot 12 in the B-1 Zone "The Healthy Palate"**

The following applications carried to the October 6, 2016 due to deficient notice:

Matthew and Michael Kelly 14 Bridgewater Drive Oceanport, NJ 07757 seeking permission to construct a 2,132 square foot two story single family home on the property at **Maple Avenue, Block 55, Lot 11, in the R-3 Zone.**

John and Dina Scalzo 37 Woodland Street, Block 30, Lot 13, in the R-3 Zone seeking permission to construct a second story addition over existing footprint and 2nd story deck addition.

Attorney Leckstein noted that new noticing will be done for Maple Avenue and 37 Woodland Street.

Signage approval request:

Graze Restaurant is proposing façade mounted 24 sq. ft. sign to read: "Graze Restaurant" located at **151 Markham Place Block 37 Lot 13.**

A motion was made by Mrs. Jungfer to approved the signage as presented and seconded by Mrs. Smith

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

Negative: None

Request of **Joseph and Donna Loftus** for administrative approval to amend approval received on April 9, 2015 for the proposed second floor addition, which is built over existing garage to be increased from 8'-10" by 15'-6" to 8'-10" by 23'-7' at **Nottingham Lane Block 13 Lot 106 in the R-2 Zone.**

Attorney Leckstein noted that we may be doing this request administratively or maybe not, this is the second change to this application. The request is to change the size of the room over the garage and change to the appearance of the house, so this is a gray area and no new variances are being created. Attorney Leckstein stated he has concerns when no notice is sent to neighbors who are affected and spoke with Mr. Loftus about the matter and informed Mr. Loftus it would be up to the Board to as to amending an approval administratively.

Vice-Chairman Scott asked how much additional square footage is being added.

Richard Kane, Architect was sworn in and testified that one of the components to this project is a small addition on top of the existing two car garage it effects the second floor only and doesn't increase the footprint at all. The approved version was 137 square feet over part of the garage and now Mr. & Mrs. Loftus would like the addition to be over the entire garage with an increase of 71 square feet for a total of 208 square feet on the second floor noting that the Floor area ratio increases from 13% to 13.5% which is conforming and well under the maximum allowed.

Attorney Leckstein asked if any of the neighbors were present?

Patty Seaman, 64 Nottingham Way was sworn in and testified that she is the neighbor who will be looking at that side of the dwelling and said she loves the plan.

Mr. Chimento asked if Mr. Kane could please describe the visual change.

Mr. Kane describe the changes by showing the Board the elevations of the dwelling of what was approved and the proposed amended with the ridge being 2 feet 8 inches higher and 71 square feet more.

Vice Chairman Scott stated that 71 square feet isn't even a room.

Councilman Galante stated that due to the fact that there are no new variances and the neighbor who faces this change testified with her approval and what we are really only doing is addressing the size of the gable and would move to approve this as amended.

Mayor Neff noted that there was no violation with Floor Area Ratio.

A motion was made by Councilman Galante to approve the amended plans as presented and seconded by Mrs. Jungfer.

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

Negative: None

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

It was noted for the record that Mrs. Jungfer who was not present at the July 14, 2016 meeting when testimony was given has listened to recording of that meeting and is eligible to vote on this matter.

John and Caroline Connelly 26 North Sunnycrest Drive. Mrs. Connelly and Jeremiah Reagan, Architect are still under oath.

Mr. Reagan presented and described the changes with the reduction of almost 300 square feet which reduces the Floor Area Ratio to .39 from .49 and also reducing the deficiency with impervious and lot coverage.

Mrs. Connelly testified that they eliminated the loft and relocated a bedroom, the amended plans show 4 bedrooms, 2 bedrooms are on the second floor and 2 bedrooms will be on the first floor.

Mr. Chimento stated that the design of the home is very attractive and the Architect has done a good job making it appear more appropriate for the neighborhood.

Attorney Leckstein noted it is a 7,000 square foot lot.

Mrs. Jungfer noted that the neighborhood is in transition with a lot of the older homes that are being redesigned with additions.

Mr. Chimento noted that the Board doesn't object to bigger houses the key is not to overpower the neighborhood and this design presented does just that.

Mrs. Connelly noted that the current home is 1,700 square feet they had originally proposed 3,400 square feet and have reduced it with the amended plan of a proposed 2,700 square foot home.

Mrs. Jungfer noted that they are not adding many windows which helps with privacy for the neighbors.

A motion was made by Mrs. Smith to approve the amended plans as presented this evening and seconded by Mr. Chimento.

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

Negative: None

Attorney Leckstein noted that the Board is approving this application because the home owner is bringing the house up to neighborhood standards and special reasons exist

Approval of Resolutions:

Attorney Leckstein briefly reviewed the Resolutions for the following applications:

Martin and Kerrilee Russo 178 Winding Way South Block 67, Lot 7, in the R-2 Zone

Robert and Margaret Nicolosi 86 Silverton Avenue Block 23, Lot 1, in the R-3 Zone

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

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

Negative: None

Attorney Leckstein briefly reviewed the Resolution for the following application:

Helen Appleby/Visionary Growth Properties, LLC of 211 Randall Avenue Point Pleasant Beach, New Jersey for property located at **44 Queens Drive East, Block 43, Lot 8, in the R-2 Zone.**

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

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

Negative: None

Attorney Leckstein briefly reviewed the Resolutions for the following applications:

Two Swans, LLC located at 14 Cliffwood Avenue Suite 200 Matawan, New Jersey sought permission to demolish and construct a new two story 4,079 sq. ft. dwelling on the property at **15 Mitchell Place, Block 44, and Lot 30, in the R-1 Zone.**

Eric Wasserfall and Carolyn DeForte 149 North Sunnycrest Drive Block 30, Lot 51, in the R-3 Zone are sought permission to amend approval for construction of a deck of 8' x 29' (232 sq. ft.) from DPA #29-14 to construct (retain) a deck of 15' x 30' (450 sq. ft.)

Note that the condition of the previous approval required the removal of the shed and fence from Borough property and that condition remains in effect.

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

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

Negative: None

There being no further business to come before the Board at this time, Mrs. Jungfer moved to adjourn at 7:31 P.M. Seconded by Mrs. Smith and a unanimous voice vote followed.

Colleen Mayer, Planning Board Secretary

Dated: October 4, 2016