

## AGENDA

Agenda for the Regular meeting of the Planning Board of the Borough of Little Silver to be held on Tuesday, December 1, 2009 at 7 P.M. Borough Hall, 480 Prospect Avenue, Little Silver, New Jersey:

1. Statement of Compliance
2. Roll Call
3. Correspondence
4. Approval of Minutes: November 17, 2009
5. Unfinished Business:

Application of Jennifer Medolla, 483 Branch Avenue, Little Silver, New Jersey to construct an 18' by 20' two story addition consisting of a family room and larger kitchen and a master bedroom and bath above on the property at 59 Lovett Avenue, Block 49, Lot 14, in the R-3 Zone which violates the minimum required lot area of 20,000 square feet where 7,500 square feet is existing, the minimum required improved road frontage of 100 feet where 50 feet is existing, the minimum required front yard setback of 30 feet where 28 feet is existing, the minimum required side yard setback for a principal structure of 15 feet on each side where 3 feet and 17 feet is existing, the minimum required side yard setback for an accessory structure 273 square feet in size of 15 feet on each side where 2.8 feet and 35 feet is existing, the maximum allowable lot coverage of 18% where 18% is existing and 23% is proposed and the maximum allowable impervious coverage of 35% where 33% is existing and 39% is proposed.

Use Variance and Major Site Plan Application of DDJ Management, Inc. (Dunkin Donuts), Block 74.1, Lot 1, Oceanport Avenue, B-2 Zone

6. New Business: None at this time
7. Resolutions:

Variance and Coastal Wetlands Application of Mr. and Mrs. John Keefe to construct a 2,415 square foot second floor addition consisting of four bedrooms, three bathrooms, laundry room and unfinished attic space, a 304 square foot front porch, interior renovations to the first floor, a 30' by 15' raised patio over existing patio area, a 14' by 19' raised screened porch over an existing patio, a 20' by 40' in-ground pool with 877 square feet of pool patio and 3,400 square feet of new driveway on the property at 74 Oakes Road, Block 44, Lot 37, in the R-1 Zone which violates the minimum required improved lot frontage of 160 feet

where 150 feet is existing, the minimum required side yard setback for a principal building 35 feet in height of 44 feet on each side where 24.8 feet and 28.2 feet is existing and no building, structure, improvement and/or development which increases the footprint of any existing structure or building or which enlarges the ground area of development currently existing on the subject property or which is new development shall be permitted in the Coastal Flood Zone where improvements below the six foot contour are proposed.

Amended Site Plan Application of Markham Prospect Associates, Block 37, Lot 13 to permit renovations and expansion of existing Turning Point Restaurant into adjacent space.

Major Subdivision Application of Martelli Development Group, LLC, Block 13, Lot 15, Fox Hill Drive – For Preliminary Approval Only

8. Miscellaneous
9. Adjournment

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Diane L. Ramsey, CLUA  
Zoning Officer/Planning Board Secretary

Dated: November 24, 2009