

## AGENDA

Agenda for the Regular meeting of the Planning Board of the Borough of Little Silver to be held on Tuesday, November 17, 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: October 20, 2009
5. Unfinished Business: None at this time
6. New Business:

For Review and Recommendation: An Ordinance Amending and Supplementing Section 3.4, "Fees" Subsection 3.4.U, "Mandatory Affordable Housing Development Fees" in Chapter 16A "Land Use and Development Ordinance" of the Revised General Ordinances of the Borough of Little Silver, Monmouth County, New Jersey, as amended and specifically Subsection 3.4.U.4.C.(3) regarding "Eligible Exactions, Ineligible Exactions and Exemptions for Residential Development" and Subsection 3.4.U.6.E under "Collection of Fees"

Request from Paul A. Stach, 15 Alwin Terrace, Block 84, Lot 2 for an additional one year extension of time to December 4, 2010

Sign Application of Erin McCabe, Salon Coco Bond, 154 Markham Place, Block 13, Lot 37, B-2 Zone – Replacement Sign

Sign Application of Maureen Hourigan and Tracey Witter, The Art Room, 14 Ayers Lane, Block 75, Lot 7, B-1 Zone – Replacement Sign and Additional Wall Sign

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.

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.

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.

7. Resolutions:

Application of Nina Seigelstein to demolish the existing deck and construct a 14' by 14' one story dining room addition, an 11' by 10' one story kitchen addition and a 16' by 16' deck and 11' x 14' deck to the rear of the house on the property at 71 Little Silver Parkway, Block 30, Lot 75, in the R-3 Zone which violates the minimum required lot area of 20,000 square feet where 13,211 square feet is existing, the minimum required rear yard setback for an accessory structure 96 square feet in size of 8 feet where the existing shed is located over the property line and must be removed from Borough property and the minimum required side yard setback for an accessory structure 96 square feet in size of 8 feet where 3 feet is existing.

Application of Mr. and Mrs. Joseph Visciano, 32 Laurelwood Drive, to construct a 44' by 16' two story, L-shaped addition, 16' x 28' rear deck, 4' by 19' one story addition, 64' by 35' irregular shaped second story addition and change the existing driveway configuration on the property at 156 Queens Drive South, Block 46, Lot 15, in the R-2 Zone which violates the minimum required lot area of 25,000 square feet where 23,592 square feet is existing.

Application of John and Catherine Clark to construct a 13' by 17' bedroom and bathroom addition with a 13' by 35' second floor bedroom and office addition above on the property at 35 Cross Street, Block 23, Lot 30, in the R-3 Zone which violates the minimum required lot area of 20,000 square feet where 8,523 square feet is existing, the minimum required improved road frontage of 100 feet where 63 feet is existing, the minimum required front yard setback of 30 feet where 22.5 feet is existing, the minimum required side yard setback for a principal structure of 15 feet on each side where 8 feet and 7.7 feet is existing and the maximum allowable lot coverage of 18% where 22% is existing and 25% is proposed.

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Minor Subdivision Application of Peter and Josephine Nagle, Block 50, Lots 7 through 10, 57  
Willow Drive - R-3 Zone

8. Miscellaneous
9. Adjournment

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

Dated: November 3, 2009