

RESOLUTION OF FINDINGS AND CONCLUSIONS
PLANNING BOARD
BOROUGH OF LITTLE SILVER

RESOLUTION

WHEREAS, Mr. and Mrs. R. Hurlbut have applied to the Planning Board of the Borough of Little Silver for permission to construct a 23'4" by 6' and a 26'4" by 16'6" L-shaped two story addition consisting of an expansion to the existing garage and workshop at the basement level , bathroom, bedrooms and deck with outside stairs at the first floor level and a 79' by 34' second story addition consisting of three bedrooms and two outside decks, a rear porch, covered front entry porch and stairs from the side entry to the rear on the property at 41 Seven Bridges Road, Block 43, Lot 23-1 as shown on the Official Tax Map of the Borough of Little Silver; and

WHEREAS, the applicant has provided notice to all property owners within two hundred feet and has caused notice to be published regarding said application in accordance with N.J.S.A. 40:55D-1 et seq., this Board gaining jurisdiction thereunder; and

WHEREAS, a public hearing was held in the within matter at a regularly scheduled meeting of the Planning Board on August 19, 2003, at which time all persons having an interest in said application were heard;

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Little Silver that the following findings of facts and conclusions are made:

1. The property is a residential dwelling located in an R-1 Zone and said use is permitted.
2. The property violates the minimum required side yard setback for a principal building 30 feet in height of 39 feet on each side where 111 and 17.8 feet exist and 105 and 17.8 feet are proposed.
3. No adjoining property is available to make the lot conforming.
4. The applicant and Michael Monroe, Architect, testified that the first floor deck which is one story up in the rear of the dwelling does not pose a privacy issue as it is 440 feet

from the property line.

5. There were no objectors.
6. The variance can be granted in that the benefits outweigh any detriments, and granting the variance will not substantially impair the purpose and intent of the Zone Plan and Zoning Ordinance of the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Little Silver on this 4th day of September, 2003 that the application of Mr. and Mrs. R. Hurlbut for premises known as Block 43, Lot 23-1 be granted upon the following conditions:

1. Subject to verification and approval by the Department of Environmental Protection as to the 50 foot buffer line shown on the plans submitted to the Board.
2. The height of the dwelling shall not exceed the 35 foot maximum allowable height permitted within the Zone.
3. That this variance will be deemed to be void by abandonment if a building permit is not issued within one year from the date hereof.
4. The applicant shall comply with the Planning Regulations of the Borough of Little Silver to the extent that it is consistent with this Resolution, and shall comply with the requirements of the Construction Code and the Fire and Health Code Officials.
5. All materials used in the construction of the addition shall be consistent with the existing structure.
6. Landscaping shall be restored in the areas of the property disturbed by the construction.
7. All representations made by the applicant under oath, at the public meeting in the within matter, are considered conditions of this approval and misrepresentations by any of the parties shall be considered a material breach of the facts upon which the conclusions of the Planning Board were made and shall be considered a violation of

the approval.

8. Subject to any and all other local, County, State and Federal regulations as may be deemed necessary.
9. Subject to the payment of any and all taxes and professional fees.
10. The action of the Planning Board in approving this application shall not relieve the applicant of responsibility for any damage caused by this project, nor does the Planning Board of the Borough of Little Silver or its reviewing professionals and agencies accept any responsibility for the structural design of the proposed improvements or for any damage that may be caused by the development.

NOW THEREFORE BE IT FURTHER RESOLVED by the Planning Board of the Borough of Little Silver that the Board Secretary provide a copy of this Resolution to the applicant within the statutory time and that a notice be published by the applicant in the official newspaper of the Borough referencing this Resolution.

The above Resolution was Moved by Councilman DeNoia

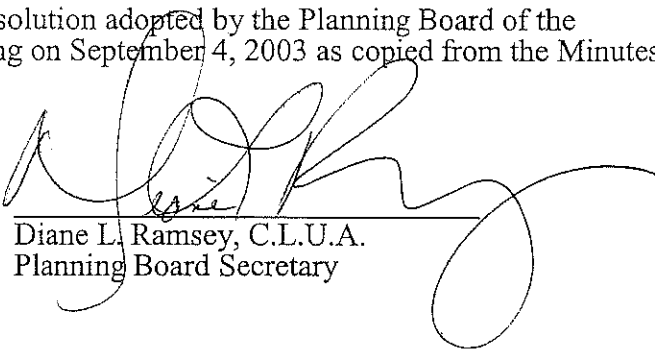
Seconded by Mayor Castleman and on Roll Call, the following vote was taken:

Affirmative: Mayor Castleman, Councilman DeNoia,
Mr. Chimento, Mr. Lindsay, Chairman Jacobi, Mr. Olimpi

Negative: None

Abstentions: None

The foregoing is a true copy of a Resolution adopted by the Planning Board of the Borough of Little Silver at its meeting on September 4, 2003 as copied from the Minutes of the said meeting.



Diane L. Ramsey, C.L.U.A.
Planning Board Secretary

Dated: September 4, 2003

BOROUGH OF LITTLE SILVER
MONMOUTH COUNTY, NEW JERSEY
APPLICATION FOR DEVELOPMENT PERMIT

TO BE ASSIGNED BY BOROUGH

DEVELOPMENT
 APPLICATION NC **210**

APPLICANT

1. NAME OF APPLICANT(S) MR. & MRS NURLBUT	2. TELEPHONE (732) 842-6465
3. MAILING ADDRESS 41 SEVEN BRIDGES RD.	ZIP 07739
4. AGENT FOR SERVICE AND NOTICE (IF OTHER THAN APPLICANT) MICHAEL J. MONROE R.A.	5. TELEPHONE (732) 219-9227
6. AGENT'S MAILING ADDRESS 10 BROAD ST. RED BANK NJ.	ZIP 07701

DEVELOPMENT

7. LOCATION - STREET ADDRESS 41 SEVEN BRIDGES ROAD			
8A. LOT(S) AND BLOCK(S) NUMBER(S) BLK 43 LOT 23-1	8B. ZONE R1	8C. CURRENT USE RESIDENCE	
9. OWNER'S NAME AND ADDRESS (IF DIFFERENT THAN APPLICANT) SAME			
10. DESCRIBE PROPOSED DEVELOPMENT (ATTACH PLANS, MAPS, STATEMENTS & OTHER INFORMATION TO DESCRIBE DEVELOPMENTS) ADD A SECOND FLOOR FOR 3 ADDITIONAL BEDROOMS, ADD A COVERED FRONT ENTRY PORCH, A REAR COVERED PORCH, EXPAND A SECOND FLOOR BEDROOM & BATH, ADD A THIRD CAR GARAGE AND WORKSHOP AT THE BASEMENT LEVEL, AND ADD A NEW STAIR FROM THE SIDE ENTRY TO THE REAR.			
11. DEVELOPMENT NAME (IF ANY) N/A			
12. CHECK (✓) IF PROPOSED	A. NEW BUILDING CONSTRUCTION ☐	B. INTERIOR RENOVATIONS ☒	C. EXTERIOR RENOVATIONS ☒
D. SUBDIVISION ☐	E. SITE IMPROVEMENTS OR REVISIONS ☐	F. SIGN ☐	G. FENCE ☐
H. REMOVAL OR DEMOLITION ☒	I. CHANGE IN OCCUPANCY ☐	J. CHANGE IN USE ☐	K. OTHER-ATTACH DESCRIPTIONS ☐
SIGNATURE OF APPLICANT OR AGENT  MICHAEL JAMES MONROE R.A. A.I.A.		DATE 7/28/03	
TYPE OR PRINT NAME OF APPLICANT OR AGENT			

ZONING OFFICER REVIEW

13. ACTION REQUIRED	A. PLANNING BOARD ☒	B. BOARD OF ADJUSTMENT ☐	C. BOARD ACTION NOT REQUIRED ☐
14. APPLICATIONS REQUIRED			
A. MINOR SUBDIVISION ☐	F. APPEALS ☐		
B. MAJOR SUBDIVISION ☐	G. INTERPRETATIONS ☐		
C. SITE PLAN ☐	H. BULK VARIANCE(S) ☒		
D. CONDITIONAL USE PERMIT ☐	I. USE VARIANCE ☐		
E. SIGN ☐	J. DIRECTION FOR BUILDING PERMIT ISSUANCE ☐		
NOTE: PLANNING BOARD MAY NOT GRANT MORE THAN ONE AREA VARIANCE			
15. NOTICE OF PUBLIC HEARING REQUIRED ☒	16. Fee \$ 190	17. Fee Paid ☒	
18. OTHER REQUIRED APPROVALS (OR COMMENTS)			

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DISPOSITION

SIGNATURE OF ADMINISTRATIVE OFFICER

DATE _____

PRINT OR TYPE NAME AND TITLE

29. DEVELOPMENT	
PERMIT DENIED	
DATE	BY

TO THE BOARD OF ADJUSTMENT OF THE BOROUGH OF LITTLE SILVER:

_____ (fill in applicable variance, i.e, bulk, use, etc.)

ARTICLE X SECTION 10.4.D.5A

_____ of the Zoning Ordinance so as to permit CONSTRUCTION
OF ALTERATIONS & ADDITIONS WITH A MIN. SIDE SETBACK
FOR A PRINCIPAL BUILDING OF 17.8' WHERE 39' IS
REQUIRED. THE SECOND FLOOR ADDITION WHICH ALIGNS WITH
THE FIRST FLOOR IS A CONTINUATION OF THE EXIST'G NON-
CONFORMING SIDE SETBACK

Premises affected are known as Lot(s) 23-1 Block(s) 43

(street address) 41 SEVEN BRIDGES RD, LITTLE SILVER New

Applicant: MR. & MRS R. NURLBUT

Applicant's Address: 41 SEVEN BRIDGES ROAD

INTEREST IN PREMISES: _____

INTEREST IN PREMISES: 200X 421 (owner, contract purchaser, other)

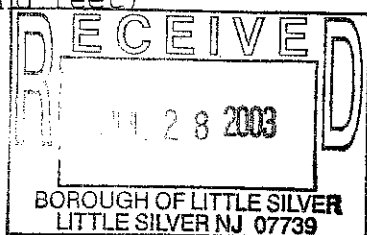
Size of lot ~~200 x 66 x 24~~ 85,743 ϕ
(length, width and square footage)

PROPOSED

Size of Buildings: 70x40 2173 76x48 3219
(length, width and square footage)

Percentage of Lot Covered by Buildings: 7.76 % 8.47 %

Height of Buildings: ± 18' 1-ST 30' 2-ST
(stories and feet)



PRESENT

PROPOSED

Front Set Back: 81.7'
(feet from front property line and
limit of right-of-way)

74'

Side Set Back
(If corner lot): N/A
(feet from side curb)

N/A

Improved Road
Frontage: 200'
(feet along front curb)

200'

Side Yard Set Back: 111 / 17.8
(feet from side property
line to structure)

105 / 17.8

Rear Yard Set Back: ~~81.5~~ 315
(feet from rear property line
to structure)

~~240~~ 307

Use of Property: RES.
(residential/business)

RES.

Has there been any previous appeal involving these premises? NOT
TO APPLICANTS KNOWLEDGE If so, state character of appeal and date of
disposition _____

Michael J. Monroe R.A. AIA
Signature of Applicant or Agent

Date: 7/27/03

MICHAEL J. MONROE

REFUSAL OF PERMIT
OFFICE OF THE ZONING OFFICER
OF THE BOROUGH OF LITTLE SILVER

Revised: June 23, 2003

Mr. and Mrs. R. Hurlbut
41 Seven Bridges Road
Little Silver, New Jersey 07739

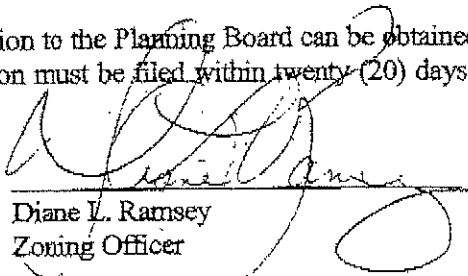
Your application for a permit to construct 23'4" by 6' and 26'4" by 16'6" L-shaped two-story additions consisting of an expansion to the existing garage and workshop at the basement level bathroom, bedrooms and deck with outside stairs at the first floor level and a 79' by 34' second story addition consisting of three bedrooms and two outside decks a rear porch, covered front entry porch and stairs from the side entry to the rear on the property at 41 Seven Bridges Road, Block 43, Lot 23-1, in the R-1 Zone is hereby denied for noncompliance with the provisions of the following Sections of Article X of the Municipal Zoning Ordinance for the following reasons:

Sections:

10.4.D.5.a: The minimum required side yard setback for a principal building 30 feet in height is 39 feet on each side where 111 and 17.8 feet are existing and 105 and 17.8 feet are proposed.

- **Note: Verification and approval from the DEP of the 50' buffer shown on the plan will be required.**

Information on procedures for an appeal of this decision to the Planning Board can be obtained from the Zoning Office. A Notice of Appeal of this decision must be filed within twenty (20) days of the date of this Refusal of Permit.



Diane L. Ramsey
Zoning Officer

cc: Secretary, Planning Board