

BOROUGH OF LITTLE SILVER
480 Prospect Avenue
Little Silver, New Jersey
(732) 842-2400

ISSUED TO:

Robert and Diane Levenson
29 Crest Drive
Little Silver, New Jersey 07739

Phone Number: 732-747-8282

TYPE OF DEVELOPMENT:

- 1) Residential x
- 2) Non-residential
- 3) Other

LOCATION OF PROPOSED DEVELOPMENT:

Street: 29 Crest Drive

City & State Little Silver, New Jersey

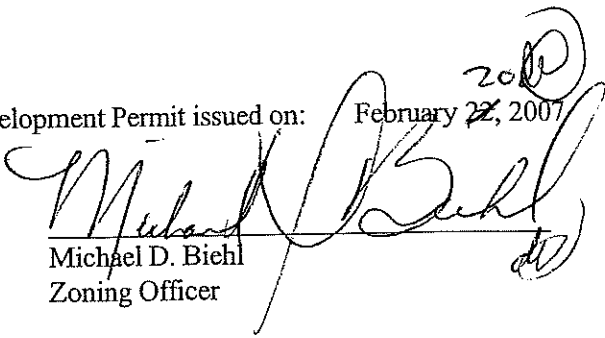
Block No. 14 Lot Nos. 1

Development Application No. 94-2006

Approved by: Planning Board Date: August 3, 2006

Development Permit issued on: February 22, 2007

By:


Michael D. Biehl
Zoning Officer

R.B.
2-21-07

RESOLUTION OF FINDINGS AND CONCLUSIONS
PLANNING BOARD
BOROUGH OF LITTLE SILVER

RESOLUTION
Robert and Diane Levenson
Block 14, Lot 1

WHEREAS, Robert and Diane Levenson have applied to the Planning Board of the Borough of Little Silver for permission to construct a 37' by 34' irregularly shaped one story addition consisting of a one car garage, office, family room and kitchen, a 33' by 22' second story addition over the existing structure consisting of two bedrooms, a storage room, closets and a bathroom and a 25' by 9' one story addition on the property at 29 Crest Drive, Block 14, Lot 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 at which time all persons having an interest in said application were given an opportunity to be 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-2 Zone and said use is permitted.
2. The property violates the minimum required lot area of 25,000 square feet where 11,967.5 square feet exists; the minimum required front yard setback of 50 feet where 26 feet exists and the maximum allowable building coverage of 18% where 15% exists and 22% is proposed.

3. Testimony was given that the house as it presently exists is substandard for the area as it contains only one or two bedrooms, has considerable drainage and mold problems and requires renovation in order to make the house more habitable.
4. When the subject property and adjoining lots were developed, a setback of 26' was the predominant setback for the neighborhood. The subject property is a corner lot although the street name remains the same. The proposed addition extends into the front yard of the secondary frontage, but retains the 26' neighborhood design.
5. The application is dissimilar from an early application that was denied by the Planning Board in that the new proposal limits the size of the addition into the front yard to one story.
6. The applicant has demonstrated that a deciduous buffer exists that will shield the proposed addition from adjoining Lot 2 and further agrees to supplement the plantings with evergreens.
7. The Board determines that there are special reasons for granting the variances in that a hardship exists due to the location and irregular shape of the lot and the need to upgrade the house and drainage.
8. The Board further determines that the variances can be granted without substantial detriment to the Zone Plan, Zoning Ordinance and public good.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Little Silver on this 1st day of August, 2006 that the application of Robert and Diane Levenson for premises known as Block 14, Lot 1 be granted upon the following conditions:

1. 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.

2. No building permit shall issue until such time that the applicant has submitted a landscaping plan to be approved by this Board.
3. No building permit shall issue until such time that the Borough Engineer has reviewed and approved the outbound and topographical survey and proposed drainage plan.
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 plans submitted to the Planning Board.
6. The applicant shall build to the plans as approved by the Board. Any deviations from the approved plans must be submitted and reviewed by the Board.
7. Landscaping shall be restored in those areas disturbed during construction.
8. The location of any air conditioning units or generators not shown on the approved plans must be submitted to and reviewed by the Board prior to construction and/or installation.
9. 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.
10. Subject to any and all other local, County, State and Federal regulations as may be deemed necessary.
11. Subject to the payment of any and all taxes and professional fees.
12. This application is granted only in conjunction with the conditions noted herein and but for the existence of the same, the within application would not be approved.

13. 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 Mr. Nuara, Second by Mr. Lindsey

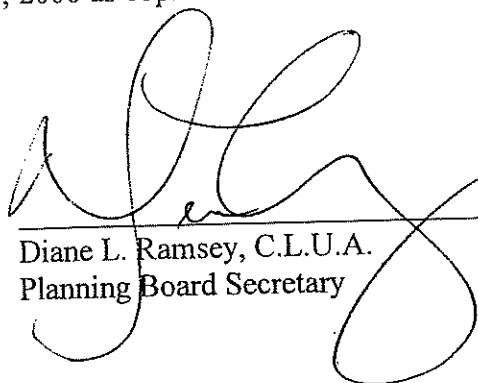
and on Roll Call, the following vote was taken:

Affirmative: Chairman Jacobi, Mr. Lindsey, Mr. Scott, Mr. Nuara

Negative:

Abstentions: Mayor Castleman

The foregoing is a true copy of a Resolution adopted by the Planning Board of the Borough of Little Silver at its meeting on August 1, 2006 as copied from the Minutes of the said meeting.



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

Dated: August 3, 2006

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

TO BE ASSIGNED BY BOR

DEVELOPMENT APPLICATION NC 94

APPLICANT

1. NAME OF APPLICANT(S) <u>ROBERT & DIANE LEVENSON</u>	2. TELEPHONE <u>732 747 8282</u>
3. MAILING ADDRESS <u>29 CREST DRIVE LITTLE SILVER NJ</u>	ZIP <u>07739</u>
4. AGENT FOR SERVICE AND NOTICE (IF OTHER THAN APPLICANT) <u>STUART J MOSKOVITZ, ESQ</u>	5. TELEPHONE <u>732 431 1413</u>
6. AGENT'S MAILING ADDRESS <u>819 HIGHWAY 33 FREEHOLD NJ</u>	ZIP <u>07728</u>

DEVELOPMENT

7. LOCATION - STREET ADDRESS <u>29 CREST DRIVE</u>			
8A. LOT(S) AND BLOCK(S) NUMBER(S) <u>LOT 1 BLOCK 14</u>	8B. ZONE <u>R-2</u>	8C. CURRENT USE <u>RESIDENTIAL</u>	
9. OWNER'S NAME AND ADDRESS (IF DIFFERENT THAN APPLICANT) 			
10. DESCRIBE PROPOSED DEVELOPMENT (ATTACH PLANS, MAPS, STATEMENTS & OTHER INFORMATION TO DESCRIBE DEVELOPMENT) <u>ADDITION TO STRUCTURE - SEE ATTACHED PLANS</u>			
11. DEVELOPMENT NAME (IF ANY) 			
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 <u>Stuart J Moskowitz</u>		DATE <u>4-4-06</u>	
TYPE OR PRINT NAME OF APPLICANT OR AGENT <u>STUART J MOSKOVITZ, ESQ. ATTORNEY/AGENT for Applicant</u>			

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		RECEIVED APR - 6 BOROUGH OF LITTLE SILVER
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 \$ <u>450</u>	17. Fee Paid ☒	
18. OTHER REQUIRED APPROVALS (OR COMMENTS) 			

DEVELOPMENT PERMIT APPLICATION:

#94-2006

Name of Applicant(s): Robert and Diane Levenson

Property: 29 Crest Drive

Block: 14 Lot: 1

Planning Board Hearing Scheduled:

Date: June 20, 2006

Board Approval Memorialized:

Date: August 1, 2006

Decision Mailed:

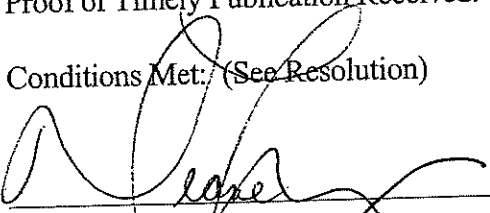
Date: August 4, 2006

Proof of Timely Publication Received:

Date: August 21, 2006

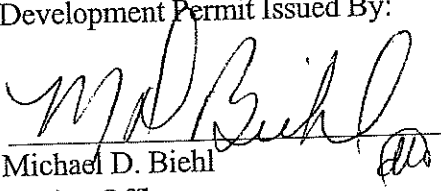
Conditions Met: (See Resolution)

Date: February 5, 2006


Diane L. Ramsey
Administrative Officer

Date: February 22, 2007

Development Permit Issued By:


Michael D. Biehl
Zoning Officer

Date: February 22, 2007

APPLICATION FOR VARIANCE

TO THE PLANNING BOARD OF THE BOROUGH OF LITTLE SILVER:

An application is hereby made for a BULK

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

variance from the terms of Article(s) and Sections(s) _____

10.6.E.1, 10.6.E.3, 10.6.E.8

_____ of the Zoning Ordinance so as to permit _____

MINIMUM LOT AREA 11,967.5 SQ FT INSTEAD OF 25,000 SQ FT (EXISTING CONDITION)

FRONT SETBACKLINE 50 FEET REQUIRED, 26.4 FEET REQUESTED (EXISTING CONDITION)

MAXIMUM GLDA COVERAGE 22% rather than 18% REQUIRED

for renovations including master bedroom, new garage and 2nd story

DESCRIPTION OF PROPOSED STRUCTURE OR USE

Premises affected are known as Lot(s) 1 Block(s) BE 14

29 (street address) CREST DRIVE, LITTLE SILVER New

Jersey.

Applicant: ROBERT AND DIANE LEVENSON

Applicant's Address: 29 CREST DRIVE, LITTLE SILVER, NJ 07739

INTEREST IN PREMISES: OWNER
(owner, contract purchaser, other)

Size of lot 123.26' x 100' x 200' ± on curve 11,967.5 Sq'
(length, width and square footage)

PRESENT

PROPOSED

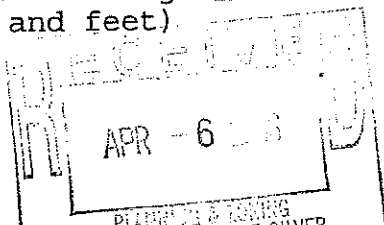
Size of Buildings: 1202 SF irregular shape irreg. shape 2614 sq'
(length, width and square footage)

Percentage of Lot
Covered by Buildings: 10.3%

22%

Height of Buildings: 14'
(stories and feet)

29.25'



PRESENT

PROPOSED

Front Set Back: 26.4'
(feet from front property line and
limit of right-of-way)

26.4'

Side Set Back
(If corner lot): 32', 26'
(feet from side curb)

17.8', 15.16'

Improved Road
Frontage: 201.98'
(feet along front curb)

201.98'

Side Yard Set Back: N.A.
(feet from side property
line to structure)

N.A.

Rear Yard Set Back: N.A.
(feet from rear property line
to structure)

N.A.

Use of Property: SINGLE UNIT RESIDENTIAL
(residential/business)

SINGLE UNIT RESIDENTIAL

Has there been any previous appeal involving these premises? NO

_____ If so, state character of appeal and date of
disposition _____

Shaffery, Agent
Signature of Applicant or Agent

Date: 4-4-06

