

Borough of Brielle

JANUARY 8, 2019

January 09 2019

January 8th, 2019

PLANNING/ZONING BOARD ORGANIZATION MEETING

TUESDAY, JANUARY 8, 2019

7:30 p.m.

Mayor Thomas B. Nicol through 12/31/19
Councilman Frank Garruzzo through 12/31/19
James Langenberger through 12/31/19
Thomas Condon through 12/31/22
Glenn Miller through 12/31/22
New Alternate Member #2, JF Piercey, through 12/31/20

Nominations & Elections of Chairperson, Vice-Chairperson

Resolution: Attorney, Engineer Appointments, Meeting Dates, Official Newspapers, Secretaries

Approval of Minutes: November 27, 2018

Correspondences: Notice to NJDEP regarding Block 104.01, Lot 7.02 & Block 120, Lots 13.01 & 15, CAFRA approval for Brielle Shores, Inc.

Copy of notice regarding DEP Comment period for NJ Natural Gas lines across Manasquan River Route 35 Bridge.

Copy of notice to NJDEP regarding Block 59, Lot 15, 16 Crescent Drive, to remove an existing fixed dock & construct a new floating dock.

OLD BUSINESS: Approval of Resolution for Site Plan for Block 23.01, Lot 16, 7-9 Union Avenue, owned by Aaron & Company, to modify the parking area.

Approval of Resolution for variance relief for Block 30.01, Lot 29, 524 Harris Avenue, owned by Michael & Lisa Mechler, to allow construction of a pool & fencing.

New Business: Application for Site Plan for Block 77.01, Lot 5, 403 Higgins Avenue, owned by Higgins Restaurant Group, LLC, to modify the parking area at Waterman's Grill. Minimum Front Yard Setback - 30 feet required, 21.6 feet to Higgins Avenue & 17.1 feet to Gull Lane proposed. Accessory Structure (garage), - 30 feet required, 5 feet to Gull Lane existing. Street Intersection to Curb Cut - 25 feet required, 22 feet existing. Distance between Curb Cuts - 50 feet required, 36 feet existing. Landscape Setback - 5 feet required, 5 feet paved area existing. Paving - not allowed within 5 feet of a property line, 0-feet existing. Loading Area - required, none existing. Landscaping - 20% of site required - 5.8% existing and paving of pedestrian area to one-way access negatively impacts this condition. Driveway Width -30' required and curb return of not less than 15 feet for commercial use, driveways at Gull Lane & Higgins Avenue exceed this requirement & no curb returns provided, this is existing. Parking Spaces - separated by 20 feet, parking along Ashley Avenue separated by 15.2 feet proposed. Buffer - 50 feet where commercial abuts residential, no buffer existing. Parking within buffer area - proposed within 50 feet of the R-2 zone existing.

OTHER BUSINESS

ADJOURNMENT

Next meeting scheduled for Tuesday, February 12, 2019