

BRIELLE PLANNING/ZONING BOARD AGENDA
TUESDAY, AUGUST 9, 2022
REGULAR MEETING

CALL TO ORDER: 7:00 p.m.

SALUTE TO THE FLAG &
SILENT PRAYER

SUNSHINE STATEMENT

ROLL CALL

APPROVAL OF
MINUTES: July 14, 2022

CORRESPONDENCE: Monmouth County Planning Board Public Notice for
Adoption of Monmouth County Farmland Preservation
Plan 2022.

May/June issue of the NJ Planner.

OLD BUSINESS: Consideration of Resolution of approval for Block 66.03, Lot
16, 625 Union Lane, owned by Norman Noe, to allow
construction of a second story addition & front porch.

NEW BUSINESS: Major Subdivision for Block 104.01, Lot 7.02, Block 120, Lot
13.01 & 15, Tamarack Drive and Route 70, owned by Brielle
Shores, Inc., to create 5 residential lots & a utility lot that will
contain a drainage basin. Lot Area – 15,000 square feet
required, 14,499 square feet proposed for new Lot 7.08. Lot
Depth – 125 feet required, 67.95 feet proposed for new Lot
7.08. Also, Environmental Impact, Stormwater, Tree Save,
Retaining Walls & Grading issues.

Application for variance relief for Block 38.01, Lot 1, 404
Bennett Place, owned by Fred & Marylynn Ferraro, to allow
the construction of an in-ground pool and pump house/
cabana/ pergola structure. Front Yard Setback – 25 feet
required, 20.2 feet existing & proposed (to house), 8 feet
proposed (to pump house/cabana/pergola). Grading
Changes – change in elevation not to exceed 2 feet, 2.5 feet
proposed and more than half proposed in a Flood Zone,
DEP approval required.

NEW BUSINESS: Application for Use Variance/Site Plan for Block 33.01, Lot 1, 110 Union Avenue (site of LaMondina), to allow a roof over the existing outdoor dining patio that was approved by the Board in 2016. Minimum Front Yard Setback (Fisk Avenue) – 30 feet required, 4.8 feet existing/proposed to building, 4.8 feet existing/proposed to storage container, 6.5 feet existing/proposed to three sheds. Minimum Front Yard Setback (Highway 71) – 30 feet required, 17.9 feet existing/proposed to building, 17.9 feet existing/proposed to patio roof. Expansion of patio seating – Nonconforming use. Variances required for accessory structures to remain. Variances for parking area and buffer changed from previous approvals.

OTHER BUSINESS

ADJOURNMENT

Next meeting scheduled for Tuesday, September 14, 2022 at 7:00 p.m. at Brielle Borough Hall, 601 Union Lane