

**BRIELLE PLANNING/ZONING BOARD AGENDA
TUESDAY, DECEMBER 12, 2023
BRIELLE BOROUGH HALL, 601 UNION LANE**

CALL TO ORDER: 7:00 p.m.

SALUTE TO THE FLAG &
SILENT PRAYER

SUNSHINE STATEMENT: "In accordance with the Open Public Meetings Act, notice of this meeting has been given by the adoption of a Resolution at the January 10, 2023 Reorganization meeting of the Board which has fixed the time and place of all hearings."

SWEARING IN OF
NEW MEMBER: Daniel Turak, Alternate Member #2, through 12/31/25

ROLL CALL

APPROVAL OF
MINUTES: November 7, 2023

CORRESPONDENCE: Receipt of the NJ Planner, September/October 2023.
Copy of application to DEP for 6 Crescent Drive, to allow replacement of a dock & mooring piles with vinyl bulkhead, new dock, floating dock and boat lift.

OLD BUSINESS: Resolution of approval for Block 18.01, Lot 11, 405 Union Avenue (Rt. 71), site of Bank of America, to allow restoration work on the outdoor lighting system.

Continuation of hearing for Minor Subdivision for Block 81.01, Lot 1, 409 Union Lane, owned by Daniel & Todd Burke, co-Executors, to allow a two lot subdivision.

NEW BUSINESS: Application for variance relief for Block 43.01, Lot 17, 623 Green Avenue, owned by Ryan Burlew, to allow a retaining rock wall to stay on the property (violation notice given).
Front Yard Setback – 25 feet required, 3.5 feet existing & proposed.

Application for Use Variance/Site Plan for Block 33.01, Lot 1, 110 Union Avenue (site of LaMondina Restaurant) to allow expansion of a non-conforming use (part of the restaurant is

NEW BUSINESS: in a Residential Zone). Front Yard Setback (Fisk Avenue), 30 feet required, 4.8 feet existing, 21.8 feet proposed to new first floor rear addition. Front Yard Setback (Fisk Avenue) – 30 feet required, 6.5 feet proposed to generator, 6.5 feet proposed to trash enclosure. Rear Yard Setback – 35 feet required, 28.6 feet proposed to trash enclosure. Parking Spaces – 127 parking spaces required (with new addition), 97 parking spaces proposed. 50 foot buffer required-trash enclosures within buffer zone proposed. Landscaping – 20% to be devoted to landscaping, proposal is nonconforming for this requirement. Existing Non-Conformities: Front Yard Setback (Rt. 71) – 30 feet required, 17.9 feet existing to building. Loading Zone-14x55 feet required, none existing/proposed.

OTHER BUSINESS

ADJOURNMENT

The next meeting of the Board will be Tuesday, January 9, 2024 at 7:00 p.m.