

**PLANNING/ZONING BOARD ORGANIZATION MEETING
TUESDAY, JANUARY 14, 2020**

CALL TO ORDER: 7:30 p.m.

SILENT PRAYER

SALUTE TO THE FLAG

SUNSHINE STATEMENT

SWEAR IN NEW MEMBER: Christian Siano, Alternate Member #2 to 12/31/21

ROLL CALL

APPROVAL OF MINUTES: January 14th, 2020

CORRESPONDENCE:

Copy of Monmouth County notice to DEP for mosquito Control.

Copy of State notice to DEP for roadway resurfacing on portions of Route 70.

Copy of notice to DEP for Block 59, Lots 8-8.01, 4 Crescent Drive, to allow legalizing a floating dock, lower dock section, open boat lift & 10 mooring piles.

Copy of notice to DEP for Block 72, Lot 20, 403 Kenli Lane, for improvements to single family home.

OLD BUSINESS:

NOTICE: Application for Major Subdivision for 619 Rankin Road will not be heard this evening, revised plans have to be submitted.

NEW BUSINESS:

Application for Block 77.01, Lot 3, 421 Higgins Avenue, Owned by Midlantic Equity Partners (applicant - Dr. Ilan Gamburg), Site Plan application. Parking Requirements - 26 spaces required for dental office; 14 spaces proposed. Change in condition from previous approval for use of rear gravel parking lot.

Application for Site Plan/Use Variance approval for Block 54, Lots 1-2 & Block 58.01, Lot

2, 101-103 Ocean & 1 Ocean Avenue, owned by 1 Ocean Road, LLC (Applicant - Paradise Hospitality, LLC) to allow expansion of The River House Restaurant (Note: Third floor Bridal Suite & elevator tower constructed are not in conformance with Zone Plan). Docking berth - 1 docking berth per 4 restaurant seats, exterior seating on deck alone is at least 106 seats. Bridal Suite, pergola over second floor space, island bar & pergola over bar & adjacent areas are expansion of a Non-Conforming use. Structure & rooflines differ from previous Structure, expansion of Non-Conforming use. Lot Width - 75 feet required; 74.6 feet existing & proposed. Front Yard Setback (Ocean Avenue) - 30 feet required, 15.5 feet existing, 10.8 feet proposed to shed roof overhang, 14.8 feet proposed to the building wall, 11.5 feet to the island bar and 6.5 feet proposed to the island bar pergola. Rear Yard Setback - 30 feet required; 10.8 feet existing.

Water's Edge Setback - 25 feet required; 12.2 feet existing. Side Yard Setback - 10 feet required, 2.8 feet existing, 4 feet proposed to new stairs. Side Setback (accessory) - 10 feet required; 1.3 feet existing. Lot Coverage - 25% maximum allowed; 47% existing & 44% proposed. Building height - 35 feet maximum allowed, 35 feet existing & 38.81 feet proposed (to elevator tower). Unoccupied Open

Space 25% minimum required, about 8% existing. Non-Residential FAR (Floor Area Ratio) - .25 maximum allowed, .68 existing, .71 proposed. 183 off-street parking spaces required (due to the addition of the Bridal Suite), variance required for 3 off-street spaces for Bridal Suite). Ocean Avenue stairs encroach onto Ocean Avenue Right-of-Way. Handicap Parking spaces required, none shown.

OTHER BUSINESS:

Announcement that the April meeting of the Planning Board will be held one week earlier, on Tuesday, April 7th, due to the Easter holiday vacation time in the second week (original date of regular meeting).

ADJOURNMENT

Next meeting scheduled for Tuesday, April 7th, 2020