

**BRIELLE PLANNING/ZONING BOARD AGENDA  
TUESDAY, MARCH 12, 2024  
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 9, 2024 Reorganization meeting of the Board which has fixed the time and place of all hearings."

SWEAR IN NEW MEMBER: G. Kevin Callahan, Alternate No. 2, through 12/31/26

ROLL CALL:

APPROVAL OF MINUTES: Jan. 9, 2024, Feb. 6, 2024 & Feb. 27, 2024

OLD BUSINESS: Approval of Resolution for variance relief for Block 16.01, Lot 4, 617 Bradley Avenue, owned by Joseph & Colleen Accisano, to allow a deck in the rear yard setback.

Approval of Resolution for denial of a Minor Subdivision for Block 81.01, Lot 1, 409 Union Lane, owned by Daniel & Todd Burke, co-Executors.

Approval of Resolution providing recommendations to Council regarding Block 66.01, Lots 1 & 2, 628 & 630-634 Higgins Avenue for investigation of a possible designation as a non-condemnation redevelopment area.

Continuation of hearing for application for Use Variance/ Site Plan, Block 33.01, Lot 1, 110 Union Avenue, M & D Ventures, LLC (site of LaMondina Restaurant) to allow addition to site.

NEW BUSINESS: Application for Major Site Plan/Use Variance for Block 78.02, Lot 7, 417 Euclid Avenue, owned by Azoulas Seduikis, to allow Residential Use combined with Commercial Use in the C-1 Commercial Zone. Residential Use – not allowed in the C-1 Zone. Minimum Front Yard Setback – 30 feet required, 26 feet proposed (to front steps). Minimum Side Yard

**NEW BUSINESS**  
(Cont'd.)

Setback – 10 feet required, 6.38 feet existing, 6.38 feet proposed (to new second floor). Existing Nonconformities: Residential Use in a Commercial Zone. Minimum Lot Depth – 150 feet required, 110 feet existing.

Application for Site Plan and Use Variance, Block 85, Lot 4 & Lot 7, 201 Union Lane & 708 Ashley Avenue, owned by Fletcher Marine, LLC (site of Pig & Parrot and parking lot) to allow “at grade seating area” for dining and “west deck area” for dining, use of the second floor for indoor dining and modify the site with an updated parking configuration. Unoccupied Open Space – 25% minimum required, 23.1% existing, 17.4% proposed. Off-Street Parking – 216 spaces required (includes Marina), 86 spaces existing, 103 spaces proposed. Lot 9 (restaurant) – Minimum Unoccupied Open space – 25% required, 10.7% existing, 10.3% proposed. Existing nonconformities: Lot Width (Restaurant) – 75 feet required, 71 feet existing. Front Yard Setback (Restaurant, Union Lane) – 30 feet required, 27.1 feet existing. Front Yard Setback (Primary Building, Union Lane) – 30 feet required, 22.8 feet existing. Front Yard Setback (Accessory building) – 30 feet required, 2.2 feet existing. Side Yard Setback (Primary Building) – 10 feet required, 0 feet existing. Rear Yard Setback (restaurant) – 30 feet required, 27 feet existing. Side Yard Setback (accessory building, Freezer) – 10 feet required, 5.7 feet existing. Lot Area – 2 acres minimum required, 1.52 acres existing.

**OTHER BUSINESS**

**ADJOURNMENT**

**The next meeting of the Board will be Wednesday, April 9, 2024 at Brielle Borough Hall, 7:00 p.m.**