

**BRIELLE PLANNING BOARD AGENDA  
TUESDAY, JUNE 8, 2021  
(VIRTUAL MEETING)**

**<https://www.gotomeet.me/BrielleBorough/pb>**

**ACCESS CODE 794-656-477**

**phone (if needed) 1-866-899-4679**

CALL TO ORDER: 6:00 p.m.

SALUTE TO THE FLAG &  
SILENT PRAYER

SUNSHINE STATEMENT

MEMBER CHANGES: Accept resignation of Madeline Ferraro & Glenn Miller, effective 6/1/21. Stephanie Frith moves up to Regular Member taking over Glenn's term to 12/31/22 and Jay Jones moves up to Regular Member taking over Madeline's term to 12/31/22. Swear in New Alternate #1 Member Charlie Tice who takes over Stephanie's term to 12/31/21.

ROLL CALL

CORRESPONDENCE: receipt of March-April issue of NJ Planner

APPROVAL OF  
MINUTES: May 11, 2021

OLD BUSINESS: Approval of Resolution for Block 66.03, Lot 4, 718 Howell Drive, owned by Thomas Weatherall, to construct additions to existing home.

Approval of Resolution for Block 66.02, Lot 21, 719 Howell Drive, owned by William & Jennifer Folker, to allow Installation of in-ground pool.

NEW BUSINESS: Application for variance relief for Block 43.01, Lot 17, 623 Green Avenue, owned by Ryan Burlew, to allow construction of a new home. Minimum Lot Width – 75 feet required; 58 feet existing. Front Setback (principal to Homestead Road) – 25 feet required, 15 feet proposed. Front Setback (accessory garage to Green Avenue) – 25 Feet required, 12.1 feet proposed. Front Setback

## NEW BUSINESS

(Cont'd.):

(accessory pool to Green Avenue) – 25 feet required, 14.1 feet proposed. Front Setback (principal/deck to Green Avenue) – 25 feet required, 16.25 feet proposed. Rear Setback (accessory Garage) – 16 feet required, 10.3 feet proposed. Accessory Building Height (garage) – 18 feet maximum allowed, 24 feet proposed. Two-car garage – normally 600 square feet, 1,500 square feet proposed, Variance required. Lot Coverage – 20% maximum allowed, 21.8% proposed. Separation of 10 feet from structure to pool, 6.4 feet proposed. Non-conforming driveway access along Green Avenue. At intersection of two or more streets, no fencing, etc. above 3 feet allowed, 4 foot-high fence proposed.

Application for variance relief for Block 16.01, Lot 1, 602 Morgan Parkway, owned by Paul & Gail Harren, to allow an addition to an existing home. Minimum Front Setback (Morgan Parkway) – 30 feet required, 29.4 feet existing. Minimum Front Setback (Bradley Avenue) – 30 feet required, 29.3 feet existing. Minimum Rear Setback (east side) – 35 feet required, 35.5 feet existing (to house), 21 feet existing (to deck), 21 feet proposed (to new addition). Lot Coverage – 20% maximum allowed, 23.43% proposed.

## OTHER BUSINESS

## ADJOURNMENT

**The next meeting of the Planning/Zoning Board will be Tuesday, July 13th**