

**BRIELLE PLANNING/ZONING BOARD AGENDA
TUESDAY, OCTOBER 10, 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."

ROLL CALL

APPROVAL OF
MINUTES: September 12, 2023

CORRESPONDENCE: Receipt of the July/August issue of the NJ Planner.

OLD BUSINESS: Resolution of approval for Integrated Healthcare Management, 629 Higgins Avenue.

NEW BUSINESS: Application for variance relief for Block 64.03, Lot 1.01, 633 Rankin Road, owned by Michael & Casey Dambeck, to allow construction of a one-story covered front porch, a one-story addition on the rear southeast corner and a one-story covered rear deck on the southwest corner. Minimum Front Yard Setback – 40 feet required, 39.8 feet existing, 31.83 feet proposed. Existing nonconformity: Minimum Side Yard Setback (pool equipment) – 5 feet required, 4 feet existing. Grading Plan required for disturbance of more than 500 square feet, none submitted.

OLD BUSINESS: Continuation of hearing for a Minor Subdivision for Block 81.01, Lot 1, 409 Union Lane, owned by Daniel & Todd Burke, co-Executors, to allow a two lot subdivision. All Front Yards to front on a 50-foot Right-of-Way, 40 foot Right-of-Way on Melrose Avenue proposed. Minimum Lot Depth, proposed Lot 1.02, 125 feet required, 86.63 feet proposed. Existing Non-Conformity – Maximum Building Height, 2 ½ stories allowable, 3 stories existing.

OLD BUSINESS:
(Cont'd.)

Continuation of hearing for Use Variance for Block 109, Lot 2, 1007-1009 Route 70 (Site of Dunkin Donuts), owned by JMZ Realty Corporation, LLC (Applicant – AKSH Donuts, LLC) to allow a Drive-Thru lane. Minimum Front Yard Setback (Old Bridge Road), 30 feet required, 29.9 feet existing, 23.33 feet proposed (to freezer/cooler). Parking Spaces not any closer than 20 feet from street Right-of-Way Line – 3 parking spaces on east side of the building do not conform. Off-Street Parking Spaces – 22 required, 9 proposed. Paving not permitted within 5 feet of the property Line – 2 feet proposed for drive-thru lane. Existing Non-Conformities: Minimum Lot Area – 1 acre required, .41 acres existing. Minimum Lot Depth – 200 feet required, 36.87 feet existing. Loading Zone – 14x55 feet required, none existing/proposed.

OTHER BUSINESS

ADJOURNMENT

The next meeting of the Board will be Tuesday, November 14th at 7:00 p.m.