

**BRIELLE PLANNING BOARD AGENDA  
TUESDAY, SEPTEMBER 14, 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

ROLL CALL

APPROVAL OF  
MINUTES: August 10, 2021

CORRESPONDENCE: Copy of notice to DEP regarding Block 106, Lots 1.04, 1.05, 1018 Quail Place, construction of pier, dock & boat Lift.  
July/August issue of the NJ Planner.

OLD BUSINESS: Approval of Resolution for Block 56, Lot 8, 105 Lake Avenue, owned by Michael & Lorraine Zimmermann, to allow construction of a garage & in-ground pool.

Request of time extension for filing of a Minor Subdivision for Block 61, Lot 1.01, 22 Crescent Drive, owned by Michael & Lori Centrella.

NEW BUSINESS: Application for Variance relief for Block 48.01, Lot 3, 339 Magnolia Avenue, owned by Nicholas & Emily Bilotti, to allow demolition of existing dwelling & construct a new one. Front Yard Setback – 30 feet required, 22 feet proposed. Rear Yard Setback – 35 feet required, 24 feet proposed. Maximum Building Coverage – 20% allowed, 21% proposed. Maximum Building Height – 35 feet allowed, actual height not provided (height of 34.33 feet was measured from the grade & has to be measured from the crown of the road).

OTHER  
BUSINESS: Continuation of variance relief hearing 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, 14.0 feet proposed. Front Setback (accessory pool to Green Avenue) – 25 feet required, 13.2 feet proposed. Front Setback (principal/deck to Green Avenue) – 25 feet required, 16.3 feet proposed. Rear Setback (accessory garage) 16 feet required, 12.1 feet proposed. Accessory Building Height (garage) – 18 feet maximum allowable, 24 feet proposed. Lot Coverage – 20% maximum allowed, 20.9% proposed. Two-car Garage – 600 square feet allowable, 1,500 square feet proposed.

Zoning Officer's Appeal for Block 60, Lot 17, 9 Crescent Drive, owned by Peter & Katelyn Cappiello, to allow construction to continue on a single-family dwelling.

Application for Variance relief for Block 60, Lot 17, 9 Crescent Drive, owned by Peter & Katelyn Cappiello, to allow renovations & addition to a single-family dwelling (this will be heard if Zoning Officer's Letter of Denial is upheld by previous appeal application). Side Yard Setback – 10 feet required, 6.2 feet proposed to west side & 9.7 feet to east side. Maximum Building Coverage – 20% allowed, 26% is existing & 30% is proposed.

#### ADJOURNMENT

**The next meeting of the Board is scheduled for Tuesday, October 12, 2021**

Note: To those in the public who do not have the capability of speaking through their computer – Members of the public who wish to comment on any agenda matter may do so in writing by regular or email only ([townhall@brielleboro.com](mailto:townhall@brielleboro.com)). The comment should be specific as to what item their comment(s) apply to. All comments must be received at least four hours before the scheduled meeting time. Comments shall be read into the record at the conclusion of the public comment portion of the meeting.