

**BRIELLE PLANNING BOARD AGENDA  
TUESDAY, SEPTEMBER 8, 2020  
(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.

ROLL CALL

APPROVAL OF  
MINUTES: August 11, 2020

CORRESPONDENCE

OLD BUSINESS  
(Cont'd.) Consideration of Resolution for approval for variance relief for Block 18.01 Lot 13, 608 Harris Avenue, owned by John & Eleanor Fox, to allow construction of a new home.

Continuation of 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%

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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.

Continuation of Site Plan/Use Variance approval for Block 85, Lot 1, 722 Ashley Avenue, Bogan's Basin and Block 85, Lot 2, 720 Ashley Avenue, Shipwreck Grill, owned by Payton Enterprises, to allow a portion of Brielle Basin to be used as a restaurant/patio bar to serve as an accessory use to the Shipwreck Grill. Bogan's Basin site: Lot Width – 50 feet required, 15 feet existing. Side Yard Setback – 10 feet required, 4.7 feet existing, 7 feet proposed to new covered bar area. Side Yard Setback (sheds) – 10 feet required, .9 feet existing. Side Yard Setback (refrigeration) 10 feet required, 8 feet existing. Unoccupied Open Space – 25% required, 5.4% existing. Water's Edge Setback – 25 feet required, .1 feet existing, 9 feet & 20 feet proposed. Boat Dockage – 1 slip per 4 seats required (15 slips required), 4 slips existing, 60 seats proposed. Proposed use is Non-Conforming, Use Variance required. Shipwreck Grill site: Front Yard Setback – 30 feet required, 29.8 feet existing. Side Yard Setback – 10 feet required, 1.8 feet existing. Side Yard Setback (shed) – 10 feet required, 2.4 feet existing. Side Yard Setback (walk-in Refrigerator) – 10 feet required, 7 feet existing. Side Yard Setback (trash enclosure) – 10 feet required, 6 feet existing, 6 feet proposed. Unoccupied Open Space – 25% required, 6.8 feet existing. Water's Edge Setback – 25 feet required, 8.9 feet existing. Boat Dockage – 1 slip per 4 seats required (estimated 30 slips required, 120 seats), 17 slips existing Variance relief needed for off-street parking deficit. Use is Non-Conforming, Use Variance required.

OTHER BUSINESS

ADJOURNMENT

**Next meeting scheduled for Tuesday, October 13, 2020**