

REVISED
BRIELLE PLANNING BOARD AGENDA
TUESDAY, OCTOBER 13, 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.

SWEAR IN NEW
BOARD MEMBER: Andrew Chermark, Alternate Member #1 through
12/31/20

ROLL CALL

APPROVAL OF
MINUTES: September 8, 2020

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

OLD BUSINESS: Consideration of Resolution for Site Plan approval for Block 85, Lot 1, 722 Ashley Avenue, Bogan's Basin & 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 to the Shipwreck Grill.

Continuation of hearing for a Major Subdivision for Block 64.06, Lot 18, 619 Rankin Road, owned by 619 Rankin Rd., LLC (applicant - Bojac Realty), to create five buildable Lots. Minimum Lot Depth for proposed Lot 18.05 – 125 feet Required, 61.32 feet proposed. Other items as per Engineer's review letter.

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 &

OLD BUSINESS:
(Cont'd.)

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, feet proposed to new stairs. Side Setback (accessory) – 10 feet required, 1.3 feet existing. Lot Coverage – 25% 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.

OTHER BUSINESS

ADJOURNMENT