



BOROUGH OF WEST LONG BRANCH
REGULAR MEETING OF THE PLANNING BOARD
956 Broadway, West Long Branch, NJ 07764
November 10, 2020

1 ROLL CALL:

Mayor Janet Tucci	Present
John Aria, Chairman	Present
Sarah O'Neill, Vice Chairperson	Absent
Stephen Bray, Councilman	Present
Gordon Heggie	Present
James Miller	Present
Anthony Scalise	Present
Don Brocklebank	Absent
Randy Triolo	Present
Rob Ferragina, Alternate #2	Present
Michael Irene, Board Attorney	Present
Fran Mullan, Board Engineer	Present
Lisa Norman, CSR	Present
Chris Ann DeGenaro, Secretary	Present

- 2 Open Public Meeting s Act: At 7:35 PM, Chairman Aria opened the meeting by reading the notice that the meeting complies with the Open Public Meeting act, by notification in the Asbury Park Press and Star Ledger and posted on the bulletin board in Borough Hall and a copy of the notice is available from the Borough Clerk.
3. Pledge of allegiance: Chairman Aria led the audience and members of the public in the flag salute.
4. Review and approval of minutes (Adopting) 5/14/2019:
RESULT: ADOPTED
MOVED BY: Bray
SECONDED BY: Miller
AYES: Aria, Bray, Heggie, Miller, Scalise
NAYS: None
ABSTAIN: Tucci
ABSENT: O'Neill, Brocklebank, Triolo, Ferragina

Review and approval of minutes (Adopting) 11/12/2019:

RESULT: ADOPTED
MOVED BY: Bray
SECONDED BY: Miller
AYES: Aria, Bray, Heggie, Miller, Scalise
NAYS: None
ABSTAIN: Tucci
ABSENT: O'Neill, Brocklebank, Triolo, Ferragina

Review and approval of minutes (Adopting) 4/14/2019:

RESULT: ADOPTED
MOVED BY: Bray
SECONDED BY: Heggie
AYES: Tucci, Bray, Heggie, Miller
NAYS: None
ABSTAIN: Scalise
ABSENT: O'Neill, Brocklebank, Triolo, Ferragina

Review and approval of minutes (Adopting) 1/14/2020:

RESULT: ADOPTED
MOVED BY: Bray
SECONDED BY: Scalise
AYES: Tucci, Aria, Bray, Heggie, Miller, Triolo
NAYS: None
ABSTAIN: None
ABSENT: O'Neill, Brocklebank, Ferragina

Review and approval of minutes (Adopting) 2/11/2020:

RESULT: ADOPTED
MOVED BY: Bray
SECONDED BY: Miller
AYES: Tucci, Aria, Bray, Heggie, Miller, Scalise, Triolo, Ferragina
NAYS: None
ABSTAIN: None
ABSENT: O'Neill, Brocklebank

Review and approval of minutes (Adopting) 3/10/2020:

RESULT: ADOPTED
MOVED BY: Bray
SECONDED BY: Miller
AYES: Tucci, Bray, Heggie, Miller, Scalise, Triolo, Ferragina
NAYS: None
ABSTAIN: Aria
ABSENT: O'Neill, Brocklebank

Review and approval of minutes (Adopting) 1/19/2019:

RESULT: ADOPTED
MOVED BY: Miller
SECONDED BY: Aria

AYES: Tucci, Aria, Bray, Heggie, Miller,
NAYS: None
ABSTAIN: None
ABSENT: O'Neill, Brocklebank

5. Items of Business:

Applications:

1. Conceptual Plan - Informal
(PB2020 –INFO2)/Kaja, Mirco
91 Parker Rd.
Block 70 Lot 29
Lot Subdivision
2. Kelly Builders – Preliminary & Final Major Site Plan
PB2020-03
310 Norwood Ave
Block 28 Lot 87 & 88

Board Engineer's Review/Determination of Completion/Waivers
310 Norwood Ave.
Block 28 Lot 87 & 88

The following persons were sworn: Fran Mullan, Professional Engineer and Greg Gito, Professional Engineer. Mr. Mullan provided an overview of the Applicant's response to the Borough Engineer's review letter.

RESULT: APPROVED

MOVED BY: Bray

SECONDED BY: Scalise

AYES: Tucci, Aria, Bray, Heggie, Miller, Scalise, Triolo, Ferragina

NAYS: None

ABSTAIN: None

ABSENT: O'Neill, Brocklebank

3. Kelly Builders – Preliminary & Final Major Site Plan
PB2020-03
310 Norwood Ave
Block 28 Lot 87 & 88

EXHIBITS:

- A-1 – Site Plan revised 10/22/20
- A-2 – Survey revised 12/13/19
- A-3 – Architectural Plans dated 6/15/20
- A-4 – Stormwater Management Report dated 5/7/20
- A-5 – EIR 5/20
- A-6 – Trip Generation Narrative, dated 5/11/20
- A-7 – EC Site Plan review
- A-8 – Dev. Reg. Checklist 6/18/20

A-9 - Z.O. Review form 6/18/20

A-10 – Site Plan color rendering 10/10/20

A-11 – Location Aerial 11/10/ 20

Jennifer Krimko, Esq. appeared on behalf of the applicant and introduced Exhibits A-1 through A-11. Board Attorney Mr. Irene advised the application had been reviewed was in compliance, and the Board had jurisdiction.

Ms. Krimko provided a recap of the Applicant's previous concept presentation. James Kennedy, Applicant's Engineer, was sworn and accepted as an expert in the area of engineering. Mr. Kennedy provided testimony regarding existing conditions on the property and proposed redevelopment, including frontage, driveways, intersections with County roads and stormwater connections. The property is subject to County, CAFRA and DEP review. The property will require access to County utilities for sewer connections to TWRA and easements required for that. Mr. Kennedy provided additional testimony regarding the townhome units, and Ms. Krimko discussed affordable housing requirements and age restrictions for the townhomes. Mr. Kennedy discussed ingress/egress to the property, motor vehicle circulation and parking requirements. He confirmed that truck turning radius requirements were met in the revised plans. Mr. Kennedy discussed setbacks, lot coverage, variances, signage and fencing. There was discussion regarding runoff, drainage, stormwater management and lighting.

Mr. Mullan reviewed his letter of 11/6/2020 based on the Applicant's engineer testimony, specifically the environmental section. Ms. Krimko confirmed that the Applicant will comply with Mr. Mullan's recommendations. Mr. Mullan had questions regarding downspout runoff, which Mr. Kennedy responded to and Ms. Krimko stipulated to. There was discussion regarding Mitchell Terr. and drainage. Further discussion regarding lighting, paving/trench, sidewalk repair, and landscape buffering. There was discussion regarding relocation of a building and the detention basin. There was discussion regarding decks/patios.

Chairman Aria opened the meeting to the public. Gary Neuarth, 19 Mitchell Terr., appeared and expressed concern regarding setbacks and the number of variances. He asked if the Board would consider removing a couple units. Ms. Krimko stated the Applicant could considerate, but the Applicant is not in a position to commit to plan changes at this point and other witnesses can address his concerns.

Ms. Toby Graff, 26 Brookwillow Avenue had questions regarding, which Mr. Kennedy and Ms. Krimko addressed. Ms. Graff also asked about maintenance enforcement and the detention basin.

Mr. Pete Cruz had questions regarding garbage truck turnaround, which were addressed by Mr. Kennedy. Mr. Cruz asked questions regarding drainage. Mr. Kennedy addressed his concerns. There was discussion regarding the dumpster/trash enclosure and collection.

Mr. Bill Roberts, 355 Norwood Ave., had questions regarding gates. Mr. Kennedy replied it would not be a gated community. The gates are only for the refuse.

Mr. Joe Lospino, 350 Norwood Ave, asked about density. Ms Krimko advised the Planner will provide later testimony.

Ms. Diane Russomano questioned the option between the fence and the double row of evergreens, which Ms. Krimko addressed.

Mr. Gary Neuwirth asked whether units could be eliminated to widen proposed buffers.

MOTION TO CARRY TO DECEMBER 8, 2020 MEETING:

RESULT: APPROVED

MOVED BY: Scalise

SECONDED BY: Tucci

AYES: Tucci, Aria, Bray, Heggie, Miller, Scalise, Triolo, Ferragina

NAYS: None

ABSTAIN: None

ABSENT: O'Neill, Brocklebank

Resolutions:

None

Administrative Items:

- 1 Minor Site Plan
PB 2020-02/Volta Charging
130 Route 36
Block 67 Lot 8.01 (HC Zone)

MOTION TO WITHDRAW:

RESULT: APPROVED

MOVED BY: Bray

SECONDED BY: Scalise

AYES: Tucci, Aria, Bray, Heggie, Miller, Scalise, Triolo, Ferragina

NAYS: None

ABSTAIN: None

ABSENT: O'Neill, Brocklebank

4. Adjournment

Motion to adjourn by Aria at 10:27 PM and approved by Board members.