

Borough of West Long Branch

Planning Board Meeting Minutes of January 13, 2015

Contact:

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Category: PLANNING BOARD MEETINGS

FOR IMMEDIATE RELEASE West Long Branch, NJ - March 23, 2015

REGULAR MEETING
OF THE PLANNING BOARD
OF THE BOROUGH OF WEST LONG BRANCH

January 13, 2015

The Regular Meeting of the Planning Board of the Borough of West Long Branch was held on January 13, 2015 at 7:00 PM in Borough Hall.

The Reorganization Meeting for 2015 was called to order at 7:00 PM.

It was verified that adequate notice of the meeting was published in accordance with the Senator Byron M. Baer Public Meetings Act (N.J.S.A. 10:4-6), known as the Open Public Meeting Law.

ATTENDANCE

The recording secretary called the roll for attendance, as follows:

Members Present: Stephen Bray

Mayor Janet Tucci

Mr. James Miller

Mr. Gordon Heggie

Mr. Joseph Gallo

Mrs. Ellen Twigg

Members Absent: Councilman John Aria

Mrs. Sarah O'Neill

Mr. Kenneth Walters

Others Present: George Cieri, Esq.

Fran Mullan, P.E.

Lisa Norman, C.S.R.

Mr. Bray advised the Board that Mr. Zager was present on the matter of Schneider & Nelson, because there was a problem with clarification on the landscaping approved on the site by the Board. Mr. Mullan explained that the resolution is not clear regarding the landscaping. He advised that after review it was his belief that the plans reflect the landscaping that was approved, and further that they, the Borough engineers, would do on-site inspections to determine if additional plantings would be required to help fill in any areas needed to complete full buffer requirements. The Board was in agreement.

CORRESPONDENCE

The Board received a letter from Lori Cole regarding the reappointments of John Aria as Class III member, and James Miller as Class II members. James Miller was sworn for 2015.

James Miller received a letter from the Condo Association at the 107 Monmouth Road and distributed a copy to the Board. The property contains two change of use applications heard by the Board. The letter states that they will make improvements in the property as required in the Spring when the weather cooperates.

Mr. Gallo made a motion to go into executive session to discuss Board professional appointments for 2015. Mr. Heggie seconded the motion which was approved by the Board.

The meeting reconvened at 7:36.

The first order of business was to appoint the Board Chairman. Mr. Gallo made a motion to nominate Stephen Bray as Chairman. Mayor Tucci seconded the motion, which was approved by the following roll call vote:

AYES: Mr. Gallo, Mr. Miller, Mayor Tucci, Mr. Heggie, and Mrs. Twigg.

NAYES: None

Abstained: Mr. Bray

Mayor Tucci made a motion to nominate Mr. Joseph Gallo as Board Vice Chairman. Mr. Miller seconded the motion, which was approved by the following roll call vote:

AYES: Mr. Bray, Mr. Miller, Mayor Tucci, Mr. Heggie, and Mrs. Twigg.

NAYES: None

Abstained: Mr. Gallo

Mr. Heggie made a motion to nominate Anna Wainright as Board Secretary. Mrs. Twigg seconded the motion, which was approved by the following roll call vote:

AYES: Mr. Bray, Mr. Gallo, Mr. Miller, Mayor Tucci, Mr. Heggie, and Mrs. Twigg.

NAYES: None

Abstained: None

Mrs. Twigg made a motion to nominate Lisa Norman as Board Stenographer. Mr. Heggie seconded the motion, which was approved by the following roll call vote:

AYES: Mr. Bray, Mr. Gallo, Mr. Miller, Mayor Tucci, Mr. Heggie, and Mrs. Twigg.

NAYES: None

Abstained: None

Mr. Bray complemented Mr. Cieri on his support at the dais, and his efforts to provide the resolutions in a timely manner. Mr. Cieri advised the Board that he would be missing one meeting in April and had arranged for Michael Irene, Esq., to replace him that night. Mr. Miller made a motion to appoint George Cieri, Esq., as Board Attorney for 2015. Mr. Gallo seconded the motion, which was approved by the following roll call vote:

AYES: Mr. Bray, Mr. Gallo, Mr. Miller, Mayor Tucci, Mr. Heggie, and Mrs. Twigg.

NAYES: None

Abstained: None

Mr. Bray complimented Mr. Mullan on his work and level of detail, but asked that he and the company take a look at the increase in fees and try to reduce it a little. Mr. Mullan agreed to take the request back to the company. Mr. Miller made a motion to appoint T&M; Associates, Fran Mullan, P.E., as Board Engineer, which was approved by the following roll call vote:

AYES: Mr. Bray, Mr. Gallo, Mr. Miller, Mayor Tucci, Mr. Heggie, and Mrs. Twigg.

NAYES: None

Abstained: None

Mayor Tucci made a motion to approve the meeting dates as submitted which were the second Tuesday of every month, at 7:30, February 10, March 10, April 14, May 12, June 9, July 14, August 11, September 8, October 13, November 10, December 8, and January 12 at 7:00 in 2016. Mrs. Twigg seconded the motion, which was approved by the following roll call vote:

AYES: Mr. Bray, Mr. Gallo, Mr. Miller, Mayor Tucci, Mr. Heggie, and Mrs. Twigg.

NAYES: None

Abstained: None

REVIEW AND APPROVAL OF THE MINUTES

Mr. Heggie made a motion to approve the minutes for the December 9, 2014 meeting of the Board. Mr. Gallo seconded the motion, which was approved by the following roll call vote:

AYES: Mr. Bray, Mr. Gallo, Mr. Miller, Mayor Tucci, and Mr. Heggie.

NAYES: None

Abstained: Mrs. Twigg.

MATTERS BEFORE THE BOARD

Zoning Ordinance Revision Addendum date January 6, 2015

Mr. Cieri explained to the Board that the Addendum contains a proposal to change the Zoning Map to correct the mistake on the Sheehan lot, which was not included in the Age Restricted Overlay Zone. The Mayor asked that Mr. Cieri come to the next Council meeting to explain the changes.

Mr. Gallo made a motion to approve the proposed addendum as described, to be forwarded to the Borough Mayor and Council for adoption. Mr. Heggie seconded the motion, which was approved by the following roll call vote:

AYES: Mr. Bray, Mr. Gallo, Mr. Miller, Mayor Tucci, Mr. Heggie, and Mrs. Twigg.

NAYES: None

Abstained: None

RESOLUTIONS:

PB 2014-06 Nasar

Block 60, Lot 216 & 214.03

The Board had received a copy of the resolution for the above matter. Mr. Heggie made a motion to approve the resolution as written. Mr. Miller seconded the motion, which was approved by the following roll call vote:

AYES: Mr. Bray, Mr. Gallo, Mr. Miller, Mayor Tucci, and Mr. Heggie.

NAYES: None

Abstained: Mrs. Twigg.

There being no further business the meeting was adjourned.

Respectfully submitted,

Anna R. Wainright, Board Secretary