

Borough of West Long Branch

Planning Board Meeting Minutes of March 10, 2015

Contact:

Martinha Silva

Category: PLANNING BOARD MEETINGS

FOR IMMEDIATE RELEASE West Long Branch, NJ - May 14, 2015

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

March 10, 2015

The Regular Meeting of the Planning Board of the Borough of West Long Branch was held on March 10, 2015 at 7:30 PM in Borough Hall.

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.

Chairman Stephen Bray called the meeting to order at 7:30 PM.

ATTENDANCE

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

Members Present: Chairman Stephen Bray

Mayor Janet Tucci

Mr. James Miller

Mr. Gordon Heggie

Mrs. Sarah O'Neill

Members Absent: Councilman John Aria

Mr. Kenneth Walters

Mr. Joseph Gallo

Mrs. Ellen Twigg

Others Present: George Cieri, Esq.

Fran Mullan, P.E.

Lisa Norman, C.S.R.

REVIEW AND APPROVAL OF THE MINUTES

Mrs. O'Neil made a motion to approve the minutes for the February 10, 2015, meeting of the Board, with a change to the description of the sign on page 6. Mr. Miller seconded the motion, which was approved by the following roll call vote:

AYES: Mr. Bray, Mr. Miller, Mayor Tucci, Mrs. O'Neill, and Mr. Heggie.

NAYES: None

Abstained: None

SITE PLAN WAIVER COMMITTEE REPORT

The Site Plan Waiver Committee of Planning Board members, Steven Bray, James Miller, and Gordon Heggie, and counsel George Cieri, met with the applicant's for the West Long Branch Shopping Center on Locust Avenue. The applicant's were represented by Peter Falvo, Esq., managers Patrick Ricciardi, Linda Brenner, and Ed Levy. The applicant's wish to locate a new Nature's Corner retail supermarket in an empty space in the existing shopping center. The applicant's stated that this will be their second location. The first, which is located in Spring Lake, has been there for 20 years. The applicant's advised the committee that the only changes will be internal and the outside sign. They also intend to do some façade improvements. The new store will replace the "R Bounce" use, which has closed. The store will provide fresh food, produce, meats and dry goods. They also provide classes on preparing and eating healthier foods. The application met all of the requirements of ORD 18-13.7d.e. for site plan waiver, and the committee voted unanimously to recommend approval by the Planning Board.

Mr. Heggie made a motion to approve the site plan waiver, which was seconded by Mr. Miller, and approved by the following roll call vote:

AYES: Mr. Bray, Mr. Miller, Mayor Tucci, Mrs. O'Neill, and Mr. Heggie.

NAYES: None

Abstained: None

RESOLUTIONS:

PB 2015-02 BG Monmouth
Block 67, Lot 8.01
310 Highway 36

George Cieri handed out a final revised version of the resolution, which had underlined changes, which were requested by the Board engineer. These changes were standard language changes on page 6, paragraph j. regarding the removal of trees, and 14-16 of the conditions, to include standard requirements for final signature of plans. A copy of the resolution was forwarded to Megan Burke, Esq., who was present and agreed with the changes. Ms. Burke also asked about the developer's agreement and how she might expedite that process. Mr. Mullan explained that the agreement was a common past practice of the Borough and the agreement would be provided to the applicant and Borough Council for approval in a timely manner. Ms. Burke asked also about the condition of the Shade Tree Commission approval. The secretary advised that the STC had reviewed the proposal and found no issues, and had no comments. The Fire Marshall approval was still a condition of approval. Mr. Mullan stated that the plans have been revised on the sign and they comply.

Mr. Miller made a motion to approve the resolution as corrected, which was seconded by Mr. Heggie, and approved by the following roll call vote:

AYES: Mr. Bray, Mr. Miller, Mayor Tucci, Mrs. O'Neill, and Mr. Heggie.

NAYES: None

Abstained: None

There being no further business the meeting was adjourned at 8PM.

Respectfully submitted,

Anna R. Wainright, Board Secretary

The April 14, 2015 meeting of the Planning Board was cancelled due to a lack of business.