

# Borough of West Long Branch

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## PLANNING BOARD MEETING MINUTES OF MAY 12, 2015

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Contact:

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Category: PLANNING BOARD MEETINGS

FOR IMMEDIATE RELEASE West Long Branch, NJ - August 13, 2015

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

May 12, 2015

The Regular Meeting of the Planning Board of the Borough of West Long Branch was held on May 12, 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.

Vice Chairman Joseph Gallo called the meeting to order at 7:30 PM.

### ATTENDANCE

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

Members Present: Vice Chairman Joseph Gallo

Mayor Janet Tucci

Councilman John Aria

Mr. Kenneth Walters

Mrs. Ellen Twigg

Mr. James Miller

Mr. Gordon Heggie

Mrs. Sarah O'Neill

Members Absent: Chairman Stephen Bray

Others Present: George Cieri, Esq.

Fran Mullan, P.E.

Lisa Norman, C.S.R.

### REVIEW AND APPROVAL OF THE MINUTES

Mayor Tucci made a motion to approve the minutes for the March 10, 2015, meeting of the Board. Mr. Heggie seconded the motion, which was approved by the following roll call vote:

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

NAYES: None

NOT POLLED: Councilman Aria, Mr. Gallo, Mr. Walters, and Mrs. Twigg.

Councilman Aria was sworn in for the Class II member position for 2015.

SITE PLAN WAIVER COMMITTEE REPORT - None

RESOLUTIONS: None

APPLICATIONS: None

#### CONCEPTUAL/INFORMAL HEARING

Chambers – Minor Subdivision  
Block 71 – Lots 14, 15, 16  
63 Summers Avenue

Mayor Tucci recused herself and stepped down from the dais.

George Cieri explained to the Board that the MLUL allows for a conceptual-informal hearing for the purposes of an applicant presenting an idea for a development without investing the large costs sometimes associated with such development. The applicant may present the proposal and the Board may comment or make suggestions without any inferred approval or disapproval of the case. The Board “shall not be bound” to any of their comments, nor can the applicant rely on those comments. The purpose is to simply get a read on the Board’s opinion of the proposal. No vote is taken.

Peter Falvo, Esq., was present for the applicants, proposing a minor subdivision of 63 Summers Avenue. The Board was given the minor subdivision plan and a rendering of a typical home, which would fit on the proposed lot. Mr. Falvo also submitted a photo of the existing home, which is in poor condition. He stated that the repair of the home is not economically feasible. The existing home is tucked into the east side of the three lots, and a garage straddles the center. Mr. Falvo stated that the lots are located in the R-22 Zone, which requires 22,000 square foot of area. He further stated that many of the homes in the area are undersized, and many are on 15,000 SF lots and some are as small as 7,500 SF. Mr. Falvo stated that the two new homes would be proportionate to the neighborhood, and a benefit to the community.

Councilman Aria stated that he thought that most of the neighborhood conforms to the R-15 standards and these lots at 11,250 SF do not even conform to that standard.

Mr. Falvo countered that he believed that his Planner will be able to prove that new construction is beneficial to any neighborhood. He stated that right now this lot is the largest lot in the surrounding neighborhood, and a very large home could be built on it. He continued, that a very large home may be less desirable than two smaller homes.

Mr. Mullan, Board engineer, advised the Board. That Mr. Falvo will undoubtedly present to the Board his proofs regarding the conditions of the neighborhood and how the new lots will impact that neighborhood. Proofs should include lot sizes and character and home sizes in the surrounding neighborhood. Mr. Falvo will have to compare what exists and what is proposed, and the Board will determine which is more suitable. Mrs. O’Neil stated that she had visited the site, and found it hard to envision two homes on that lot. She stated that she thinks it will depend on the aesthetics of the homes, their setbacks, etc. to determine if they will have a positive impact to that neighborhood. Mr. Mullan agreed, he stated that the proposed home is significantly larger than the existing home, and these issues will be open to discussion at the time of a hearing. Mr. Gallo stated that he is very leery of approving new lots that are half the size of the required zoning, and he is not convinced this would be a good idea. Councilman Aria agreed. Mr. Mullan suggested that Mr. Falvo is going to have to expand his comparisons in the neighborhood from further than those homes on either side. The public will also be on notice, and may have other issues not presented here now.

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

Respectfully submitted,

Anna R. Wainright, Board Secretary

The June and July meetings of the Planning Board were cancelled due to a lack of complete applications.