

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

May 8, 2018

This is the May 8, 2018 regular meeting of the WEST LONG BRANCH PLANNING BOARD. This meeting is called pursuant to the provisions of the Open Public Meetings Act. This meeting was listed in the Notice of the annual schedule of the regular meetings of this Board sent to both the ASBURY PARK PRESS and the LINK NEWS. Said Notice was also posted on the bulletin board in Borough Hall and has remained continuously posted there, as required of such notices under the Statute. In addition, a copy of said Notice is and has been available to the public and is on file in the Office of the Borough Clerk. A copy of said Notice has also been sent to such members of the public as have requested such information in accordance with the Statute. Proper notice having been given, the Board Secretary is directed to include this statement in the minutes of this meeting.

John Aria called the meeting to order at 7:30 PM.

ATTENDANCE:

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

Members Present:

Janet Tucci, Mayor
John Aria, Chairman
Stephen Bray, Councilman
Sarah O'Neill
Gordon Heggie
James Miller
Anthony Scalise
Don Brocklebank
Christine Haney, Alternate #1

Members Absent: Ellen Twigg, Vice-Chairperson

Others Present: George Cieri, Esq., Fran Mullan, P.E., Bonnie Heard, P.E. and Lisa Norman, C.S.R.

REVIEW AND APPROVAL OF THE MINUTES:

Mr. Bray made a motion to approve the meeting minutes of **January 9, 2018** and was seconded by Mr. Scalise. All others were in favor of this motion.

Mr. Bray made a motion to approve the meeting minutes of **February 13, 2018** and was seconded by Mr. Miller. All others were in favor of this motion.

RESOLUTIONS:

OTHER BUSINESS:

Marijuana Ordinance

Mr. Bray discussed the Marijuana Ordinance with the Board.

Claudia Green of 62 Summers Avenue

"I think that no one knew that you were going to be discussing this, this evening, this is very sneaky."

The Board informed Ms. Green that this was not for a formal vote it was just for discussion for some feedback for the Borough Council. The Board conducted a straw vote and seven members were in support of the ordinance and one opposed.

INFORMAL:

Matt Kelly of Kelly Builders

Mr. Kelly stated that they were before the Board to get input on a project that they are proposing on Norwood Avenue. 310 Norwood Avenue is the Shaheen property and James Monteforte will inform you about that we are proposing.

Mr. Monteforte stated that the Kelly Builders are very familiar with the townhouse projects. They are proposing a 64-unit townhouse project. We are allowed 10 units per acre and we have 6.4 acres.

Jersey Auto Spa

Dawn Marie Lopes, owner of Jersey Auto Spa former Conte's car wash

Mrs. Lopes stated that on December 27, 2017 my husband and I acquired Conte's car wash located at 34 Oceanport Avenue, West Long Branch. Our intention is to rehabilitate the car wash.

Robert Adler, A.I.A

Mr. Adler stated that they are here for 3 different reasons.

1. Building height, we are simply raising the power pit wall around the perimeter so that we can get a nicer look and presentation of the building.
2. Located within a residential zone, this is a pre-existing condition and we are not looking to change the use.
3. The property that is behind this facility is now available; presently the traffic pattern to this facility runs through the street that it's adjacent to. If they purchased that property, the intent would be to take the traffic pattern into this property with a kiosk to select the type of car wash and vacuums in the interior of the building.

Mrs. Lopes stated that they are looking to change the amount of people working at that facility.

Break: 8:35

Roll call: 8:46

APPLICATIONS:

PB 2018-02 Clark & Jeffrey Chambers

63 Summers Avenue

Block 71 Lots 14, 15 & 16

Mayor Tucci recused herself from this application

Peter Falvo, Esq. attorney for applicant

Exhibit A-1 Boundary & Topographic Survey prepared by Robert H. Morris, P.L.S of Nelson Engineering dated 01/03/2017

Exhibit A-2 Minor Subdivision Plan prepared by Robert H. Morris, P.L.S. of Nelson Engineering dated 05/25/2017 revised 02/15/2018

Exhibit A-3 Demolition Plan prepared by David H. Boesch, L.L.A. of Nelson Engineering dated 01/15/2018 last revised 02/22/2018

Exhibit A-4 Two Photos of existing house not dated

Exhibit A-5 Color Rendering of one of the proposed homes

Exhibit A-6 Color Rendering of one of the proposed homes

Exhibit A-7 Letter from Monmouth County Planning Board dated 03/12/2018

Exhibit A-8 Color rendering of Exhibit A-3

Witness:

David Boesch of Nelson Engineering

Mr. Boesch was sworn in

Mr. Boesch stated that the proposal is to demolish the existing structure and build two, 2-story homes with a 2-car garage. We are requesting a minor subdivide to creating two 75-foot wide lots. We are requesting a variance for lot width, 150 feet is required and 75 feet is proposed and for side yard setback 1 side is 20 feet is required and combined is side yard 50 feet is required, were 15 feet is provided on each side on each lot.

Exhibit A-9 Aerial of subject property

Mr. Boesch described exhibit A-9 to the Board.

Exhibit A-10 Copy of the Tax Map

Mr. Boesch reviewed the tax map with the Board.

Mr. Boesch stated that they are regarding the property to take all the roof liters to drain to Summers Avenue so there will be no increase on storm water runoff.

Mr. Boesch reviewed the review letter from T&M Engineering dated April 4, 2018 with the Board.

Waivers:

Mr. Bray made a motion to grant the attachment A complete waivers and was seconded by Mr. Scalise. All others were in favor of this motion.

Mr. Brocklebank questioned if they could flip flop the houses so they could save the tree.

Mr. Boesch agreed on behalf of the applicant to flip the houses and retain the tree.

Public:

Steve Schulz of 56 Summers Avenue

Mr. Schulz questioned, if you regrade the lot, what happens to the tree?

Mr. Boesch replied, the regrading would occur in area of the driveway.

Witness:

Barbara Ehlen, of Beacon Engineering, Planner for applicant

Ms. Ehlen was sworn in

Exhibit A-11 Four photos of the subject property and two homes across the street

Ms. Ehlen stated that there is a 2003 reexamination report and in that report there is a Land Use Plan proposed changes dated November 25, 2003. That map recommends that that area be rezoned from R-22 to R-15 and that's recognition of the fact that the homes in the area on smaller lot sizes.

Exhibit B-1 Google map provided by Fran Mullan of T&M Engineering

Public:

Steve Schulz of 56 Summers Avenue

Mr. Schulz questioned the total square footage of the proposed house.

Ms. Ehlen replied that she wasn't sure but thought it is about 2,600 sq. ft.

Public:

Mary Jo McKinley of 55 Summers Avenue

Ms. McKinley questioned, why don't you just renovate the house instead of cramming two homes on this lot?

Ms. Ehlen replied, it would not be able to provide for the modern family, people are looking for improved layouts. They are looking to replace it with two homes that are up to the current building standards.

Public:

Stan Green of 62 Summers Avenue

Mr. Green questioned if the homes were identical.

Witness:

Jeffrey Chambers, owner of subject property

Mr. Chambers was sworn in

Mr. Chambers stated that he's owned the property for 10 years and the house is in very poor condition and the best route is to demolish and build new.

Public:

Steve Green of 62 Summers Avenue

Mr. Green questioned if Mr. Chambers ever received code violations on the house?

Mr. Chambers replied, no I haven't.

Claudia Green of 62 Summers Avenue

Ms. Green was sworn in

Ms. Green stated that she has been in the house and it's cobbled together. My concern is losing the tree and feeling crowded.

Mr. Bray made a motion to accept the application and was seconded by Mr. Heggie.

Mr. Aria was not in favor of this motion. All others were in favor of this motion.

PB 2017-06 Estate of Joseph A. Settembre

44 Victor Avenue

Block 6 Lots 3&4

Mayor Tucci recused herself from this application

Salvatore Alfieri, Esq., attorney for applicant

Mr. Alfieri stated that they Board had approved a subdivision in January and during the perfection process of the approval; an issue was raised by Bonnie Heard (Board Engineer). There are two stairs that lead down to the property and there is a driveway that slightly encroaches on the property line. We agreed to remove the stairs and they have been removed, the driveway itself still has that very small

encroachment that is about a foot and a half at the garage and then it tapers down to the property line to the street. That driveway was not removed; Bonnie didn't remember a discussion to the driveway and felt that it wasn't clear whether the Board was concerned with that small driveway encroachment. The concern is that the driveway itself at the garage is very steep, if we were to move that foot and a half in, they would have to build a retaining wall.

Mr. Bray made a motion to have the driveway remain and was seconded by Mr. Brocklebank. All others were in favor of this motion.

ADMINISTRATIVE:

ADJOURNMENT:

The meeting adjourned at 10:28 PM

Respectfully submitted,

Martinha Sanders