

REGULAR MEETING
CITY COUNCIL
SEPTEMBER 10, 2013
7:30 PM

The Regular Meeting of the Long Branch City Council was held on Tuesday, September 10, 2013 at 7:30 p.m. in the Municipal Building, 344 Broadway, Long Branch, New Jersey.

Present: Joy Bastelli, Council President; John Pallone, Council Vice-President; Kathleen Billings, Councilwoman; Dr. Mary Jane Celli, Councilwoman; Michael Sirianni, Councilman

Others Present: Mayor Adam Schneider; Howard Woolley, Business Administrator; James Aaron, City Attorney; Ronald Mehlhorn, Finance Director; Kathy L. Schmelz, City Clerk

The Pledge of Allegiance was recited and certification was read into the record.

PRESENTATIONS:

TDB – Anthony Monzo, Esq., Attorney for TDB, Pamela Fine, Architect, Matthew Hender, Planner with Engineering Design Associates, Dominic Tozzo, President and owner of TDB Associates and Rick Engle, CFO TDB Associates.

TDB Development made a presentation to the City Council to build an 11 townhouses in two buildings on the property off of Marine Terrace. Each unit would have three stories, the first being a two car garage. Cars would enter and leave through a 24 foot wide driveway on Marine Terrace. The buildings would be about 2 feet above existing grade. They stated that the development meets or exceeds all the design guideline standards. TDB's proposal is 20 feet from Ocean Avenue and 15 feet from the sides. The proposed roofs would be up to 40 feet high. There are 26 planned parking spaces, two in each garage and four additional ones which meet the redevelopment zone's required guidelines. They stated that some balconies were moved. The Architect went over the material used on the outside of the buildings.

Public Comment:

Adam Schneider – 152 Ocean Avenue North

Residents north of the project. Spoke regarding 1996 guidelines and maximum height and buffers. He is against this project.

John Chimento – 1 Cooper Avenue, Part owner of Promenade Beach Club

Spoke regarding privacy issues with the owners of the Townhouses looking down at the members of the Beach Club. He is against this project.

Gene Gonzales

Spoke regarding density, height restrictions, landscaping and parking. She is against the project.

Michael Leckstein, Esq. – representing Promenade Beach Club

Spoke regarding the Zoning Board resolution. Mr. Aaron went over the reason for the presentation and that it will be going before the Planning Board. This is a presentation to ensure they are complying with the approved Design Guidelines. He is against project.

Gerard Gonzalez

Spoke regarding density issues, setbacks, emergency vehicle access, drainage and height restrictions. He is against this project.

Mitchell Storch – 71 Marine Terrace

Believes that there is too much going on in a small space. Went on to speak about parking and vehicles entering complex safely. He is against the project.

Ron Geffer – 21 Ocean Terrace

Spoke regarding how far Long Branch has come and that's why he moved here. If he had known about this contract prior to purchasing his home, he might have thought otherwise. Went on to speak about density and parking. He is against this project.

Paul Dion – mother resides near project

Spoke regarding density, flooding and parking. He is against this project.

Rick Cerone – 26 Ocean Terrace

Stated that there is too much on to small piece of property. Spoke about lack of communication between property owners and developers, privacy issues and snow removal. He is against the project.

Donna Peterson – Rockwell Avenue

Asked why the City needs these buildings and meetings between the developer and residents. She is against the project.

Lori Ann Vendetti – 33, 38 Ocean Terrace

Spoke regarding concerns of density, flooding, parking and following development guidelines. She is against the project.

Leslie Schneider – 152 Ocean Avenue North

Spoke regarding communications with the developer, parking, safety issues, setbacks and having too much on the property. She is against the project.

Diana Multare – 21 North Bath Avenue

Spoke regarding the consideration of environmental standards in the neighborhood and the procedure.

Vincent Lapore – 80 North Broadway

Agrees with Council on the project as far as enforcing the master plan. Went on to speak about compliance with design guidelines and the job of a redevelopment agency. Went over various points in Pratap Talwar's review of the project.

No further comment from the public.

The Mayor stated that the Council is not approving the development tonight just that it meets all the design guidelines.

Mr. Aaron then stated that the City planners and attorneys had been reviewing the plans and all the details are in compliance. The project will go to the Planning Board to discuss all the issues that have been raised in the project. The only job of this Council is to determine whether or not the design guidelines conceptually in concept are met.

Council then put forth resolution #237-13.

Motion by Councilman Sirianni, seconded by Councilwoman Billings to adopt R237-13:

Mrs. Billings – Yes
Dr. Celli – Yes
Mr. Sirianni – Yes
Mr. Pallone – Yes
Mrs. Bastelli – Yes

Motion by Councilman Sirianni, seconded by Councilwoman Celli to take a five minute recess.

Meeting called back to order.

HEARINGS:

None

READING AND APPROVAL OF PREVIOUS MINUTES:

August 27, 2013 - Motion was made by Councilman Pallone, seconded by Councilman Sirianni to approve the minutes of August 27, 2013 was carried out upon the following roll call vote: Ayes 5

CONSIDERATION OF ORDINANCES
PUBLIC HEARING AND FINAL CONSIDERATION

None

ORDINANCES FOR INTRODUCTION:

None

PUBLIC PARTICIPATION:

A motion was made by Councilman Sirianni, seconded by Councilman Pallone to open the public portion of this meeting. Ayes 5

Donna Peterson – Rockwell Avenue

Spoke regarding Pier Village taxes and asked about deposits by developers.

Vincent Lapore – 80 North Broadway

Spoke regarding Ocean Place Hotel, Abbottsford Avenue and the problems with kids in the City Hall court yard near the Library.

Russell Freed – 762 Greens Avenue

Spoke regarding speeding on Cedar Avenue, dredging of Takanassee Lake and asked when the Brighton Avenue railroad tracks are going to be fixed.

After ample time was given and no one else came forward, a motion was made by Councilman Pallone, seconded by Councilwoman Celli to close the public portion of this meeting. Ayes 5

RESOLUTIONS:

On file in the Clerks Office and posted on the City's Web Site.

APPLICATIONS:

None

MISCELLANEOUS BUSINESS FOR THE GOOD OF THE ORDER

Councilwoman Billings – I just like to thank everyone who came out tonight. It was a very interesting meeting and I'm sure the next step in the Planning Board will be just as interesting and I thank everyone for coming out.

Councilwoman Celli – I have only one item tonight and that is pertaining to the Director of Public Works who is not here this evening but he and his staff needs to be commended for finally after so many years of fixing the ramp outside here in the south part. They really did a nice job so Fred, thanks an awful lot to your men and thank you everybody for coming.

Councilman Sirianni – I want to thank everyone for coming out. Just so that no one goes out wondering why I abstained from that, my brother is on the Elberon First Aid and there would be a conflict there so that's why I abstained. I'm glad they are getting the money it's just they are giving it to my brother so I can't vote on that. Thanks for coming out and participating tonight. It was very interesting, very interesting.

Council Vice President Pallone – Thank you for your comments this evening. Thank you for being here and enjoy the rest of your week.

Council President Bastelli – And myself, I agree with everyone here and I think I was remise in wishing Councilman Sirianni Happy Birthday a couple of weeks ago as well, wasn't it your birthday a couple weeks ago?

Councilman Sirianni – I wanted it to be but it's not until November 11th.

Council President Bastelli – Oh November, I thought it was August. Okay, good, I take that back. I'll wish it now in case I forget, how about that? Okay, with that said, I thank everyone for coming and I need a motion to adjourn...

ADJOURNMENT

A motion was made by Councilman Sirianni seconded by Councilman Pallone to adjourn this meeting at 9:53 p.m.