



Borough of
West Long Branch
New Jersey

Ms. Janet Tucci, Mayor	965 Broadway	Mr. Randy Triolo
Mr. Anthony Scalise, Chairman	West Long Branch, NJ 07764	Ms. Amanda Farrell
Mr. Stephen Bray, Councilman	Jennifer O'Sullivan, Board Secretary	Mr. Rob Ferragina
Mr. Gordon Heggie	josullivan@westlongbranch.org	Ms. Diane Russomanno
Mr. Don Brocklebank	(732) 229-1756 Ext. 111	

PLANNING BOARD MINUTES

March 12, 2024

Regular Meeting 7:00 P.M.

(Council Chambers)

Chairman Scalise called to order *the Meeting* of the Borough of West Long Branch Planning Board according to the Sunshine Law. This is the March 12, 2024, Re-Org and regular meetings of the West Long Branch Planning Board in which Mr. Scalise read the following statement. 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 Star Ledgers. 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.

Members:

Mr. Stephen Bray, Councilman	Present	Ms. Diane Russomanno	Present
Mr. Don Brocklebank	Present	Mr. Randy Triolo	Present
Ms. Amanda Farrell	Present	Ms. Janet Tucci, Mayor	Present
Mr. Rob Ferragina	Present	Mr. Anthony Scalise, Chairman	Present
Mr. Gordon Heggie	Present		

Board Professionals:

Mr. Michele Irene, Esq. Board Attorney	Present	Mr. Francis Mullan T&M Board Engineer	Present
Mr. Michael Macfarlane PE, CM-Supervising Engineer	Present	Ms. Jennifer O'Sullivan Board Secretary	Present
Ms. Lisa Norman, CSR	Present		

ELECTION OF OFFICERS:

Election of Chairman On a motion made by Councilman Bray, seconded by Randy Triolo, Anthony Scalise was nominated as Chairman of the Planning Board for 2024.

There were no other nominations.

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Randy Triolo	Yea
Rob Ferragina	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Anthony Scalise, Chairman	Yea
Amanda Farrell	Yea		

Election of Vice-Chairman On a motion made by Councilman Bray, seconded by Chairman Scalise, was nominated as Vice-Chairman of the Planning Board for 2024.

There were no other nominations.

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Randy Triolo	Yea
Rob Ferragina	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Anthony Scalise, Chairman	Yea
Amanda Farrell	Yea		

Appointment of Secretary On a motion made by Councilman Bray, seconded by Chairman Scalise, the Board voted to adopt Jennifer O'Sullivan as Secretary of the West Long Branch Planning Board for 2024.

There were no other nominations.

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Randy Triolo	Yea
Rob Ferragina	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Anthony Scalise, Chairman	Yea
Amanda Farrell	Yea		

Appointment of Board Attorney—On a motion made by Councilman Bray, seconded by Chairman Scalise, the Board voted to adopt Michael Irene. Esq. as Planning Board Attorney for 2024.

There were no other nominations.

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Randy Triolo	Yea
Rob Ferragina	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Anthony Scalise, Chairman	Yea
Amanda Farrell	Yea		

Appointment of Board Engineer/Planner- On a motion made by Councilman Bray, seconded by Mayor Tucci, the Board voted to adopt Fran Mullan, PE, CME T&M Associates, as Planning Board Engineer/Planner for 2024.

There were no other nominations.

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Randy Triolo	Yea
Rob Ferragina	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Anthony Scalise, Chairman	Yea
Amanda Farrell	Yea		

Appointment of Recording Secretary- On a motion made by Councilman Bray, seconded by Chairman Scalise, the Board voted to adopt Lisa Norman as Recording Secretary of the Planning Board for 2024.

There were no other nominations.

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Randy Triolo	Yea
Rob Ferragina	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Anthony Scalise, Chairman	Yea
Amanda Farrell	Yea		

Establishing the Meeting Schedule for 2024 and setting the Reorganization Meeting date for 2025. On a motion made by Councilman Bray, seconded by Chairman Scalise, the Board voted to adopt the 2024 meeting schedule. All meetings are to start at 7:00 PM.

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Randy Triolo	Yea
Rob Ferragina	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Anthony Scalise, Chairman	Yea
Amanda Farrell	Yea		

The Official Newspapers of the Board are the Asbury Park Press and Star Ledger, Board Regulations and Procedures, etc. On a motion made by Councilman Bray, seconded by Chairman Scalise, the Board voted to adopt the official newspaper for 2024-25.

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Randy Triolo	Yea
Rob Ferragina	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Anthony Scalise, Chairman	Yea
Amanda Farrell	Yea		

Carried Applications

PB-2023-01 Nathan & Florence Doueck (previously GE 2618 Cheryl, LLC)/ Block(s): 41 Lot(s): 59, 60 & 61 Zone: R-22Address: Cheryl Drive Application Type: Minor Subdivision The applicant is seeking minor subdivision approval to adjust both current side yard lot lines with the two (2) adjacent properties (Block 41, Lot 59, and 61). No other improvements are proposed as part of this application.

The applicant requested to carry the application to April 9, 2024, no re-noticing required.

New Applications

PB-2023-02 Townes of West Long Branch Block (s) 68 Lot (s) 3&5 Zone: BC Highway Commercial/ MF-2 multi-family 2 Residential Overlay. The applicant proposes to develop the subject lot (Block 68, Lots 3 & 5) with 120 townhouse and condominium units, which include 96 market-rate townhouse units and 24 affordable condominium units.

For the Applicant

- Attorney Sav Alfieri
- Michael F. Gallagher, P.E., of Colliers Engineering
- Michelle Briehef -Colliers-Traffic Expert
- Joseph Lipanovski, RA-Kov-Planner

From the Public

- Pam Faccione -Eatontown Resident was considered about lighting

Summary

- The subject property is located within the Multi-Family Housing 2 (MF-2) Overlay Zone and underlying Highway Commercial (HC) Zone. The applicant proposes to develop the subject site with 120 townhouse units spanning 23 separate buildings with a new entrance boulevard, new road systems, parking areas, driveways, concrete walkways, stormwater management basins, a recreation space, and associated site improvements. The existing site consists of approximately 19.6 acres with access off of State Route 36. The existing property was originally developed as a driving range and is currently vacant.

Decision

- Motion: Stephen Bray, Councilman
- Second: Anthony Scalise, Chairman
- Roll Call:

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Randy Triolo	Yea
Rob Ferragina	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Anthony Scalise, Chairman	Yea
Amanda Farrell	Yea		

- **Application was adjourned to April 9, 2024, without the necessity to re-notice.**

RESOLUTIONS:

Board Attorney, Board Engineer/Planner, Special Planner, Board Recording Secretary, and Certified Shorthand Reporter

Eligible to Vote Roll Call:

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Randy Triolo	Yea
Rob Ferragina	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Anthony Scalise, Chairman	Yea
Amanda Farrell	Yea		

Decision

- Motion: Stephen Bray, Councilman
- Second: Don Brocklebank, Vice Chair
- All in favor. None Opposed.
- Resolutions were adopted as written.

Board Attorney, Board Engineer/Planner, Special Planner, Board Recording Secretary, and Certified Shorthand Reporter

Eligible to Vote Roll Call:

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Randy Triolo	Yea
Rob Ferragina	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Anthony Scalise, Chairman	Yea
Amanda Farrell	Yea		

Decision

- Motion: Stephen Bray, Councilman
- Second: Anthony Scalise, Chairman
- All in favor. None Opposed.
- Resolutions were adopted as written.

Establishing the Meeting Schedule for 2024 and setting the Reorganization Meeting date for 2025. On a motion made by Councilman Bray, seconded by Chairman Scalise, the Board voted to adopt the 2024 meeting schedule. All meetings are to start at 7:00 PM.

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Randy Triolo	Yea
Rob Ferragina	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Anthony Scalise, Chairman	Yea
Amanda Farrell	Yea		

Decision

- Motion: Stephen Bray, Councilman
- Second: Don Brocklebank, Vice Chair
- All in favor. None Opposed.
- Resolutions were adopted as written.

The Official Newspapers of the Board are the Asbury Park Press and Star Ledger, Board Regulations and Procedures, etc. On a motion made by Councilman Bray, seconded by Chairman Scalise, the Board voted to adopt the official newspaper for 2024.

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Randy Triolo	Yea
Rob Ferragina	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Anthony Scalise, Chairman	Yea
Amanda Farrell	Yea		

Decision

- Motion: Stephen Bray, Councilman
- Second: Don Brocklebank, Vice Chair
- All in favor. None Opposed.
- Resolutions were adopted as written.

Norwood KB LLC Block 28, Lot 87.01 Granting Administrative Amendment to Site Plan Approval to Incorporate Revisions to the Landscape Plan.

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Randy Triolo	Yea
Rob Ferragina	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Anthony Scalise, Chairman	Yea
Amanda Farrell	N/A		

Decision

- Motion: Stephen Bray, Councilman
- Second: Don Brocklebank, Vice Chair
- All in favor. None Opposed.
- Resolutions were adopted as written.

Other Business

Cost Proposal for Reexamination Report and Revision to Zoning Map Prepared by Andy Thomas of Thomas Planning.

Decision

- Motion: Stephen Bray, Councilman
- Second: Anthony Scalise, Chairman
- Roll Call:

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Randy Triolo	Yea
Rob Ferragina	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Anthony Scalise, Chairman	Yea
Amanda Farrell	Yea		

- Cost Proposal was approved.

Swimming Pool Ordinances-Review for the disparity between Ordinance 10-1.8 in the general ordinances and 18-5.3 in the zoning ordinances.

Decision

- Motion: Stephen Bray, Councilman
- Second: Anthony Scalise, Chairman
- Roll Call:

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Randy Triolo	Yea
Rob Ferragina	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Anthony Scalise, Chairman	Yea
Amanda Farrell	Yea		

- All in favor of the ordinance review.

Minutes

No minutes to be adopted.

Adjournment

Decision

- Motion: Stephen Bray, Councilman
- Second: Gordon Heggie
- All in favor. None Opposed
- Roll Call:

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Randy Triolo	Yea
Rob Ferragina	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Anthony Scalise, Chairman	Yea
Amanda Farrell	Yea		