



Borough of
West Long Branch
New Jersey

Janet Tucci, Mayor
Anthony Scalise, Chairman
Stephen Bray, Councilman
Gordon Heggie
Don Brocklebank

95 Broadway
West Long Branch, NJ 07764
Jennifer O’Sullivan, Board Secretary
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(732) 229-1756 Ext. 111

Randy Triolo
James Miller
Rob Ferragina
Diane Russomanno

PLANNING BOARD MINUTES
December 5, 2023
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 December 5th, 2023, regular of meeting 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:

Stephen Bray, Councilman	Present	Amanda Farrell	Present
Don Brocklebank	Present	Diane Russomanno	Present
Rob Ferragina	Absent	Janet Tucci, Mayor	Present
Gordon Heggie	Present	Randy Triolo	Present
Brian Kramer Alt #1	Absent	Anthony Scalise, Chairman	Absent
Board Professionals: Michele Irene, Esq. Board Attorney	Present	Francis Mullan T&M Board Engineer	Present
Julie Nastasi, T&M Project Manager	Absent	Jennifer O’Sullivan Board Secretary	Present
Michael MacFarlane, Senior Staff Engineer T&M	Present	Lisa Norman, CSR	Present

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Carried 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 with a new entrance boulevard, new road systems, parking areas, driveways, concrete walkways, stormwater management basins, a dog park, and associated site improvements. The existing site consists of approximately 19.6 acres with access off of State Route 36.

[The above matter is scheduled for a public hearing on 12-5-23. The applicant is requesting that the Board take jurisdiction on the 5th and carry the application to the first available date in January 2024.](#)

New Applications

PB-2023-01 Mirco Kaja-11 Sherman Block(s): 103 Lot(s): 14-16 Zone: R-22

Address: 11 Sherman Application Type: Minor Subdivision

The applicant is seeks to propose to subdivide the subject property to create two (2) new single-family residential lots that will need to be consolidated prior to subdividing the lot into proposed lots 14.01 and 14.02. The existing 19,937 square feet property is currently developed with one (1) single-family residential home, an enclosed porch, a wood deck, a walkway, and a driveway. The applicant is modifying the footprint and layout of the existing dwelling to allow space for the additional single-family dwelling. Both lots include a proposed 2-story dwelling, a driveway, a covered porch, a patio, and a pool.

For the Applicant

- Attorney Keith Loughlin
- Applicant Micro Kaja

From the Public

- C. VanDuyn of 2 Sherman Drive,
- M. Fuollone of 8 Sherman Drive,
- J. Flannigan of 10 Sherman Drive,
- S. Dellahante of 13 Sherman Drive,
- Tom Duffy of 19 Sherman Drive,
- Pam and John Rogers, of 40 Oakwood.

Summary

- The applicant proposes to subdivide the subject property to create two (2) new single-family residential lots. The subject property, known as Block I03, Lots 14, 15, and 16, will be consolidated and then split into proposed lots 14.01 and 14.02. The existing 19,937 square feet property is currently developed with one (1) single-family residential home, an enclosed porch, a wood deck, a walkway, and a driveway. The applicant is modifying the footprint and layout of the existing dwelling to allow space for the additional single-family dwelling. Both lots include a proposed 2-story dwelling, a driveway, a covered porch, a patio, and a pool. The project is located at 11 Sherman Avenue in the R-10 Single Family Residential Zone.

Decision

- Motion: Stephen Bray, Councilman
- Second: Amanda Farrell
- Roll Call:

Stephen Bray, Councilman	Yea	Amanda Farrell	Yea
Don Brocklebank	Yea	Diane Russomanno	Yea
Rob Ferragina	Absent	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Randy Triolo	Absent
Brian Kramer Alt #1	Absent	Anthony Scalise, Chairman	Absent

- Application was adjourned to February 13, 2024, with re-noticing.

Resolutions

- No Resolutions to adopt.

Other Business

Norwood KB LLC (310 Norwood Ave) 310 Norwood Avenue, Block 28, Lot 87.01 Additional Tree Removal

Decision

- Motion: Stephen Bray, Councilman
- Second: Don Brocklebank, Vice Chair
- Roll Call:

Stephen Bray, Councilman	Yea	Amanda Farrell	Yea
Don Brocklebank	Yea	Diane Russomanno	Yea
Rob Ferragina	Absent	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Randy Triolo	Absent
Brian Kramer Alt #1	Absent	Anthony Scalise, Chairman	Absent

- Administrative review was approved.

Minutes

July 11, 2023

Decision

- Motion: Stephen Bray, Councilman
- Second: Gordon Heggie
- Eligible to vote

Stephen Bray, Councilman	Yea	Amanda Farrell	N/A
Don Brocklebank	Yea	Diane Russomanno	Yea
Rob Ferragina	Absent	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Randy Triolo	N/A
Brian Kramer Alt #1	Absent	Anthony Scalise, Chairman	N/A

- Minutes adopted as written.

October 10th, 2023

Decision

- Motion: Stephen Bray, Councilman.
- Second: Diane Russomanno.
- Eligible to vote

Stephen Bray, Councilman	Yea	Amanda Farrell	N/A
Don Brocklebank	Yea	Diane Russomanno	Yea
Rob Ferragina	N/A	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Randy Triolo	N/A
Brian Kramer Alt #1	N/A	Anthony Scalise, Chairman	N/A

- Minutes adopted as written

Adjournment

Decision

- Motion: Stephen Bray, Councilman
- Second: Don Brocklebank, Vice Chair
- All in favor. None Opposed
- Roll Call:

Stephen Bray, Councilman	Yea	Amanda Farrell	Yea
Don Brocklebank	Yea	Diane Russomanno	Yea
Rob Ferragina	N/A	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Randy Triolo	Yea
Brian Kramer Alt #1	N/A	Anthony Scalise, Chairman	N/A