



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
March 8, 2022
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 8, 2022, 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	Diane Russomanno	Present
Don Brocklebank	Present	Janet Tucci, Mayor	Present
Rob Ferragina	Present	Randy Triolo	Present
Gordon Heggie	Present	Anthony Scalise, Chairman	Present
James Miller	Present		

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
Greg Gitto, Senior Staff Engineer T&M	Present	Lisa Norman, CSR	Present

Carried Applications

No Carried Application

New Applications

PB-#2022-01 – 457 Monmouth Road, LLC

Block(s): 51 Lot(s): 66 Zone: R-22

Address: 457 Monmouth Road

Application Type: Minor Subdivision with Bulk Variances

Applicant is seeking to sub-divide the property into three lots.

For the Applicant

- Jennifer S. Krimko, Esq
- David H. Boesch, LLA, of Nelson Engineering Associates

From the Public

- No comments or questions by the public.

Summary

- Mr. Gordon Heggie recused himself for the application.
- The applicant proposes subdividing existing Lot 66 into three (3) new conforming lots. The existing two-story single-family dwelling will remain on proposed Lot 66.03 (66,695sf), while new dwellings are proposed for Lots 66.01 (25,498sf) and 66.02 (23,798sf). The project is located at the corner of Monmouth Road (Monmouth County Route #15) and West Palmer Avenue in the R-22 Zone. The applicant proposes constructing a two-story single-family dwelling with a paved driveway, paver walkway, inground pool, covered and uncovered paver patios, underground stormwater infiltration system, and associated utility connections on Lot 66.01 and 66.02. The proposed lot coverage is at the maximum permitted coverage of 30%; therefore, any future construction beyond what is shown would require Board Approval and variance relief.
- Ms. Krimko introduces Exhibits A-9 Proposed conditions rendering and A-10 Aerial Exhibit of the property.
- Resolved by the Board, the minor subdivision is approved. The following bulk (“C”) variance relief is hereby granted Variance relief to permit a lot of width of 140 feet along the Monmouth Road frontage for proposed Lot 66.02, whereas 150 feet is otherwise required.
- All approvals granted herein are subject to conditions as noted in the resolution. Specific Conditions the applicant is to comply with all requirements and recommendations outlined in the Board Engineer’s review letter dated March 7, 2022. And as stated in the resolution.

Decision

- Motion: Janet Tucci, Mayor
- Second: Stephen Bray, Councilman

- **Roll Call:**

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

- Application approved with conditions.

Resolutions

Appointment of Board Attorney –Resolution to adopt Michael Irene. Esq. as Planning Board Attorney for 2022.

- **Eligible to Vote Roll Call:**

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

Decision

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

Appointment of Board Engineer/Planner- Resolution to adopt T&M Associates as Planning Board Engineer/Planner for 2022.

- **Eligible to Vote Roll Call:**

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

Decision

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

Appointment of Secretary-Resolution to adopt Jennifer O'Sullivan as Secretary of the West Long Branch Planning Board for 2022.

- **Eligible to Vote Roll Call:**

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

Decision

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

Appointment of Recording Secretary- Resolution to adopt Lisa Norman as Recording Secretary of the Planning Board for 2022.

- **Eligible to Vote Roll Call:**

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

Decision

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

Other Business:

No other business.

Minutes

10/12/2021

Decision

- Motion: Stephen Bray, Councilman
- Second: Don Brocklebank, Vice Chair
- Eligible to vote

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

- Minutes adopted as written

1/11/22

Decision

- Motion: Stephen Bray, Councilman
- Second: Don Brocklebank, Vice Chair
- Eligible to vote

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

- Minutes adopted as written

Adjournment to go into closed session – Mr. Heggie returns to the dais.

Decision

- Motion: Anthony Scalise, Chairman
- Second: Rob Ferragina
- All in favor. None Opposed
- Roll Call:

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