



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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Randy Triolo
James Miller
Rob Ferragina
Diane Russomanno

PLANNING BOARD MINUTES
June 14, 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 June 14, 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	Absent
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	Absent	Lisa Norman, CSR	Present

Carried Applications

PB-2022-01– Larchwood Estates, Development, LLC

Block(s): 41. Lot(s): 26, 79 & 80. Zone: R-22 Address: Larchwood Ave & South of Cedar Ave Application

Type: Preliminary Major Subdivision

Applicant is seeking to subdivide the property into 22 lots.

(21 building lots and 1 stormwater basin).

• **Eligible to Vote Roll Call:**

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

Carried to July 12, 2022, with no further noticing required

Resolutions

PB-2021-03- 195 Route 36 LLC Resolution

Block: 69 Lot :2

Request to revise/correct one of the specific conditions in the of approval condition #5.

• **Eligible to Vote Roll Call:**

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

Decision

- Motion: Stephen Bray, Councilman
- Second: Don Brocklebank, Vice Chair
- All in favor. None Opposed.
- Resolution is approved with an amendment.

Other Business

The County Traffic signal project at Monmouth Road and West Palmer Ave.

Fran Mullan and Mike McFarlane gave a presentation to the Board regarding the County Traffic signal project at Monmouth Road and West Palmer Ave.

Adjournment

Decision

- Motion: Anthony Scalise, Chairman
- Second: Stephen Bray, Councilman
- All in favor. None Opposed
- Roll Call:

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