



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
Brian Kramer Alt #1

PLANNING BOARD MINUTES
July 12, 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 July 12, 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 | James Miller | Present |
| Don Brocklebank | Present | Diane Russomanno | Present |
| Rob Ferragina | Absent | Janet Tucci, Mayor | Present |
| Gordon Heggie | Absent | Randy Triolo | Present |
| Brian Kramer Alt #1 | Present | Anthony Scalise, Chairman | Present |
| <u>Board Professionals:</u> | Present | Francis Mullan | Present |
| Michele Irene, Esq. | | T&M Board Engineer | |
| Board Attorney | | | |
| Julie Nastasi, T&M Project Manager | Absent | Jennifer O'Sullivan | Present |
| | | Board Secretary | |
| Greg Gitto, Senior Staff Engineer T&M | Present | Lisa Norman, CSR | Present |

Attorney Mike Irene welcomes new member Mr. Brian Kramer to the planning board and confirms that Mr. Kramer has taken his oath.

New Applications-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).

Decision

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

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

- Application was Carried to August 9, 2022, with no further noticing required.

Resolutions – None to be adopted

Other Business

ORDINANCE NO. O-22-11-AN ORDINANCE RESTRICTING SWIMMING POOLS AND THEIR EQUIPMENT WITHIN THE BOROUGH OF WEST LONG BRANCH.

Decision

- Motion: Anthony Scalise, Chairman
- Second: Don Brocklebank, Vice Chair
- Roll Call:

| | | | |
|--------------------------|---------|---------------------------|---------|
| Stephen Bray, Councilman | Recused | James Miller | Yea |
| Don Brocklebank | Yea | Diane Russomanno | Yea |
| Rob Ferragina | Yea | Janet Tucci, Mayor | Recused |
| Gordon Heggie | Absent | Randy Triolo | Yea |
| Brian Kramer Alt #1 | Yea | Anthony Scalise, Chairman | Yea |

- Report was approved as written.

ORDINANCE NO. O-22-12-AN ORDINANCE RESTRICTING AND REGULATING
DUMPSTERS AND PODS WITHIN THE BOROUGH OF WEST LONG BRANCH

Decision

- Motion: Anthony Scalise, Chairman
- Second: Diane Russomanno
- Roll Call:

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

- Report was approved as written.

COMMENT- Mr. Ferragina joins the board meeting.

ORDINANCE NO. O-22-13 AN ORDINANCE AMENDING AND SUPPLEMENTING THE
TREE PRESERVATION CODE IN THE BOROUGH OF WEST LONG BRANCH

Decision

- Motion: Anthony Scalise, Chairman
- Second: Don Brocklebank, Vice Chair
- Roll Call:

| | | | |
|--------------------------|---------|---------------------------|---------|
| Stephen Bray, Councilman | Recused | James Miller | Yea |
| Don Brocklebank | Yea | Diane Russomanno | Yea |
| Rob Ferragina | Yea | Janet Tucci, Mayor | Recused |
| Gordon Heggie | Absent | Randy Triolo | Yea |
| Brian Kramer Alt #1 | Yea | Anthony Scalise, Chairman | Yea |

- Report was approved as written.

Minutes

June 14, 2022

Decision

- Motion: Anthony Scalise, Chairman
- Second: Don Brocklebank, Vice Chair
- Eligible to vote

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

- Minutes adopted as written

Adjournment

Decision

- Motion: Stephen Bray, Councilman
- Second: Janet Tucci, Mayor
- All in favor. None Opposed
- Roll Call:

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