



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
December 13, 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 (Enter date) regular 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 has 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	Present	Janet Tucci, Mayor	Present
Gordon Heggie	Present	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	
Michael McFarlane, Senior Staff Engineer T&M	Present	Lisa Norman, CSR	Present

Carried Applications

No Carried Application

New 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

The applicant is seeking to subdivide the property into 22 lots.

(21 building lots and one stormwater basin).

For the Applicant

- Jennifer Krimko. Esq.
- David Boesch, Applicant's Engineer, Nelson Engineering
- John H. Rea, P.E. Traffic Engineer

From the Public

- Isaac Shomer -77 Larchwood
- Karen Waharmby 39 Hendekison
- Eileen Kalpan 30 Parker
- Celina Thomson
- Paul Newal, Esq.
- Jeffery Donner Clients
 - Fortune Betesh
 - Abe Betesh
 - Gaby Abed
 - Lucy Abed
 - Eliot Nesser
 - Susan Nesser
 - Joseph Wolley
 - Sheila Schweky
 - Jack Schweky
 - Sue Sorscher
 - Steven Sorscher
 - Raquel Betesh
 - Irving Betesh
 - Robert Solsco, Jr.
 - Beth Chiarella
 - Naomi Harris
 - Philip Harris
 - Robert Tobias

Summary

- The applicant proposes to develop a single-family residential subdivision with 18 dwellings. The existing 15-acre lot is currently developed as a farm with a homestead, single-family home, and vegetated areas. In addition, the applicant proposes various improvements, including ADA-accessible sidewalks, landscaping, lighting, and stormwater management. In addition, the applicant intends to construct a roadway through Block 41 Lot 79. The project is located on Cedar Avenue (NJ-71) and Larchwood Avenue in the R-22 Single Family Residential Zone.
- David Boesch, Applicant's Engineer, Nelson Engineering, continues testimony from the September 13, 2022, meeting
- John H. Rea, P.E. Traffic Engineer, gives testimony to the database accumulations and the conclusions reached concerning Larchwood Estates to include existing conditions, existing traffic volumes, Trip generation/distribution, and analysis of future conditions.

Decision

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

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

- Application is being carried to January 10, 2023, with no further noticing required.

Resolutions

PB-2022-02 RMH Select Properties Block(s): 76 Lot(s): 28,29, 30 & 31 Zone: R-15

Address: 10 Throckmorton Ave Application Type: Minor Subdivision

- **Eligible to Vote Roll Call:**

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

Decision

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

Other Business

- No other business to address.

Minutes

September 13, 2022

Decision

- Motion: Stephen Bray, Councilman
- Second: Anthony Scalise, Chairman
- 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	Yea	Randy Triolo	Yea
Brian Kramer Alt #1	Yea	Anthony Scalise, Chairman	Yea

- Minutes adopted as written

November 15, 2022

Decision

- Motion: Stephen Bray, Councilman.
- Second: Anthony Scalise, Chairman.
- Eligible to vote

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