



Janet Tucci, Mayor	95 Broadway	Randy Triolo
Anthony Scalise, Chairman	West Long Branch, NJ 07764	James Miller
Stephen Bray, Councilman	Jennifer O'Sullivan, Board Secretary	Rob Ferragina
Gordon Heggie	<a href="mailto:josullivan@westlongbranch.org">josullivan@westlongbranch.org</a>	Diane Russomanno
Don Brocklebank	(732) 229-1756 Ext. 111	

**REORGANIZATION PLANNING BOARD MINUTES**  
**January 10, 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 January 10, 2023, Reorganization 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	Diane Russomanno	Present
Don Brocklebank	Present	Janet Tucci, Mayor	Present
Rob Ferragina	Absent	Randy Triolo	Present
Gordon Heggie	Absent	Anthony Scalise, Chairman	Present
Amanda Farrell	Present		

Board Professionals:

Michele Irene, Esq. Board Attorney	Present	Fran Mullan T&M Board Engineer	Present
Julie Nastasi, T&M Project Manager	Absent	Jennifer O'Sullivan Board Secretary	Present
Mike McFarlene, Senior Staff Engineer T&M	Present	Lisa Norman, CSR	Present

Pledge of Allegiance:

ELECTION OF OFFICERS:

*Election of Chairman-* On a motion made by Councilman Bray, seconded by Don Brocklebank, Anthony Scalise was nominated as Chairman of the Planning Board for 2023.

There were no other nominations.

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

*Election of Vice-Chairman* On a motion made by Chairman Scalise, seconded by Councilman Bray was nominated as Vice Chairman of the Planning Board for 2023.

There were no other nominations.

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

*Appointment of Secretary-*On a motion made by Chairman Scalise, seconded by Councilman Bray the Board voted to adopt Jennifer O'Sullivan as Secretary of the West Long Branch Planning Board for 2023.

There were no other nominations.

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

*Appointment of Board Attorney* –On a motion made by Councilman Bray, seconded by Ms. Russomanno, the Board voted to adopt Michael Irene. Esq. as Planning Board Attorney for 2023.

There were no other nominations.

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

*Appointment of Board Engineer/Planner*- On a motion made by Chairman Scalise, seconded by Mr. Brocklebank, the Board voted to adopt Fran Mullan, PE, CME T&M Associates, as Planning Board Engineer/Planner for 2023.

There were no other nominations.

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

*Appointment of Recording Secretary*- On a motion made by Councilman Bray, seconded by Chairman Scalise, the Board voted to adopt Lisa Norman as Recording Secretary of the Planning Board for 2023.

There were no other nominations.

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

## **Resolutions**

The Establishment of the Meeting Schedule for 2022 and setting the Reorganization Meeting date for 2024. On a motion made by Councilman Bray, seconded by Chairman Scalise, the Board voted to adopt the 2023 meeting schedule. All meetings are to start at 7:00 PM.

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

The Official Newspapers of the Board being the Asbury Park Press and Star Ledger, Board Regulations and Procedures, etc.

On a motion made by Councilman Bray, seconded by Chairman Scalise, the Board voted to adopt the official newspaper for 2023.

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

## Minutes

12/13/22

### Decision

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

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

Minutes adopted as written.

## 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 seeks to subdivide the property into 18 lots and one stormwater basin.

Carried from December 13, 2022, meeting.

### For the Applicant

- Jennifer Krimko, Esq.
- David Boesch, LLA, of Nelson Engineering Associates, Inc
- John Rea, PE, the applicant's Traffic Engineer
- Andrew Janiw, PP, the applicant's Professional Planner

### From the Public

- Interested party Mazel Tov 87 Larchwood LLC, and its principal, Nissim Gindi, and Paul Newell, Esq. were represented by Paul Edinger, Esq
- Jeffrey Donner, Esq. represented several other interested parties, the names of which were set forth on the record and referenced in the list submitted to the Board by Mr. Donner, which list was marked as Exhibit B-1.
- Mr. John Aria
- Mr. Isaac Shomer
- Ms. Karen Wharmby
- Ms. Diane Wortman
- Ms. Sherri Eisele

### Summary

- The applicant proposes to develop a single-family residential subdivision with 21 dwellings. The existing 15-acre lot is currently developed as a farm with a homestead and 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.
- The applicant has established and demonstrated that the premises are of such exceptional size or shape and are so uniquely affected by exceptional topographic or physical features and are so uniquely affected by other extraordinary and exceptional circumstances that the strict application of the zoning regulations would result in exceptional practical difficulties or exceptional and undue hardship. The applicant has demonstrated that the purposes of the Municipal Land Use Law and the Land Use Ordinances of the Borough of West Long Branch would be advanced by a deviation from the zoning ordinance requirements at issue and further that the benefits of any such deviation would substantially outweigh any detriment resulting from approval of the application.

### Decision

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

Stephen Bray, Councilman	Yea	Amanda Farrell	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 approved with conditions.

### Adjournment

#### Decision

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

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