



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
November 15, 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 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	Absent	Diane Russomanno	Present
Rob Ferragina	Absent	Janet Tucci, Mayor	Absent
Gordon Heggie	Present	Randy Triolo	Present
Brian Kramer Alt #1	Absent	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 Board Secretary	Present
Michael McFarlane, Senior Staff Engineer T&M	Present	Lisa Norman, CSR	Present

Carried Applications

No Carried Applications

New Applications

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

The applicant is seeking to subdivide the existing four (4) lots into two (2) new lots and construct two (2) single-family two-story dwellings with driveways and associated site improvements on each of the new lots. The existing 30,00 SF tract is split between four (4) lots and is currently developed as a single-family residential dwelling with an associated driveway and a detached garage.

For the Applicant

- Jennifer S. Krimko, Esq.
- Walter Joseph Hopkin, PE, the applicant's Professional Engineer

From the Public

- **Mr. Paul Lienesch, an interested party residing at 1 Throckmorton Avenue**
- **Dr. Barry Rubino, an interested party residing at 51 Locust Avenue**

Summary

- The Board finds that the subject property is a 30,000 square foot lot located in the the R-15 (single-family residential) zone. A large, abandoned dwelling and detached garage exist at the site. The property is shown as four tax lots, but these lots have merged as a matter of law into a single parcel. The applicant proposes to demolish all structures on the site and subdivide the property into two conforming lots for single-family residential development. No variance relief is requested for the single-family residences. The applicant made several stipulations during the proceedings. As a result of all of the facts and circumstances at issue, the Board finds that minor subdivision approval to permit the subject property to be subdivided into two conforming lots for single-family residential development, can and should be granted in this matter, subject nevertheless to the stipulations
- The Applicant complying with all requirements and recommendations set forth in the Board Engineer's review letter dated November 14, 2022, and supplements thereto, if any.
- Subject to all structures existing on the subject property being removed in their entirety prior to the issuance of a Certificate of Occupancy for either lot at the site, but in no event later than 180 days from the date of the adoption of this Resolution.
- Subject to the applicant installing sidewalk and curb along the entire property frontage, in accordance with review/approval by the Borough Engineer, prior to the issuance of a Certificate of Occupancy for either lot at the site.

Decision

- Motion: Stephen Bray, Councilman
- Second: Anthony Scalise, Chairman
- **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

- Choose an item.

Resolutions

No Resolution to be adopted

Other Business

No Other Business

Minutes

July 12, 2022

Decision

- Motion: Stephen Bray, Councilman
- Second: James Miller
- Eligible to vote

Stephen Bray, Councilman	Yea	James Miller	Yea
Don Brocklebank	Absent	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

- Minutes adopted as written

Adjournment

Decision

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

Stephen Bray, Councilman	Yea	James Miller	Yea
Don Brocklebank	Absent	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