



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
josullivan@westlongbranch.org
(732) 229-1756 Ext. 111

Randy Triolo
James Miller
Rob Ferragina
Diane Russomanno
Brian Kramer Alt #1

PLANNING BOARD MINUTES
September 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 September 13, 2022, 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 having been given; t,e 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
		T&M Board Engineer	
Michele Irene, Esq.	Present	Jennifer O’Sullivan	Present
Board Attorney		Board Secretary	
Mike McFarlane, Senior Staff	Present	Lisa Norman, CSR	Present
Engineer T&M			

Carried Applications

No Carried Applications

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 1 stormwater basin). Carried from August 9, 2022

For the Applicant

- Jennifer Krimko. Esq.
- David Boesch, Applicant's Engineer, Nelson Engineering

From the Public

- Paul Edinger
- Isaac Shomer -77 Larchwood
- 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 21 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, engineer, gives testimony of the plans submitted to the board.
- The board requests the applicant make some revisions to the site plan and asked that the application be carried to December 13, 2022. If a special meeting is organized, the applicant will resend a notification to the property owners within the 200 ft list.

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	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Randy Triolo	Yea
Brian Kramer Alt #1	Yea	Anthony Scalise, Chairman	

- Application carried to December 13, 2022, with no re-noticing.

Resolutions –

No Resolution to adopt.

Other Business

Extension Request-72 Maple Avenue, Block 26, Lots 11. 12. 13. 17 -Letter for Adam Schneider, Esq. dated 8-26-2022. The board is inclined to grant the extension until a violation is taken care of first.

Table the Decision.

Minutes

June 14, 2022

Decision

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

Minutes

July 12, 2022

Decision

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

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