



Janet Tucci, Mayor
Anthony Scalise, Chairman
Stephen Bray, Councilman
Gordon Heggie
Don Brocklebank

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Randy Triolo
Amanda Farrell
Rob Ferragina
Diane Russomanno

PLANNING BOARD MINUTES
May 9, 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 May 9, 2023, 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	Absent	Amanda Farrell	Present
Don Brocklebank	Present	Diane Russomanno	Present
Rob Ferragina	Present	Janet Tucci, Mayor	Present
Gordon Heggie	Present	Randy Triolo	Present
Brian Kramer Alt #1	Absent	Anthony Scalise, Chairman	Present
<u>Board Professionals:</u> Michele Irene, Esq. Board Attorney	Present		
Francis Mullan T&M Board Engineer	Present	Jennifer O'Sullivan Board Secretary	Absent
Mike McFarlane, Senior Staff Engineer T&M	Present	Lisa Norman, CSR	Present

Carried Applications

No Carried Applications.

New Applications

No New Applications.

Resolutions

No Resolutions are to be adopted.

Other Business

Presentation by K-Hovnanian

The subject property (Block 68, lots 3 & 5) is commonly known as the “Schmitt property” and the “West Long Branch Golf Driving Range” site and consists of approximately 19.6 acres with access to State Route 36. The proposed conceptual site plan by K. Hovnanian Homes consists of 120 townhouse and condominium units which include 96 market-rate townhouse units in 22 buildings and 24 affordable condominium units in three (3) buildings. The applicant requested to provide a presentation of the general concept plan to the Board to describe the property.

The following zoning modifications are requested by the applicant. Below each of the applicant’s requests are Mr. Thomas, the borough planner’s recommendations, and/or comments for the Board’s consideration.

(a) Building Height – Maximum building height of 30 feet is required as measured to the peak of the roof - per Schedule of Area, Yard, and Building Requirements for the HC/MF-2 Overlay zones and definition of building height. A building height of 35 feet is requested by the applicant.

Recommendation – Given the location of the zone, surrounding uses, and the proposal to keep the buildings at a maximum height of 2 stories, Mr. Thomas, borough planner, has no objection from a planning perspective for this zoning provision to be revised from 30 to 35 feet.

(b) Bedrooms –. The maximum number of three-bedroom market housing units shall not exceed 15% of the total number of market housing units.” The request is to remove this limitation.

Recommendation – Mr. Thomas, borough planner, has no objection from a planning perspective to the removal of this zoning limitation.

(c) Amenities – There are two amenities’ requirements as follows:

1- A clubhouse or community room of not less than 10 square feet per dwelling unit.

2-. Recreation facilities shall be provided, such as a swimming pool, picnic facilities, tennis, shuffleboard, bocce ball, etc. Recreation facilities shall total not be less than 50 square feet per dwelling unit.

It’s not clear from the request if both requirements are being requested to be modified.

Recommendation – Given the reduced size of the townhouse community, I do not have an objection to the removal of the clubhouse or community room requirement. Mr. Thomas, the borough planner, would recommend keeping an open space standard for this zone.

Additional Recommendations. Affordable Housing Regulations, Additional Provisions for 18-4.7. Based on the Board’s direction, Mr. Thomas can prepare a draft ordinance for review.

The applicant agrees to submit a conceptual plan with revisions as per Mr. Thomas’ recommendations.

Minutes

March 14, 2023 – Carried to next meeting.

Adjournment

Decision

- Motion: Gordon Heggie
- Second: Don Brocklebank, Vice Chair
- All in favor. None Opposed
- Roll Call:

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