



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

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West Long Branch, NJ 07764
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Randy Triolo
James Miller
Rob Ferragina
John Aria

PLANNING BOARD MINUTES
October 12, 2021
Regular Meeting 7:30 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.

Chairman Scalise called to order *the Meeting* of the Borough of West Long Branch Planning Board according to the Sunshine Law.

This is the October 12, 2021 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	John Aria	Absent
Don Brocklebank	Present	Janet Tucci, Mayor	Present
Rob Ferragina	Present	Randy Triolo	Present
Gordon Heggie	Present	Anthony Scalise, Chairman	Present
James Miller	Present	Diane Russomano	Present

Board Professionals:

Michele Irene, Esq. Board Attorney	Present	Chris Ann DeGenaro Board Secretary	Present
Julie Nastasi, T&M Project Manager	Absent	Lisa Norman, CSR	Present
Francis Mullan T&M Board Engineer	Present		

Carried Applications- None**New Applications:****PB-2021-02- Micro Kaja**

Block(s): 70 Lot(s): 29 Zone: R-22

Address: 91 Parker Road

Application Type:

Applicant is seeking to sub-divide a single-family residential home.

For the Applicant

- Christine Nazzaro-Cofone, PP, the applicant's Professional Planner,
- Mr. Lawrence Shapiro
- Mr. Mirco Kaja, the applicant

From the Public

- Mr. Larry Shapiro, residing at 51 Parker Road
- Mr. Frank Scatuorchio, an interested party residing at 1 Lloyd Avenue
- Ms. Kathleen Elsner, an interested party residing at 76 Parker Road
- Mr. Jonathan Garippo, residing at 85 Parker Road

Summary

- The subject property is known and designated as 91 Parker Road (Block 70, Lot 29); it is in the R-22 (single-family residential) zone. The property is a fully conforming corner lot, situated at the northeast corner of the intersection of Parker Road and Monmouth Road (State Highway 71). Monmouth Road is a two-lane roadway (one lane in each direction). The properties located north and west of the subject property along Monmouth Road are not situated in the R-22 zone. Single-family dwellings line both sides of Parker Road east of the intersection with Monmouth Road. The site is improved with a single-family dwelling and attached garage. Mr. Kaja, the applicant, resides at the site. Although the plan shows a pool and raised pool patio being "proposed" for the property, Mr. Kaja advised that he has already installed same. The applicant proposes to demolish part of the existing house (the part including the attached garage) so as to accommodate the dividing line of the proposed subdivision. Mr. Kaja intends to construct a detached garage behind the remainder of his house, and then build a 30-foot-wide dwelling on the newly created vacant lot. Both lots resulting from the subdivision will be substantially undersized. Proposed new Lot 29.01 (with the remainder of the Kaja residence and the proposed detached garage) will consist of only 17,168.25 square feet of lot area and 87 .87 feet of lot width/frontage on Parker Road, whereas 22,500 square feet and 150 feet are required, respectively. In turn, proposed new Lot 29.02 will consist of only 9,319 square feet of lot area and 62.13 feet of lot width/frontage on Parker Road. Put another way, proposed Lot 29.01 will consist of only 76% of the required lot area and 58% of the required lot width/frontage, whereas proposed Lot 29.02 will consist of only

41 % of the required lot area and 41 % of the required lot width/frontage. Although both lots will be substantially undersized, Lot 29.02 will be less than half the required lot size.

The Applicant has failed to establish and demonstrate that the premises are of such exceptional size or shape, or are so uniquely affected by exceptional topographic or physical features, or 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; and has failed to demonstrate 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 a grant of the application.

Chair for this application was Gordon Heggie.

Decision

- Motion: Stephen Bray, Councilman
- Second: Gordon Heggie
- Roll Call:

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

- Application denied.

PB 2021-03 – 195 Route 36, LLC

Block(s): 69 Lot(s): 2 Zone: R-22

Address: 195 Route 36

Application Type:

Applicant is seeking to subdivide the property.

For the Applicant

- Stephen Musto, PE, of In-site Engineering, LLC, the applicant's Professional

From the Public

- No objectors or interested parties appeared regarding this matter.

Summary

- The applicant proposes to renovate the existing vacant office building and replace the existing free-standing sign. In addition, the applicant proposes to sealcoat the parking lot and driveway. The project is located on J State Hwy Route 36 across the road from Aldi in the OP Zone.
- The applicant proposes to use the site for general office purposes; such a use is permitted in the OP zone at issue. The applicant further proposes certain improvements to the site as detailed by the applicant's Professional Engineer. These improvements include interior renovations and exterior enhancement of the existing building; the footprint of the building, however, will remain unchanged as a result of this proposal. The site improvements will include repaving and restriping the parking lot, and in conjunction with this the parking spaces at the property will be increased from 23 to 26, whereas 41 parking spaces are otherwise required. Moreover, the applicant will enhance the lighting and landscaping at the site. The Board notes that the applicant's Professional Engineer expressly testified that the proposed site improvements will not result in a net increase of the existing lot coverage. The applicant will also replace the signage at the site, replace the bridge over Turtle Mill Brook at the entrance to the property, and abandon the

existing septic system and tie into the sewer facilities located across the highway from the premises.

Chair for the application was Mr. Brocklebank.

- Decision
- Motion: Stephen Bray, Councilman
- Second: James Miller
- **Roll Call:**

Stephen Bray, Councilman	Yea	Diane Russomanno	Yea
Don Brocklebank	Yea	Anthony Scalise, Chairman	Recused
Rob Ferragina	Yea	Randy Triolo	Yea
Gordon Heggie	Recused	Janet Tucci, Mayor	Yea
James Miller	Yea		

- Application approved with conditions.

Resolutions

PB-2020-04 – Ercolino – St. Dennis Application

Block(s): 28 Lot(s): 39 Zone: PC

Address: 195 Route 36

- **Eligible to Vote Roll Call:**

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

Decision

- Motion: Stephen Bray, Councilman
- Second: Gordon Heggie
- All in favor. None Opposed.
- Resolution adopted as written.

Minutes

8/10/2021

Decision

- Motion: Stephen Bray, Councilman
- Second: Gordon Heggie
- Eligible to vote

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

- Minutes adopted as written

Adjournment

Decision

- Motion: Stephen Bray, Councilman
- Second: James Miller
- All in favor. None Opposed
- Roll Call:

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