



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

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Randy Triolo
James Miller
Rob Ferragina

PLANNING BOARD MINUTES
December 14, 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.

This is the December 14, 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	James Miller	Absent
Don Brocklebank	Present	Randy Triolo	Present
Rob Ferragina	Present	Janet Tucci, Mayor	Present
Gordon Heggie	Absent	Anthony Scalise Chairman	Present

Board Professionals:

Michele Irene, Esq.	Present	Jennifer O'Sullivan	Present
Board Attorney		Board Secretary	
Francis Mullan, T&M	Present	Lisa Norman, CSR	Present
Planning Board Engineer			

New/Carried Applications

No Carried or New Applications

Resolutions

PB-#2021-03 – 195 Route 36

Block(s): 69 Lot(s): 2 Zone: OP

Eligible to Vote Roll Call:

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

Decision

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

PB 2021-02 – Micro Kaja -Denial

Block(s): 70 Lot(s): 29 Zone: OP

Eligible to Vote Roll Call:

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

Decision

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

Other Business

Appointment of Planning Board Secretary

The Planning Board appoints, that JENNIFER O’SULLIVAN be and is hereby appointed as Recording Secretary to the Board for the remainder of the calendar year 2021.

Roll Call:

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

Decision

- Motion: Stephen Bray, Councilman
- Second: Anthony Scalise Chairman
- All in favor. None Opposed.
- Resolution adopted as written

Review/report re Ord O-21-17 (Amending RP Zone single-family dwelling requirements)

- An Ordinance to interpret the bulk requirement with respect to single-family homes in the RP Zone.
- **Roll Call:**

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

Decision

- Motion: Anthony Scalise Chairman
- Second: Don Brocklebank
- Ordinance was approved as written.

Review correspondence from Allegro Development Co re zoning applicable to 241 Monmouth Road (Santander Bank Property)

- Mr. Gouin by correspondence is requesting that the borough consider changing the permitted uses in the RP Zone or at least the RP zone containing the Santander Building.
- The Planning board members agree to recommend and proceed with the recommendations and should consult the borough planner. No roll call was needed. Councilman Bray will present to Council.

Minutes:

AS per Attorney Irene there are no Minutes to be adopted. Need verification if October 12th, 2021, minutes were adopted. Those minutes will be carried to the next meeting.

Adjournment

Decision

- Motion: Anthony Scalise Chairman
- Second: Don Brocklebank
- All in favor. None Opposed-All in favor.
- **Roll Call:**

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