



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
Amanda Farrell
Rob Ferragina
Diane Russomanno
Brian Kramer Alt #1

PLANNING BOARD MINUTES

October 10, 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 October 10, 2023, 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; the Board Secretary is directed to include this statement in the minutes of this meeting.

Members:

Janet Tucci, Mayor	Present	Randy Triolo	Present
Anthony Scalise, Chairman	Absent	Amanda Farrell	Absent
Stephen Bray, Councilman	Present	Rob Ferragina	Present
Gordon Heggie	Present	Diane Russomanno	Present
Don Brocklebank	Present	<i>Brian Kramer Alt #1</i>	Present
<u>Board Professionals:</u>	Present	Francis Mullan	Present
Michele Irene, Esq.		T&M Board Engineer	
Board Attorney			
Michael McFarlane, Senior	Present	Jennifer O'Sullivan	Present
Project Manager		Board Secretary	

Carried Applications

PB-2023-01 [2618 Cheryl, LLC](#) Block(s): 41 Lot(s): 59, 60 & 61 Zone: R-22

Address: Cheryl Drive Application Type: Minor Subdivision

The applicant is seeking to the applicant (Block 41, Lot 60) currently seeks minor subdivision approval to adjust both current side yard lot lines with the two (2) adjacent properties (Block 41, Lot 59, and 61). No other improvements are proposed as part of this application.

The applicant has requested to carry the application to the next meeting date, November.14, 2023.

New Applications

[No New Applications](#)

Resolutions

An Ordinance Amending §18-4.7 Mf-2 multi-Family-2 Residential Overlay Zone And Chapter 26 Affordable Housing Regulations in The Borough of West Long Branch

Decision

- Motion: Don Brocklebank, Vice Chair
- Second: Gordon Heggie
- Roll Call:

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

- The resolution was approved as written.

Zoning Amendment to Consider the Borough's Zoning Ordinance Defining "Lot Coverage."

Decision

- Motion: Gordon Heggie
- Second: Diane Russomanno
- Roll Call:

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

- The resolution was approved as written.

Other Business:

[No Other Business](#)

Minutes:

[No Minutes to adopted.](#)

Adjournment

Decision

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

Janet Tucci, Mayor	Yea	Amanda Farrell	Absent
Anthony Scalise, Chairman	Absent	Diane Russomanno	Yea
Stephen Bray, Councilman	Yea	Janet Tucci, Mayor	Yea
Gordon Heggie	Yea	Randy Triolo	Yea
Don Brocklebank	Yea	Anthony Scalise, Chairman	Absent