



BOROUGH OF WEST LONG BRANCH
REGULAR MEETING OF THE PLANNING BOARD
956 Broadway, West Long Branch, NJ 07764
May 11, 2021
Virtual Meeting via Zoom

1. ROLL CALL:

Mayor Janet Tucci	Present (joined @ 7:34 PM)
Anthony Scalise, Chairman	Absent
Gordon Heggie, Vice Chairman	Present
Stephen Bray, Councilman	Present
James Miller	Present
Don Brocklebank	Present
Randy Triolo	Present (joined @ 7:42 PM)
Rob Ferragina	Present
John Aria, Alternate #1	Absent
Michael Irene, Board Attorney	Present
Fran Mullen, Board Engineer	Present
Lisa Norman, CSR	Present
Chris Ann DeGenaro, Secretary	Present

2. Open Public Meetings Act: At 7:30 PM, Vice Chairman Heggie opened the meeting by reading the notice that the meeting complies with the Open Public Meeting act, by notification in the Asbury Park Press and Star Ledger and posted on the bulletin board in Borough Hall and a copy of the notice is available from the Borough Clerk.

3. Pledge of allegiance: Vice Chairman Heggie led the audience and members of the public in the flag salute.

4. Review and approval of minutes for 3/9/2021
RESULT: APPROVED
MOVED BY: Bray
SECONDED BY: Heggie
AYES: Tucci, Heggie, Bray, Miller, Brocklebank, Ferragina
NAYS: None
ABSTAIN: None
ABSENT: Scalise, Triolo, Aria

5. Review and approval of minutes for 4/13/2021
RESULT: APPROVED
MOVED BY: Bray
SECONDED BY: Tucci

AYES: Tucci, Heggie, Bray, Miller, Ferragina
NAYS: None
ABSTAIN: Brocklebank
ABSENT: Scalise, Triolo, Aria

5. Items of Business:

APPLICATIONS:

1) Ercolino Builders – Preliminary Major Subdivision

(Carry to 6/8/2021 without re-notice)

PB 2020 - 04

21 Dennis St.

Block: **28** Lot: **39 (R15 Zone)**

Mr. Irene provided a brief history of the Application, including the need to investigate an easement. Applicant's attorney, Kevin Bransley, Esq., contacted Mr. Irene via email on May 6, 2021 and requested the matter be carried to the next Board meeting. Mr. Irene explained a right of way in response to Mayor Tucci's question.

RESULT: ADOPTED
MOVED BY: Bray
SECONDED BY: Ferragina
AYES: Tucci, Heggie, Bray, Miller, Brocklebank, Triolo, Ferragina
NAYS: None
ABSTAIN: None
ABSENT: Scalise, Aria

2) 72 Maple, LLC – Minor Subdivision (Carry to 6/8/2021)

PB 2021-01

72 Maple Ave.

Block: **26** Lot: **11.12, 13 & 17 (R15 Zone)** *Notice Deficiency*

Mr. Irene provided a brief history of the Application, including the notice deficiency and suggested carrying the matter with proper notice.

RESULT: ADOPTED
MOVED BY: Heggie
SECONDED BY: Bray
AYES: Tucci, Heggie, Bray, Miller, Brocklebank, Triolo, Ferragina
NAYS: None
ABSTAIN: None
ABSENT: Scalise, Aria

RESOLUTIONS: NONE

6. **ADMINISTRATIVE:**

RE-CONVENE LIVE MEETINGS ON JULY 13, 2021

Mayor Tucci discussed the manner in which the Borough's Mayor and Council meetings have reconvened in person with appropriate social distancing. Mr. Irene and Ms. DeGenaro discussed public notice and Applicant notice requirements.

RESULT:	APPROVED
MOVED BY:	Tucci
SECONDED BY:	Bray
AYES:	Tucci, Heggie, Bray, Miller, Brocklebank, Triolo, Ferragina
NAYS:	None
ABSTAIN:	None
ABSENT:	Scalise, Aria

7. **ADJOURNMENT**

Motion to adjourn was made at 7:50 PM and approved by Board members.