



BOROUGH OF WEST LONG BRANCH
REGULAR MEETING OF THE PLANNING BOARD
956 Broadway, West Long Branch, NJ 07764
March 9, 2021

1 ROLL CALL:

Mayor Janet Tucci	Present
Anthony Scalise, Chairman	Present
Gordon Heggie, Vice Chairman	Present
Stephen Bray, Councilman	Present
James Miller	Present
Don Brocklebank	Present
Randy Triolo	Present
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 Meeting s Act: At 7:32 PM, Chairman Scalise 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: Chairman Scalise led the audience and members of the public in the flag salute.
4. Review and approval of minutes for 2/9/2021 as corrected

RESULT: Adopted

MOVED BY: Bray

SECONDED BY: Scalise

AYES: Tucci, Scalise, Heggie, Bray, Miller, Brocklebank, Triolo, Ferragina

NAYS: None

ABSTAIN: None

ABSENT: Aria

5. Items of Business:

APPLICATIONS:

1) Ercolino Builders – Preliminary Major Subdivision (Completeness Waiver)

PB 2020 - 04

21 Dennis St.

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

Mr. Irene advised he had reviewed the notice, advised that everything was in order. No one from the public had any questions regarding notice. Mr. Irene stated the Board had jurisdiction.

Fran Mullen, Board Engineer, was sworn. Mr. Irene discussed completeness issues raised in Mr. Mullen's report dated September 25, 2020.

RESULT: ADOPTED

MOVED BY: Bray

SECONDED BY: Scalise

AYES: Tucci, Scalise, Heggie, Bray, Miller, Brocklebank, Triolo, Ferragina

NAYS: None

ABSTAIN: None

ABSENT: Aria

Ercolino Builders – Preliminary Major Subdivision

PB 2020 - 04

21 Dennis St.

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

EXHIBITS:

A-1 – Preliminary and Final Major Subdivision Plan, prepared by Charles Surmont, dated 2/17/2020 (7 sheets)

Kevin Bransley, Esq., Attorney for the Applicant, appeared and provided an overview of the proposed project, including subdividing the lot, building 2 single family homes and creating a cul-de-sac.

Mario Ercolino, Jr., Applicant, 4 Mitchell Terr., was sworn. Mr. Bransley elicited testimony from Mr. Ercolino regarding his successful participation in past building projects in West Long Branch. Mr. Ercolino described the location and size of the proposed project, the unique features of the property, including drainage, the need for the cul-de-sac, the need for a variance regarding installation of curbing and sidewalks.

Mr. Mullen had questions about the existing sewer main and easements, which Mr. Ercolino addressed. Mr. Mullen will have additional discussions with the Applicant's engineer regarding the drainage collection system.

Chairman Scalise opened the meeting to the public for questions of this witness. As no one wished to be heard, he closed that portion of the meeting.

Charles Surmont, Applicant's Engineer, was sworn, provided his qualifications and was accepted as an expert in the field of Engineering. Mr. Surmont referred to Exhibit **A-1** and provided testimony regarding details of the size of the property, including proposed lot lines, cul-de-sac, sanitary sewer main, and storm water management, soil boring results, street lighting, landscaping and street trees. Chairman Scalise had additional questions regarding drainage. Mr. Surmont provided testimony regarding existing and proposed water drainage. Mr. Surmont and Mr. Mullen had an extensive discussion regarding drainage, runoff and grading. Mr. Mullen and Mr. Surmont discussed other items in Mr. Mullen's review letter. Mr. Surmont agreed to work with Mr. Mullen to resolve any technical issues contained in Mr. Mullen's review letter. There was additional discussion regarding installation of sidewalk and curbing, detention/infiltration basins.

Chairman Scalise opened the meeting to the public for questions of this witness. Susan Juliano, 17 Dennis St., asked about the retention basin and if there was any consideration given regarding mosquitoes and if the dry wells would be sunk, why the retention basins couldn't be sunk as well. Mr. Surmont responded to her questions, indicating that he had researched the water issues in the area.

Diane Russomanno, 21 Mitchell Dr., had questions about the setback of the house on proposed Lot 39.01. Mr. Surmont discussed the required setbacks. Mr. Irene had questions regarding the proposed 35 ft. setbacks. There was discussion regarding the setbacks. Ms. Russomanno had questions about the southeast property line, which Mr. Surmont explained was grading. Ms. Russomanno requested buffering between her property and the proposed project.

Toby Graff, 26 Brookwillow Ave., asked questions about proposed Lot 39.01 and right of way easements. There was discussion about the location, existence and extent of the easement. Ms. Graff will share her information with Mr. Bransley. Mr. Bransley suggested that based on the easement issue, it would be best to carry the Application until further investigation could be done regarding the easement.

RESULT: ADOPTED (Carry to April 13, 2021 without renote)
MOVED BY: Tucci
SECONDED BY Miller
AYES: Tucci, Scalise, Heggie, Bray, Miller, Brocklebank, Triolo, Ferragina
NAYS: None
ABSTAIN: None
ABSENT: Aria

RESOLUTIONS:

1) Kelly Builders – Preliminary & Final Major Site Plan

PB 2020 - 03

310 Norwood Ave.

Block: **28** Lots: **87&88**

Mr. Irene advised he spoke with the Applicant's Engineer, James Kennedy regarding the proposed resolution who identified some discrepancies between the resolution and the final testimony provided. Mr. Irene asked for permission for corrections and clarifications from Mr. Mullen.

RESULT: ADOPTED (with corrections)

MOVED BY: Bray

SECONDED BY: Scalise

AYES: Tucci, Scalise, Bray, Miller, Triolo

NAYS: None

INELIGIBLE: Brocklebank, Ferragina

ABSTAIN: Heggie

ABSENT: Aria

6. ADMINISTRATIVE:None

7. Adjournment

M

Motion to adjourn was made at 9:15 PM and approved by Board members.