



BOROUGH OF WEST LONG BRANCH
REGULAR MEETING OF THE PLANNING BOARD
956 Broadway, West Long Branch, NJ 07764
April 13, 2021
Virtual Meeting via Zoom

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	Absent
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. Carry review and approval of minutes for 3/9/201 to May 11, 2021

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

5. Items of Business:

APPLICATIONS:

1) *Ercolino Builders – Preliminary Major Subdivision*

PB 2020 - 04

21 Dennis St.

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

Mr. Irene advised he spoke with the Applicant's Attorney, Kevin Bransley, who had investigated an easement at the request of a resident during the last meeting. Mr. Bransley advised that a title company did locate an access easement running through the property. As a result of that information, Mr. Bransley requested the Application be carried to the May 11, 2021 meeting without the necessity of renote.

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

2) Setul Parikh (Minor Subdivision)

PB2017-04

53 Victor Ave

Block 10 Lots: 13, 14, & 15

Block 28 Lot 39 (**R10 Zone**)

Mr. Irene provided background for the Application, stating the Board had approved a minor subdivision in 2017. The Applicant also came before the Board in 2019 requesting to perfect the subdivision because the deeds had not been recorded as required, which was granted through July 2019. He discussed legal issues and explained the Applicant is requesting another extension of time to perfect the subdivision with a proper deed recording.

RESOLUTIONS:

Setul Parikh

PB2017-04

53 Victor Ave.

Block 10 Lots: 13, 14, & 15

Block **28** Lot **39** (**R10 Zone**)

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

6. ADMINISTRATIVE:

Review of Proposed Ordinance 0-21-5 (Prohibition of Cannabis Businesses)

Mr. Irene explained that the Board received the above ordinance from the Governing Body for review by the Board. The Governing Body had passed an ordinance in 2018, and this ordinance will update and ratify the ordinance to be consistent with the new law from the State of New Jersey.

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

7. Adjournment

Motion to adjourn was made at 7:56 PM and approved by Board members.