



Borough of
West Long Branch
New Jersey

BOROUGH OF WEST LONG BRANCH
REGULAR MEETING OF THE PLANNING BOARD
956 Broadway, West Long Branch, NJ 07764
June 8, 2021

Virtual Meeting via Zoom

1. Open Public Meetings Act: At 7:30 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

2. 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
ChrisAnn DeGenaro, Secretary	Present

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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 5/11/2021 **Carry to July 13, 2021**

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

5. Items of Business:

APPLICATIONS:

1) Ercolino Builders – Preliminary Major Subdivision

(Carry to September 14, 2021 with new notice requirement)

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 on June 2, 2021 with a request for an extension. Mr. Irene suggested that since the Board would be returning to in-person meetings that a new notice be required.

RESULT: APPROVED

MOVED BY: Bray

SECONDED BY: **Triolo**

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

NAYS: None

ABSTAIN: None

ABSENT: Aria

2) 72 Maple, LLC – Minor Subdivision

PB 2021-01

72 Maple Ave.

Block: **26** Lot: **11, 12, 13 & 17** (R15 Zone)

Adam Schneider, Esq., Applicant's Attorney appeared. The following persons were sworn: Fran Mullen and Greg Gitto, Board Engineers, Mr. Irene advised he had reviewed the notice, advised that everything was in order. No questions from the public regarding notice. Mr. Irene stated the Board had jurisdiction.

EXHIBITS:

A-1 – Subdivision Plan prepared by Eric V. Wilde dated 1/7/2021 (2 sheets)

A-2 – Topographic survey Block 26, Lot 17 prepared by Eric V. Wilde dated 11/24/2020 (1 sheet)

A-3 – Topographic survey Block 26, Lots 11, 12 & 13, prepared by Eric V. Wilde dated 11/24/2020 (1 sheet)

A-4 – Aerial photograph dated 2015

Joseph Bamberger, managing partner and owner of LLC, affirmed. Mr. Schneider asked questions of Mr. Bamberger regarding the ownership of the property, building permits, lot size and landscaping. Mr. Bamberger testified regarding compliance with the Borough's tree ordinance requirements.

Chairman Scalise opened the meeting to questions from the public for this witness.

Bill DiCianni, 156 Elmwood Ave., was sworn and expressed concern that the property would be turned into a rental. Mr. Bamberger testified that it would be his main residence.

As no one else from the public wished to be heard, Chairman Scalise closed that portion of the meeting.

Mr. Schneider called Bob Curley, Applicant's Engineer/Planner, who was sworn, presented his qualifications and was accepted as an expert in the field of engineering and planning. Mr. Curley provided details regarding the subdivision, existing combined side yard setbacks and retention of trees **(A-1)**. Mr. Curley testified regarding corrections needed for lot numbers and square footage. Mr. Curley confirmed that Lots 11, 12, 13 and 17 will be combined into 2 lots. Mr. Curley confirmed that no new variances would be required.

Chairman Scalise opened the meeting to the public for questions of this witness. Mr. DiCianni, previously sworn, had questions regarding ownership of lots in the area. Mr. Curley introduced and described **A-4**.

As no one else from the public wished to be heard, Chairman Scalise closed that portion of the meeting.

Board Engineer Mr. Mullan indicated that he had provided an engineering review letter, a completeness letter was submitted, and there were no objections to the waivers requested.

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

Chairman Scalise opened the meeting to members of the public for comments regarding the application. As there were no comments, Chairman Scalise closed that portion of the hearing.

Mr. Schneider provided a brief closing statement.

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

RESOLUTIONS: NONE

6. **ADMINISTRATIVE:**

RE-CONVENE LIVE MEETINGS ON JULY 13, 2021

Open Public Meetings Acts requirements met.

Board members commended Ms. DeGenaro for her work. Ms. DeGenaro provided an update on the upcoming applications.

7. **ADJOURNMENT 8:25PM**

Motion to adjourn was made by Mayor Tucci and approved by Board members.