



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
July 11, 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 July 11th, 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	Present	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>	Absent
<u>Board Professionals:</u>	Present	Francis Mullan	Present
Michele Irene, Esq.		T&M Board Engineer	
Board Attorney			
Julie Nastasi, T&M Project Manager	Absent	Jennifer O'Sullivan Board Secretary	Present

Carried Applications:

No Carried Applications

New Applications

No New Applications:

Resolutions

Norwood KB LLC (310 Norwood Ave) 310 Norwood Avenue, Block 28, Lot 87.01

Proposed Changes to Various Buildings.

• **Eligible to Vote Roll Call:**

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

Decision

- Motion: Anthony Scalise, Chairman
- Second: Stephen Bray, Councilman
- All in favor. None Opposed.
- Resolution adopted as written.

Other Business

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: Anthony Scalise, Chairman
- Second: Don Brocklebank, Vice Chair
- Roll Call:

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

- The ordinance was approved as written.

Zoning Amendment to Consider the Borough’s Zoning Ordinance Defining “Lot Coverage.”

Decision

- Motion: Anthony Scalise, Chairman
- Second: Don Brocklebank, Vice Chair
- Roll Call:

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

- The ordinance was approved as written.

Minutes

May 9th, 2023

Decision

- Motion: Anthony Scalise, Chairman
- Second: Gordon Heggie
- Eligible to vote

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

- Minutes adopted as written

June 13, 2023

Decision

- Motion: Anthony Scalise, Chairman.
- Second: Stephen Bray, Councilman.
- Eligible to vote

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

- Minutes adopted as written

Adjournment

Decision

- Motion: Stephen Bray, Councilman
- Second: Janet Tucci, Mayor
- All in favor. None Opposed
- Roll Call:

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