



Borough of
West Long Branch
New Jersey

PLANNING BOARD MEETING AGENDA
Borough of West Long Branch
Borough Hall, 965 Broadway, West Long Branch, NJ
Meeting Agenda
December 5, 2023
Regular Meeting 7:00 P.M.
(Council Chambers)

1. Open Public Meeting Act
2. Roll Call

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|-------------------------|--------------------------|
| Councilman Bray | Ms. Amanda Farrell |
| Mr. Don Brocklebank | Ms. Diane Russomanno |
| Mr. Rob Ferragina | Chairman Anthony Scalise |
| Mr. Gordon Heggie | Mr. Randy Triolo |
| Mr. Brian Kramer Alt #1 | Mayor Janet Tucci |

3. Pledge of Allegiance
4. New and Carried Applications

PB-2023-02 Townes of West Long Branch Block (s) 68 Lot (s) 3&5 Zone: BC Highway Commercial/ MF-2 multi-family 2 Residential Overlay.

The applicant proposes to develop the subject lot (Block 68, Lots 3 & 5) with 120 townhouse and condominium units, which include 96 market rate townhouse units and 24 affordable condominium units with a new entrance boulevard, new road systems, parking areas, driveways, concrete walkways, stormwater management basins, a dog park, and associated site improvements. The existing site consists of approximately 19.6 acres with access off of State Route 36.

The above matter is scheduled for a public hearing on 12-5-23. The applicant is requesting that the Board take jurisdiction on the 5th and carry the application to the first available date in January 2024.

PB-2023-01 Mirco Kaja-11 Sherman Block(s): 103 Lot(s): 14-16 Zone: R-22

Address: Cheryl Drive Application Type: Minor Subdivision

The applicant is seeking to the applicant proposes to subdivide the subject property to create two (2) new single-family residential lots that will need to be consolidated prior to subdividing the lot into proposed lots 14.01 and 14.02. The existing 19,937 square feet property is currently developed with one (1) single-family residential home, an enclosed porch, a wood deck, a walkway, and a driveway. The applicant is modifying the footprint and layout of the existing dwelling to allow space for the additional single-family dwelling. Both lots include a proposed 2-story dwelling, a driveway, a covered porch, a patio, and a pool.

5. Resolutions:
6. Other Business: Norwood KB LLC (310 Norwood Ave) 310 Norwood Avenue, Block 28, Lot 87.01 Additional Tree Removal
7. Minutes: July 11, 2023, and October 10th, 2023

****Agenda schedule is subject to change at the discretion of the Chairperson****



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8. Adjournment

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