



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

April 9, 2024

Regular Meeting 7:00 P.M.

(Council Chambers)

1. Open Public Meeting Act

2. Roll Call:

Councilman Bray
Mr. Don Brocklebank
Ms. Amanda Farrell
Mr. Rob Ferragina
Mr. Gordon Heggie

Ms. Diane Russomanno
Chairman Anthony Scalise
Mr. Randy Triolo
Mayor Tucci

3. Pledge of Allegiance:

4. New and Carried Applications:

5. **New Application:**

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.

PB-2023-01 Nathan & Florence Doueck (**previously GE 2618 Cheryl, LLC**)/ Block(s): 41 Lot(s): 59, 60 & 61 Zone: R-22 Address: Cheryl Drive Application Type: Minor Subdivision The applicant is seeking minor subdivision approval to adjust both current side yard lot lines with the two (2) adjacent properties (Block 41, Lot 59, and 61). No other improvements are proposed as part of this application.

PB-2023-03 Mirco Kaja-11 Sherman Block(s): 103 Lot(s): 14-16 Zone: R-22

Address: 11 Sherman Application Type: Minor Subdivision

The applicant is seeking to subdivide the subject property into two (2) new single-family residential lots that will need to be consolidated before being subdivided into proposed lots 14.01 and 14.02. 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.

6. **Other Business:**

Storm Water Ordinance

7. **Resolutions:**

8. **Minutes to be adopted:** December 5, 2023, and March 12, 2024

9. **Adjournment:**

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