

**RESOLUTION OF THE PLANNING BOARD
OF THE BOROUGH OF WEST LONG BRANCH
ADOPTING THE 2026 REEXAMINATION REPORT**

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-89 requires that municipal planning boards periodically reexamine their Master Plans and Development Regulations at least once every ten (10) years; and

WHEREAS, the statute requires that the Reexamination Report be adopted by the Planning Board by Resolution and distributed to the County Planning Board, the Office of Planning Advocacy, and adjacent municipalities; and

WHEREAS, the Borough of West Long Branch prepared and adopted its last Reexamination Report on July 9, 2024.

WHEREAS, T. Andrew Thomas P.P., of Thomas Planning Associates, a Professional Planner in the State of New Jersey, assisted the Planning Board in the preparation of a draft 2026 Reexamination Report; and

WHEREAS, the Planning Board has reexamined the Borough Master Plan last amended on July 8, 2025; the zoning and Zoning ordinance as last amended by Ordinance #O-26-14 on June 3, 2026; and

WHEREAS, the Planning Board has reviewed recommendations for amending and updating the Master Plan, Zoning Ordinance and Zoning Map as listed in Section D. of the Reexamination Report; and

WHEREAS, the Planning Board and its professionals reviewed and discussed the draft Reexamination Report at a regular meeting of the Planning Board on September 8, 2026;

NOW THEREFORE IT BE RESOLVED, that the 2026 Reexamination Report is hereby adopted by the Planning Board; and

BE IT FURTHER RESOLVED, that copies of the Reexamination Report and this Resolution, as adopted, be distributed to: the Borough Council; the Borough Board of Adjustment; the Borough Clerk; the Monmouth County Planning Board; the New Jersey Office of Planning Advocacy; and Notice of the Report and Resolution to the Clerks of the adjoining municipalities of Eatontown Borough, Ocean Township, Oceanport Borough and the City of Long Branch in accordance with N.J.S.A. 40:55D-89.

ROLL CALL VOTE

Those in Favor: Don Brocklebank, Councilman Bray, Rob Feragina, Gordon Heggie
Christopher Neyhart, Randy Triolo and Mayor Tucci

Those Opposed: None

CERTIFICATION

I hereby certify that the foregoing is a true copy of the Resolution adopted by the
PLANNING BOARD OF THE BOROUGH OF WEST LONG BRANCH at its meeting on
September 8, 2026

DATED: September 9, 2026

Jennifer O'Sullivan
Jennifer O'Sullivan
Secretary