



Paul Santorelli, Jr, Chairman
Pamela Hughes, Vice Chairperson
Robert Venezia
Michael Schulz
Paul Giglio

**95 Broadway
West Long Branch, NJ 07764
Jennifer O'Sullivan, Board Secretary
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Alex LaSalle
Jane Hurd
Gregg Malfa, Alt. 1
Mark Engel, Alt. 2

**ZONING BOARD MINUTES
December 16, 2021
Regular Meeting 7:00 P.M.
(Council Chambers)**

Chairman Santorelli called to order *the Meeting* of the Borough of West Long Branch Zoning Board according to the Sunshine Law.

This is the December 16, 2021, regular of meeting of the West Long Branch Zoning Board of Adjustment in which Mr. Santorelli 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:

Paul Santorelli, Jr	Present	Alex LaSalle	Present
Pamela Hughes	Present	Jane Hurd	Present
Robert Venezia	Absent	Gregg Malfa, Alt. 1	Present
Michael Schulz	Present	Mark Engel, Alt. 2	Absent
Paul Giglio	Present		

Board Professionals:

Michele Irene, Esq. Board Attorney	Present	Jennifer O'Sullivan Board Secretary	Present
Libby Waterbury, P.E., P.P., CME	Present	Lisa Norman	Present

Carried Applications

ZB 2021-09 – Salek Residence Block(s): 108 Lot(s): 49 Zone: R-10

Address: 16 N. Locust Ave

Application Type: Bulk Variance

Applicant is seeking to add an addition to existing garage and Expansion of driveway

Request to be carried to January 27, 2022, denied due to application already scheduled.

New carry date of February 24, 2022, with noticing required.

New Applications

ZB 2021-10 – Back Nine Golf, LLC Block(s): 69 Lot(s): 5-8 & 17 Zone: OP

Address: 185 State Highway 36

Application Type: USE Variance

Applicant is seeking to open a retail store for the sale of golf equipment clothing, and other merchandise.

For the Applicant

- Applicants Attorney Sal Alfieri
- Mr. Car Gross, property owner
- Mr. Keith Casella, proposed tenant

From the Public

- Members of the public questioned the parking and in and out traffic from the facility.

Summary

- The property contains an Existing office space. The applicant has submitted a use variance application to convert office space to a golf retail space, to offer golf instructions and provide an inside golf simulator. The property is located within the OP Zone and has access for NJ State Route 36.

Decision

- Motion: Pamela Hughes
- Second: Alex LaSalle
- Roll Call:

Paul Santorelli, Jr	Yea	Alex LaSalle	Yea
Pamela Hughes	Yea	Jane Hurd	Yea
Robert Venezia	Absent	Gregg Malfa, Alt. 1	Yea
Michael Schulz	Yea	Mark Engel, Alt. 2	Absent
Paul Giglio	Yea		

- Application approved with conditions.

ZB 2021-08 – Albert Srour Block(s): 57 Lot(s): 17 Zone: R-22

Address: 21 Hendrickson Place

Application Type: Bulk Variance

Applicant is seeking to add an addition two rooms to the rear left of the house to expand living space and front storage.

For the Applicant

- Mr. Albert Srour
- Ms. Rosa Gamarra- Architect

From the Public

- Members of the public were present but not able to ask questions or comment since the application was carried.

Summary

- The property contains an existing single-family dwelling. The Applicant has submitted a bulk variance to construct a rear addition with two bedrooms to expand the living space and a front addition for storage. All additions will be one story. The property is located within the R-22 Zone and has access from Hendrickson Place.
- The plans submitted did not have enough details for the board. At the request of the applicant the application was carried to February 24, 2022.

Decision

- Roll Call:

Paul Santorelli, Jr	N/A	Alex LaSalle	N/A
Pamela Hughes	N/A	Jane Hurd	N/A
Robert Venezia	N/A	Gregg Malfa, Alt. 1	N/A
Michael Schulz	N/A	Mark Engel, Alt. 2	N/A
Paul Giglio	N/A		

- Application is carried to February 24, 2022, with no further noticing required.

Resolutions

Fouerteh, Marc (ZB 2021-02) Bulk Variance

16 Windsor Drive Block: 47 Lot: 4 Zone: R15

- **Eligible to Vote Roll Call**

Paul Santorelli, Jr	Yea	Alex LaSalle	Yea
Pamela Hughes	Yea	Jane Hurd	Yea
Robert Venezia	Absent	Gregg Malfa, Alt. 1	Yea
Michael Schulz	Yea	Mark Engel, Alt. 2	Absent
Paul Giglio	Yea		

Decision

- Motion: Pamela Hughes
- Second: Michael Schulz
- All in favor. None Opposed.
- Resolution adopted as written.

Other Business/Administrative

Appointment of Zoning Board Secretary

The Zoning Board appoints, that JENNIFER O’SULLIVAN be and is hereby appointed as Secretary to the Board for the remainder of the calendar year 2021.

Decision

- Motion: Pamela Hughes
- Second: Paul Giglio
- Roll Call:

Paul Santorelli, Jr	Yea	Alex LaSalle	Yea
Pamela Hughes	Yea	Jane Hurd	Yea
Robert Venezia	Absent	Gregg Malfa, Alt. 1	Yea
Michael Schulz	Yea	Mark Engel, Alt. 2	Absent
Paul Giglio	Yea		

Appointment was approved as written

Correspondence Re-Daduon Residence (ZB-2020-9) Bulk Variance

4 Robin Court Block:52 Lot 5 Zone R-22

Mr. Daduon provided correspondence asking the board to approve his project administratively. After reviewing the correspondence, the board determined that the application must come before the board for further consideration.

Decision

- Applicant must come before the board.

Annual Report :

Libby Waterbury prepared a draft Annual Report for the board member’s review. The draft includes a summary of the applications addressing recommendations to Council.

Decision

- Motion: Michael Schulz
- Second: Alex LaSalle
- Eligible to vote

Paul Santorelli, Jr	Yea	Alex LaSalle	Yea
Pamela Hughes	Yea	Jane Hurd	Yea
Robert Venezia	Absent	Gregg Malfa, Alt. 1	Yea
Michael Schulz	Yea	Mark Engel, Alt. 2	Absent
Paul Giglio	Yea		

- Annual Report to be recommended as written.

Minutes

July 22, 2021

Decision

- Motion: Alex LaSalle
- Second: Michael Schulz
- Eligible to vote

Paul Santorelli, Jr	Yea	Alex LaSalle	Yea
Pamela Hughes	Yea	Jane Hurd	Yea
Robert Venezia	Absent	Gregg Malfa, Alt. 1	Yea
Michael Schulz	Yea	Mark Engel, Alt. 2	Absent
Paul Giglio	Yea		
- Minutes adopted as written

October 28, 2021

Decision

- Motion: Michael Schulz
- Second: Paul Giglio
- Eligible to vote

Paul Santorelli, Jr	Yea	Alex LaSalle	Yea
Pamela Hughes	Yea	Jane Hurd	Yea
Robert Venezia	Absent	Gregg Malfa, Alt. 1	Yea
Michael Schulz	Yea	Mark Engel, Alt. 2	Absent
Paul Giglio	Yea		
- Minutes adopted as written

Adjournment

Decision

- Motion: Michael Schulz
- Second: Paul Giglio
- All in favor. None Opposed
- Roll Call:

Paul Santorelli, Jr	Yea	Alex LaSalle	Yea
Pamela Hughes	Yea	Jane Hurd	Yea
Robert Venezia	Absent	Gregg Malfa, Alt. 1	Yea
Michael Schulz	Yea	Mark Engel, Alt. 2	Absent
Paul Giglio	Yea		