



BOROUGH OF WEST LONG BRANCH  
REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT  
956 Broadway, West Long Branch, NJ 07764  
JULY 23, 2020

1 ROLL CALL:

Paul Santorelli, Jr., Chairman	Present
Pamela Hughes, Vice Chairperson	Present
Robert Venezia, Secretary	Absent
Michael Schulz	Absent
Scott LaMarca	Present
Paul Giglio	Absent
Alex LaSalle	Present
Greg Malfa, Alternate #1	Absent
Mark Engel, Alternate #2	Present
Michael Irene, Board Attorney	Present
Libby Waterbury, Board Engineer	Present
Lisa Norman, CSR	Present
Chris Ann DeGenaro	Present

2. Open Public Meetings Act: At 7:30 PM, Chairman Santorelli opened the meeting by reading the notice that the meeting complies with the Open Public Meeting act, by notification in the Asbury Park Press and Star Ledger and posted on the bulletin board in Borough Hall and a copy of the notice is available from the Borough Clerk. Mr. Irene stated for the record that the Board had previously advertised that the meetings would be held virtually due to the COVID-19 virus. However, a supplemental notice has been published to advise the public that meetings would be open to the public, through newspapers and the Borough Clerk and posted on the Borough's website.
3. Pledge of allegiance: Chairman Santorelli led the audience and members of the public in the flag salute. He called for a moment of silence for service members abroad and at home.
4. Review and approval of regular minutes for (Adopting) 2/18/2020  
RESULT: ADOPTED  
MOVED BY: Santorelli  
SECONDED BY: Engel  
AYES: Santorelli, Hughes, LaMarca, LaSalle, Engle  
NAYS: None

ABSENT: Venezia, Schulz, Giglio, Malfa

Review and approval of executive session minutes for (Adopting) 2/18/2020

RESULT: ADOPTED

MOVED BY: Santorelli

SECONDED BY: Hughes

AYES: Santorelli, Hughes, LaMarca, LaSalle, Engel

NAYS: None

ABSENT: Venezia, Schulz, Giglio, Malfa

Review and approval of minutes for (Adopting) 2/27/2020

RESULT: ADOPTED

MOVED BY: Hughes

SECONDED BY: Engel

AYES: Santorelli, Hughes, LaMarca, LaSalle, Engel

NAYS: None

ABSENT: Venezia, Schulz, Giglio, Malfa

5. Items of Business:

Applications:

1. **Use, Amended Preliminary y & Final Site Application**  
**Christ the King Church/Mt. Carmel Cemetery (ZB 2019-13)**  
**117 Wall St. Block: 15 Lots: 21-26 (R-15 Zone)**

Mr. Irene advised that the Applicant's engineer was unable to attend because he was required to self-quarantine after returning from Alaska. Mr. Irene asked if anyone present had an objection to the notice provided for the application, advised that he had reviewed the notice, found service in order and the Board had jurisdiction. He stated the applicant's attorney, Mr. Butler agreed to an extension on the Board's action to carry the application to September 24, 2020.

RESULT: APPROVED TO CARRY TO SEPTEMBER 24, 2020 WITHOUT ADDITIONAL NOTICE

MOVED BY: Engel

SECONDED BY: Santorelli

AYES: Santorelli, Hughes, LaMarca, LaSalle, Engel

NAYS: None

ABSENT: Venezia, Schulz, Giglio, Malfa

PUBLIC:

Karen Hagerman, 106 Wall St., asked how she would know if changes were made. Mr. Irene replied that if there were material changes, the applicant would have to issue new notice. He also explained that any significant changes would be available for review at Borough Hall.

Michael Musko had questions about landscaping, which Mr. Irene was unable to answer, and again advised that any material, significant revised plans would be available for review at least 10 days before the hearing.

2. **Bulk Variance Application (ZB 2020-04)**

**Arvanitis**

**12 Weston Way**     *Block: 61 Lot 48.03*

Mr. Irene advised that the Applicant did not have significant time to send notice. Mr. Irene discussed a request from the Applicant for a special meeting. The Board decided there was no availability until the next regular meeting.

RESULT: APPROVED TO CARRY TO AUGUST 27, 2020 WITH ADDITIONAL NOTICE AND STIPULATION FOR EXTENSION

MOVED BY: LaMarca

SECONDED: Engel

AYES: Santorelli, Hughes, LaMarca, LaSalle, Engel

NAYS: None

ABSENT: Venezia, Schulz, Giglio, Malfa

**RESOLUTIONS:** None

6. **Administrative Items:**

1. Tetra Business:     ZB 2018-06 consideration for dismissal

Mr. Irene stated the Application was never completed. Ms. Waterbury stated that the property had been sold Mr. Irene recommended dismissal without prejudice.

RESULT Motion to dismiss without prejudice:

MOVED BY: Hughes

SECONDED BY: Santorelli

AYES: Santorelli, Hughes, LaMarca, LaSalle, Engel

NAYS: None

ABSENT: Venezia, Schulz, Giglio, Malfa

2. Borriello:     ZB 2020-02 -11 Delaware Ave. B: 17 L:13

Mr. Irene stated the applicant withdrew the application. Ms. Waterbury confirmed that she received a text from the applicant, and forwarded the text to Ms. DeGenaro for the record.

RESULT Motion to dismiss without prejudice:

MOVED BY: Santorelli

SECONDED BY: Engel

AYES: Santorelli, Hughes, LaMarca, LaSalle, Engel

NAYS: None

ABSENT: Venezia, Schulz, Giglio, Malfa

7: **Adjournment**

Motion to adjourn by Engel, seconded by Santorelli and approved by Board members.