

WEST LONG BRANCH ZONING BOARD OF ADJUSTMENT  
COUNTY OF MONMOUTH - STATE OF NEW JERSEY

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REGULAR MEETING FOR:  
THURSDAY, JANUARY 24, 2019  
Re-Organization  
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TRANSCRIPT OF  
PROCEEDINGS

BEFORE:

ROBERT VENEZIA, Chairman  
PAMELA HUGHES  
PAUL SANTORELLI, JR.  
PAUL GIGLIO  
SCOTT LAMARCA  
MICHAEL SCHULZ  
AUGUST STOHL  
GREGG MALFA

ALSO PRESENT:

MICHAEL A. IRENE, JR., Board Attorney  
BONNIE HEARD, P.E., Board Engineer  
CHRIS ANN DEGENARO, Recording Secretary

LISA NORMAN, CCR  
15 Girard Avenue  
West Long Branch, New Jersey 07764  
732-229-5897

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1 MR. VENZIA: Roll call?

2 MS. DEGENARO: Pamela Hughes?

3 MS. HUGHES: Here.

4 MS. DEGENARO: Paul Santorelli?

5 MR. SANTORELLI: Here.

6 MS. DEGENARO: Scott LaMarca?

7 MR. LAMARCA: Here.

8 MS. DEGENARO: Paul Giglio?

9 MR. GIGLIO: Here.

10 MS. DEGENARO: August Stohl?

11 MR. STOHL: Here.

12 MS. DEGENARO: And Gregg Malfa?

13 MR. MALFA: Here.

14 MR. VENEZIA: Mr. Haebeck has moved and

15 he was an excellent member of our group and he

16 has moved on, I believe, to Monmouth Beach.

17 This is the January 24th 2019 meeting of the

18 West Long Branch Board of Adjustment. This

19 meeting is called pursuant to the provisions of

20 the Open Public Meetings Act. This meeting was

21 listed in the Notice of the annual schedule of

22 the regular meetings of this Board sent to both

23 the Asbury Park Press and the Link News. Said

24 Notice was also posted on the bulletin board

25 located in Borough Hall and has remained

1 continuously posted there as required as such  
2 Notices under the statute.

3 In addition, a copy of said Notice is  
4 and has been available to the public and is on  
5 file in the office of the Borough clerk. A copy  
6 of said Notice has also been sent to such  
7 members of the public as have requested such  
8 information in accordance with the statute.  
9 Proper notification having been given, the Board  
10 secretary is directed to include this statement  
11 in the minutes of this meeting. Would you all  
12 please rise for the Pledge of Allegiance?

13 Pledge of Allegiance.

14 MR. VENEZIA: This is the executive  
15 session portion of the meeting for the review of  
16 the professional RFPs for 2019. Would you  
17 please, Mr. Irene, what are RFPs for the public?

18 MR. IRENE: Okay. So we have the RFPs  
19 for the Board Attorney, the Board Engineer, in  
20 addition the Board will consider appointing our  
21 stenographer or CSR and our Recording Secretary.  
22 So you should have all of the materials for the  
23 RFP. So the question is, does somebody want to  
24 make a motion, at this time, to go into closed  
25 session so you can review the professional RFPs?

1 MR. STOHL: I will make a motion.

2 MR. GIGLIO: I will second. Roll call?

3 MS. DEGENARO: Robert Venezia?

4 MR. VENEZIA: Yes.

5 MS. DEGENARO: Pamela Hughes?

6 MS. HUGHES: Yes.

7 MS. DEGENARO: Paul Santorelli?

8 MR. SANTORELLI: Yes.

9 MS. DEGENARO: Scott LaMarca?

10 MR. LAMARCA: Yes.

11 MS. DEGENARO: August Stohl?

12 MR. GIGLIO: Yes.

13 MS. DEGENARO: And Gregg Malfa?

14 MR. MALFA: Yes.

15 MR. VENEZIA: Ladies and Gentlemen, we

16 are going to start the meeting again. Roll

17 call, please?

18 MS. DEGENARO: Robert Venezia?

19 MR. VENEZIA: Here.

20 MS. DEGENARO: Pamela Hughes?

21 MS. HUGHES: Here.

22 MS. DEGENARO: Paul Santorelli?

23 MR. SANTORELLI: Here.

24 MS. DEGENARO: Scott LaMarca?

25 MR. LAMARCA: Here.

1 MS. DEGENARO: Paul Giglio?

2 MR. GIGLIO: Here.

3 MS. DEGENARO: August Stohl?

4 MR. STOHL: Here.

5 MS. DEGENARO: And Gregg Malfa?

6 MR. MALFA: Here.

7 MR. VENEZIA: On the reorganization for

8 2019 for the professional appointments and Board

9 officers, let's go with the nomination and the

10 election of the Chairman.

11 MR. STOHL: I would like to nominate

12 Robert Venezia as Chair.

13 MR. GIGLIO: I will second that.

14 MS. DEGENARO: Pamela Hughes?

15 MS. HUGHES: Yes.

16 MS. DEGENARO: Paul Santorelli?

17 MR. SANTORELLI: Yes.

18 MS. DEGENARO: Scott LaMarca?

19 MR. LAMARCA: Yes.

20 MS. DEGENARO: Paul Giglio?

21 MR. GIGLIO: Yes.

22 MS. DEGENARO: August Stohl?

23 MR. STOHL: Yes.

24 MS. DEGENARO: And Gregg Malfa?

25 MR. MALFA: Yes.



1 MS. DEGENARO: Robert Venezia?

2 MR. VENEZIA: Yes. Thank you very much.

3 I accept the nomination, and hopefully, we will  
4 do a bang-up job this year. Nomination and  
5 election of Vice Chair.

6 MR. STOHL: I would nominate Michael  
7 Schulz as the Vice Chair.

8 MR. LAMARCA: And I will second that.

9 MR. VENEZIA: Any other nominations?  
10 None. Let's go to the vote.

11 MS. DEGENARO: Robert Venezia?

12 MR. VENEZIA: Yes.

13 MS. DEGENARO: Pamela Hughes?

14 MS. HUGHES: Yes.

15 MS. DEGENARO: Paul Santorelli?

16 MR. SANTORELLI: Yes.

17 MS. DEGENARO: Scott LaMarca?

18 MR. LAMARCA: Yes.

19 MS. DEGENARO: Paul Giglio?

20 MR. GIGLIO: Yes.

21 MS. DEGENARO: August Stohl?

22 MR. STOHL: Yes.

23 MS. DEGENARO: And Gregg Malfa?

24 MR. MALFA: Yes.

25 MR. VENEZIA: Nomination and election of

1 Board secretary. That is Chris Ann.

2 MR. IRENE: No. She is recording.

3 MR. STOHL: Pam Hughes for Board  
4 secretary.

5 MR. VENEZIA: Do we have a second?

6 MR. SANTORELLI: I'll second.

7 MR. VENEZIA: Roll call?

8 MS. DEGENARO: Robert Venezia?

9 MR. VENEZIA: Yes.

10 MS. DEGENARO: Pamela Hughes?

11 MS. HUGHES: Yes.

12 MS. DEGENARO: Paul Santorelli?

13 MR. SANTORELLI: Yes.

14 MS. DEGENARO: Scott LaMarca?

15 MR. LAMARCA: Yes.

16 MS. DEGENARO: Paul Giglio?

17 MR. GIGLIO: Yes.

18 MS. DEGENARO: August Stohl?

19 MR. STOHL: Yes.

20 MS. DEGENARO: And Gregg Malfa?

21 MR. MALFA: Yes.

22 MR. VENEZIA: Do you accept the  
23 position, Ma'am?

24 MS. HUGHES: Yes, I do.

25 MR. VENEZIA: Appointment of Board

1 attorney?

2 MR. STOHL: I would like to move the  
3 proposal for Michael Irene for the Board  
4 Attorney for the Zoning Board of Adjustment.

5 MR. GIGLIO: I will second that.

6 MR. VENEZIA: Roll call?

7 MS. DEGENARO: Robert Venezia?

8 MR. VENEZIA: Yes.

9 MS. DEGENARO: Pamela Hughes?

10 MS. HUGHES: Yes.

11 MS. DEGENARO: Paul Santorelli?

12 MR. SANTORELLI: Yes.

13 MS. DEGENARO: Scott LaMarca?

14 MR. LAMARCA: Yes.

15 MS. DEGENARO: Paul Giglio?

16 MR. GIGLIO: Yes.

17 MS. DEGENARO: August Stohl?

18 MR. STOHL: Yes.

19 MS. DEGENARO: And Gregg Malfa?

20 MR. MALFA: Yes.

21 MR. IRENE: Thank you. It's a

22 privilege. Thank you.

23 MR. VENEZIA: You are accepting it?

24 MR. IRENE: I am accepting it.

25 MR. VENEZIA: Appointment of Engineer.

1           MR. STOHL: I would also like to approve  
2 the proposal from T&M.

3           MR. IRENE: With Bonnie Heard as our  
4 primary representative.

5           MS. HUGHES: I will second that.

6           MR. VENEZIA: Roll call?

7           MS. DEGENARO: Robert Venezia?

8           MR. VENEZIA: Yes.

9           MS. DEGENARO: Pamela Hughes?

10          MS. HUGHES: Yes.

11          MS. DEGENARO: Paul Santorelli?

12          MR. SANTORELLI: Yes.

13          MS. DEGENARO: Scott LaMarca?

14          MR. LAMARCA: Yes.

15          MS. DEGENARO: Paul Giglio?

16          MR. GIGLIO: Yes.

17          MS. DEGENARO: August Stohl?

18          MR. STOHL: Yes.

19          MS. DEGENARO: And Gregg Malfa?

20          MR. MALFA: Yes.

21          MS. HEARD: Thank you, everybody.

22 Appreciate it.

23          MR. VENEZIA: Appointment of  
24 stenographer CSR.

25          MS. HUGHES: I would make a motion to

1           appoint Lisa Norman as our stenographer.

2           MR. STOHL: I will second that.

3           MR. VENEZIA: Roll call?

4           MS. DEGENARO: Robert Venezia?

5           MR. VENEZIA: Yes.

6           MS. DEGENARO: Pamela Hughes?

7           MS. HUGHES: Yes.

8           MS. DEGENARO: Paul Santorelli?

9           MR. SANTORELLI: Yes.

10          MS. DEGENARO: Scott LaMarca?

11          MR. LAMARCA: Yes.

12          MS. DEGENARO: Paul Giglio?

13          MR. GIGLIO: Yes.

14          MS. DEGENARO: August Stohl?

15          MR. STOHL: Yes.

16          MS. DEGENARO: And Gregg Malfa?

17          MR. MALFA: Yes.

18          MR. VENEZIA: Appointment of Recording  
19          Secretary?

20          MR. STOHL: I would also like to  
21          nominate, although I can't remember Chris Ann's  
22          last name.

23          MS. DEGENARO: Degenaro.

24          MR. STOHL: As our Recording Secretary  
25          of the Zoning Board of Adjustment.

1 MR. GIGLIO: I will second that.

2 MR. VENEZIA: Roll call?

3 MS. DEGENARO: Robert Venezia?

4 MR. VENEZIA: Yes.

5 MS. DEGENARO: Pamela Hughes?

6 MS. HUGHES: Yes.

7 MS. DEGENARO: Paul Santorelli?

8 MR. SANTORELLI: Yes.

9 MS. DEGENARO: Scott LaMarca?

10 MR. LAMARCA: Yes.

11 MS. DEGENARO: Paul Giglio?

12 MR. GIGLIO: Yes.

13 MS. DEGENARO: August Stohl?

14 MR. STOHL: Yes.

15 MS. DEGENARO: And Gregg Malfa?

16 MR. MALFA: Yes.

17 MR. VENEZIA: The review to adopt the  
18 2019 meeting dates, which are, there is one  
19 change that we see immediately on this, the  
20 December 26th meeting of 2019. We are going to  
21 up it to December 19th.

22 MR. IRENE: That is the third Thursday  
23 of the month, if that is acceptable.

24 MR. VENEZIA: Did you hear that? Third  
25 Thursday of the month. Once again, going back

1 to November 21st, that is not in conflict with  
2 the Thanksgiving, right?

3 MS. DEGENARO: It's the 28th.

4 MR. VENEZIA: So we are good with that.  
5 November 21st. We are moving December 26th to  
6 December 19, 2019.

7 MR. IRENE: You have January 24, which  
8 is obviously tonight's date, February 28, March  
9 28, April 25, May 23, June 27, July 25, August  
10 22, September 26, October 14, November 21 and as  
11 Mr. Venezia just said December 19 all those  
12 being 2019, and then the Re-Org date would be  
13 January 23, 2020.

14 MR. STOHL: October 24th. Not 14.

15 MR. IRENE: October 24. Thank you.

16 MR. VENEZIA: Do we all have a copy of  
17 it?

18 MR. IRENE: December 26 is now December  
19 19.

20 MR. IRENE: Motion to adopt those,  
21 please? Thank you.

22 MR. STOHL: I make a motion to adopt  
23 those dates as submitted with the change of  
24 December 26th to the 19th.

25 MR. GIGLIO: I will second that.

1           MR. IRENE: If you're going to publish  
2 the Notice, which we should --

3           MS. DEGENARO: Yes.

4           MR. IRENE: -- they are all 7:30, except  
5 for January 23, which will be 7 p.m., right?  
6 When I say, January 23, I mean the re-org date  
7 of January 23, 2020. All dates will be 7:30,  
8 except January 23, 2020 will be 7 p.m., okay?

9           MS. DEGENARO: Robert Venezia?

10          MR. VENEZIA: Yes.

11          MS. DEGENARO: Pamela Hughes?

12          MS. HUGHES: Yes.

13          MS. DEGENARO: Paul Santorelli?

14          MR. SANTORELLI: Yes.

15          MS. DEGENARO: Scott LaMarca?

16          MR. LAMARCA: Yes.

17          MS. DEGENARO: Paul Giglio?

18          MR. GIGLIO: Yes.

19          MS. DEGENARO: August Stohl?

20          MR. STOHL: Yes.

21          MS. DEGENARO: Gregg Malfa?

22          MR. MALFA: Yes.

23          MR. VENEZIA: From the Chair, I am going  
24 to make a motion now to hold off the 2017 and  
25 2018 annual report, so we can get a chance to



1 review it a little further and we are going to  
2 do it next month at the beginning of the  
3 meeting. I spoke to Mr. Irene, who else agreed  
4 on that. Can I have a motion for putting that  
5 off?

6 MR. STOHL: I make a motion to postpone  
7 those two adoptions until next month.

8 MS. DEGENARO: Robert, what was that?

9 MR. VENEZIA: 2017 and 2018 annual  
10 report. At this time, I would like to thank Pam  
11 Hughes for her efforts on that.

12 MR. STOHL: I'll make the motion.

13 MR. GIGLIO: I'll second the motion.

14 MS. DEGENARO: Robert Venezia?

15 MR. VENEZIA: Yes.

16 MS. DEGENARO: Pamela Hughes?

17 MS. HUGHES: Yes.

18 MS. DEGENARO: Paul Santorelli?

19 MR. SANTORELLI: Yes.

20 MS. DEGENARO: Scott LaMarca?

21 MR. LAMARCA: Yes.

22 MS. DEGENARO: Paul Giglio?

23 MR. GIGLIO: Yes.

24 MS. DEGENARO: August Stohl?

25 MR. STOHL: Yes.

1 MS. DEGENARO: Gregg Malfa?

2 MR. MALFA: Yes.

3 MR. VENEZIA: And continuing to the  
4 application and Resolutions for this evening,  
5 there are none on file. I anticipate next month  
6 we are going to have quite a few or at least,  
7 you know, we will get moving again, get our feet  
8 wet and you will have the packet ahead of time  
9 to make your reviews and inspections of the  
10 locations that are putting in for changes and  
11 then we will go from there. Anyone else want to  
12 make any comments this evening?

13 MS. HUGHES: No.

14 MR. VENEZIA: Can I have a motion for  
15 adjournment?

16 MR. STOHL: Motion to adjourn the  
17 meeting.

18 MR. IRENE: All in favor?

19 Ayes have it.

20 (Whereupon the Re-Organization adjourned  
21 at 7:35 p.m.)  
22  
23  
24  
25