



Borough of
West Long Branch
New Jersey

BOROUGH OF WEST LONG BRANCH
REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
956 Broadway, West Long Branch, NJ 07764
September 24, 2020

1 ROLL CALL:

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

2 Open Public Meeting s Act: At 7:35 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.

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 and first responders.

4. Review and approval of minutes: Discussion regarding distribution of minutes.

5. Items of Business:

Applications:

1. Use, Amended Preliminary & Final Sit Application
Christ the King Church/Mt. Carmel Cemetery (ZB 2019-13)
117 Wall St. Block 15 Lots 21-26 (R-15 Zone)
Motion to Carry without further notice to October 22, 2020 meeting

RESULT: APPROVED

MOVED BY: Engel
SECONDED BY: Santorelli
AYES: Santorelli, Hughes, LaSalle, Malfa, Engel
NAYS: None
ABSENT: Venezia, LaMarca, Giglio
ABSTAIN: Schulz

Resolutions:

- 1.) Mazza, Cecilia K and James F. (ZB 2020-01)
73 Orchard Rd. Block 97 Lot 7 (R-10 Zone)
Bulk Variance Relief

RESULT: ADOPTED
MOVED BY: Schulz
SECONDED BY: Engel
AYES: Santorelli, Hughes, Schulz, LaSalle, Malfa, Engel
NAYS: None
ABSENT: Venezia, LaMarca, Giglio

- 2.) Akkad, Dany & Benjamin (ZB 2020-03)
129 West Palmer Ave. Block 51 Lot 75 (R-22 Zone)
Variance Relief

RESULT: ADOPTED
MOVED BY: Engel
SECONDED BY: Santorelli
AYES: Santorelli, Hughes, Schulz, Malfa, Engel
NAYS: LaSalle
ABSENT: Venezia, LaMarca, Giglio

- 3.) Arvanitis, Kristin
12 Weston Way Block 61 Lot 48.3 (R-22 Zone)
Bulk Variance Application (ZB 2020-04)

RESULT: ADOPTED
MOVED BY: Engel
SECONDED BY: Santorelli
AYES: Hughes, Schulz, LaSalle, Engel
NAYS: None
ABSTAIN: Santorelli, Malfa
ABSENT: Venezia, LaMarca, Giglio

Administrative Items:

1. Ezra J. Kassin: ZB 2017-02 – 312 Wall St B:217 Lot: 60
Consideration for extension

RESULT: ADOPTED

MOVED BY: Hughes
SECONDED BY: Engel
AYES: Santorelli, Hughes, Schulz, Engel
NAYS: None
ABSTAIN: LaSalle
ABSENT: Venezia, LaMarca, Giglio

4. Adjournment 8:30 PM

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