



BOROUGH OF WEST LONG BRANCH  
REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT  
VIRTUAL VIA ZOOM  
956 Broadway, West Long Branch, NJ 07764  
December 17, 2020

1 ROLL CALL:

Paul Santorelli, Jr. Chairman	Present
Pamela Hughes, Vice Chairperson	Present
Robert Venezia, Secretary	Present
Michael Schultz	Present
Scott LaMarca	Present
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. Board Attorney Mike Irene advised the meeting was being held virtually via ZOOM and the notices provided information for public participation.

3. Pledge of allegiance: Chairman Santorelli led the audience and members of the public in the flag salute.

4. Items of Business:  
Applications:

1. **Use D-1 Variance:WLB Realty, Inc (ZB 2019-03)**  
207 Monmouth Rd. , Block 67, Lot: 32 (OP Zone)

Peter Falvo, Esq. attorney for Applicant submitted a request that the application be carried as they are going to revise the plans. Mr. Irene proposed carrying the application to Feb. 25, 2021 with stipulation of time extension. Ms. Waterman noted there is a use violation.

RESULT: APPROVED

MOVED BY: Engel

SECONDED BY: Hughes

AYES: Santorelli, Hughes, LaMarca, Malfa, Engel, Venezia, Schultz

NAYS: LaSalle

ABSENT: Giglio

ABSTAIN: None

2. Bulk Variance Application – Determination of Completeness/Waivers

**Tina Marie Trace/Ruggerio (ZB 2020-05)**

10 Homestead Ave. Block 112 Lot: 5.01 (R-10 Zone)

**A-1** – Plot Plan prepared by Matthew Wilder, dated 6/24/2020 (1 sheet)

Board Engineer/Planner, Elizabeth Waterbury was sworn. Applicant Tina Marie Trace, and Applicant's Engineer/Planner, Frank Baer, were sworn.

RESULT: APPROVED

MOVED BY: Hughes

SECONDED BY: Schultz

AYES: Santorelli, Hughes, LaSalle, Malfa, Engel, Venezia, Schultz

NAYS: None

ABSENT: Giglio

ABSTAIN: None

Mr. Baer provided history of the application and the need for relief. He discussed expansion of patio pavers, location of a pre-existing shed, lot coverage and fencing. He stated there were no negative impacts and discussed the positive criteria. Board members questioned Ms. Trace regarding obtaining permits for the project and impervious coverage. Ms. Waterbury and Board members asked numerous questions regarding drainage and runoff. She discussed impervious coverage with Mr. Baer.

PUBLIC: Chairman Santorelli opened the meeting to the public for questions of the witnesses. As no one from the public wished to be heard, that portion of the meeting was closed.

Board members discussed several conditions of approval. Mr. Irene and Ms. Waterbury clarified all conditions.

RESULT: APPROVED WITH CONDITIONS

MOVED BY: Hughes

SECONDED BY: Venezia

AYES: Santorelli, Hughes, LaSalle, Malfa, Engel, Venezia, Schultz

NAYS: None

ABSENT: Giglio

ABSTAIN: None

At 9:17 PM the Board took a five-minute recess. At 9:22 PM the Board resumed regular session.

ROLL CALL:

Paul Santorelli, Jr. Chairman	Present
Pamela Hughes, Vice Chairperson	Present
Robert Venezia, Secretary	Present
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

3. **Appeal of Zoning Officer Determination:**

**Poalantonio (ZB 2017-01)**

148 Whalepond Rd. Block: 50 Lot: 8.01 (R-15 Zone)

**A-1 – Photograph**

**A-2 – Photograph**

**A-3 - Photograph**

**A-4 – Photograph**

**A-5 - Photograph**

**A-6 – Photograph**

Paul Edinger, Esq., Applicant's Attorney appeared. Mr. Irene advised he reviewed notice, found it was in order and the Board had jurisdiction. Mr. Irene and Mr. Edinger discussed the application, which appeared to Mr. Irene that the Applicant is requesting relief/modification/alteration of a condition attached to a previous approval. Elizabeth Waterbury, Board Engineer/Planner and Nicole Ann Smack, Applicant, were sworn.

Mr. Edinger explained the living arrangements of the family and existence of two kitchens. Ms. Smack testified that the house was modified, with approvals, to accommodate her parents and her special needs brother. Her plans are to now sell the home. She discussed the need to remove the deed restriction and electric oven and microwave. She described limitations on removing the quartz countertop. Ms. Smack provided details regarding Exhibits A-1 through A-5. Mr. Irene provided a history of the variance application and prior approval. Mr. Edinger confirmed that the house was only intended as a single family. Ms. Waterman discussed the previous application and approval. Board members discussed the prior approval and converting the second kitchen back to a great room with a wet bar. Mr. Edinger stressed the intent is not to have the residence as a two family home. There was discussion regarding removal of cabinets and the refrigerator. There was additional discussion regarding deed restriction recording and obtaining a CO.

PUBLIC: Mr. Irene opened the meeting to the public for questions/comments. As no one from the public wished to be heard, that portion of the meeting was closed.

RESULT: APPROVED WITH CONDITIONS

MOVED BY: Hughes

SECONDED BY: Malfa

AYES: Santorelli, Hughes, LaSalle, Malfa, Engel, Venezia, Schultz

NAYS: None

ABSENT: Giglio

ABSTAIN: None

4. **Bulk Variance Application** - Withdrawn, reference email 12.9.2020

**D'Ambrisi (ZB 2020-06)**

11 Dennis St. Block: 28 Lot: 43 **(R-15 Zone)**

RESULT: DISMISSED WITHOUT PREJUDICE

MOVED BY: Robert Venezia

SECONDED BY: Hughes

AYES: Santorelli, Hughes, LaSalle, Malfa, Engel, Venezia, Schultz

NAYS: None

ABSENT: Giglio

ABSTAIN: None

Resolutions:

1. **Final Site Application:**

**Christ the King Church/Mt. Carmel Cemetery (ZB 2019-13)**

117 Wall St. Block: 15 Lots: 21-26 **(R-15 Zone)**

RESULT: ADOPTED

MOVED BY: Hughes

SECONDED BY: Engel

AYES: Santorelli, Hughes, LaSalle, Malfa, Engel

NAYS: None

ABSTAIN: None

ABSENT: Giglio

2. **Granting Of Extension of Time of Bulk Variance Relief:**

**Ezra J. Kassin (ZB 2017-02)**

RESULT: ADOPTED

MOVED BY: Engel

SECONDED BY: Hughes

AYES: Santorelli, Hughes, Venezia, Schultz, LaSalle, Malfa, Engel

NAYS: None

ABSTAIN: None

ABSENT: Giglio

Administrative Items:

## **Annual Report 2019 and Resolution**

RESULT: ADOPTED

MOVED BY: Hughes

SECONDED BY: Venezia

AYES: Santorelli, Hughes, Venezia, Schultz, LaSalle, Malfa, Engel

NAYS: None

ABSTAIN: None

ABSENT: Giglio

## **Minutes**

1/23/2020

RESULT: ADOPTED

MOVED BY: Hughes

SECONDED BY: Malfa

AYES: Santorelli, Hughes, Venezia, Malfa, Engel

NAYS: Schultz, LaSalle

ABSTAIN: None

ABSENT: Giglio, LaMarca

2/27/2020

RESULT: ADOPTED

MOVED BY: Santorelli

SECONDED BY: Engel

AYES: Santorelli, Venezia, Malfa, Engel

NAYS: Schultz, LaSalle

ABSTAIN: None

ABSENT: Giglio, LaMarca

9/24/2020

RESULT: ADOPTED

MOVED BY: Hughes

SECONDED BY: Engel

AYES: Santorelli, Hughes, Malfa, Engel, Schultz, LaSalle

NAYS: None

ABSTAIN: None

ABSENT: Giglio, LaMarca

## **4. Adjournment**

Motion to adjourn by Santorelli, seconded by 10:43 and approved by Board members.