

Borough of West Long Branch

ZONING BOARD MEETING MINUTES OF MAY 28, 2015

Contact:

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Category: ZONING BOARD MEETINGS

FOR IMMEDIATE RELEASE West Long Branch, NJ - June 30, 2015

ZONING BOARD OF ADJUSTMENT
OF THE BOROUGH OF WEST LONG BRANCH

MAY 28, 2015

The Regular Meeting of the Zoning Board of Adjustment of the Borough of West Long Branch was held on May 28, 2015 at 7:00 PM in Borough Hall.

The Board secretary verified that adequate notice of the meeting was published and posted in accordance with the Senator Byron M. Baer Public Meetings Act (N.J.S.A. 10:4-6) known as the Open Public Meetings Law.

ATTENDANCE

Members Present: Mr. Robert Venezia

Mr. Michael Schulz

Mr. Scott LaMarca

Mrs. Pamela Hughes

Mr. Paul Santorelli, Jr.

Members Absent: Mr. John Penta

Mr. Jared Murphy

Mr. Michael Habeck

Mr. Paul Giglio

Also Present: Michael Irene, Jr., Esq.

Bonnie L. Heard, P.E.

Lisa Norman, C.S.R.

Mr. Venezia acted as Chairman of the meeting in the absence of Mr. Penta.

MINUTES:

The Board reviewed the minutes for April 23, 2015. Mr. Schulz pointed out that the address on page 3, paragraph 4, should be "the intersection of Karen Court, and Whalepond Road. Mrs. Hughes made a motion to approve the minutes with these changes, which was seconded by Mr. Santorelli and approved by the following roll call vote:

AYES: Mr. LaMarca, Mr. Venezia, Mrs. Hughes, Mr. Schulz, and Mr. Santorelli.

NAYES: None

NOT POLLED: None

MATTERS BEFORE THE BOARD

APPLICATIONS:

New Application
ZB 2015-04 Thompson
Block 10, Lot 19

Mr. Irene informed the Board that the applicant was deficient in the required time for the notice by one day. He advised that the Board did not, therefore, have jurisdiction. He further advised that the applicant would be required to re-notice the parties on the 200 foot list, but he also advised that it would be a good idea to add to the notice a list of the variances. He also advised that even though he found the notice in the newspaper was published in time, it would be in the applicant's best interest to add the additional information to the notice in the newspaper and publish again. The matter would be carried to the next meeting, June 25th. Mr. Schulz made a motion to carry the matter for re-notice to the June 25th meeting. Mrs. Hughes seconded the motion, which was approved by the following roll call vote:

AYES: Mr. LaMarca, Mr. Venezia, Mrs. Hughes, Mr. Schulz, and Mr. Santorelli.

NAYES: None

ABSTAINED: None

ZB 2014-12 Mizrahi
Block 42, Lot 2

John Giunco, Esq., submitted a letter to the Board requesting adjournment of the matter again, due to scheduling conflicts with his experts. The Board discussed whether or not the applicant should re-notice. Mrs. Hughes pointed out that some residents are back in town for the summer and may have an interest in the case, but could not attend in the winter, whereas the original notice was made in the winter. Mr. Irene also advised that Mr. Penta had indicated to him that he believed the applicant should re-notice, as this was the third adjournment. Mr. Schulz made a motion to carry the matter to June 25th, with new notice required. Mr. Santorelli seconded the motion, which was approved by the following roll call vote:

AYES: Mr. LaMarca, Mr. Venezia, Mrs. Hughes, Mr. Schulz, and Mr. Santorelli.

NAYES: None

ABSTAINED: None.

RESOLUTIONS:

ZB 2015-03 ARONSON
BLOCK 54, LOT 103

The Board had reviewed the resolution for the Aronson application. Mrs. Hughes made a motion to approved the resolution as written, which was seconded by Mr. Schulz, and approved by the following roll call vote:

AYES: Mr. LaMarca, Mr. Venezia, Mrs. Hughes, Mr. Schulz, and Mr. Santorelli.

NAYES: None

ABSTAINED: None.

Mr. Schulz stated that he wanted to discuss some issues he has seen with applications the Board has approved. First, he said that he wanted to know what happened with the Gas Station (207 Monmouth Road) site. There was a letter from the Zoning Officer stating that they would be cited if they did not clean up the site, and he did not believe the work had been done. The secretary stated she would

check with Mr. Miller.

Second, Mr. Schulz stated that he remembers that Monmouth University was to have a security guard on site whenever there were classes, and it has been his observation that there is no security guard during the day.

Third, Mr. Schulz stated that when he went to the Home Depot property he found that they have extended the seasonal display out to the internal roadway beyond what was approved, and there was storage of materials all over the side and rear, and piles higher than the 8 foot approved, and in the Fire Zone. Mrs. Hughes observed that the parking lot was packed with items, which seemed to be far beyond what was approved. Mr. Schulz also asked about the Fire Lane, he observed that the lanes seemed too narrow. Ms. Heard advised that the lanes and Fire Lane are permitted to serve at the same time and that they are compliant. Mr. Irene advised the Board that it was important that the Board and the resolution state specific conditions so that they may be enforced. However, sometimes, approvals are made before plans are changed in accordance with stipulations and the Board has a right to wait until the changes are made, to approve them.

The Board asked that the secretary send an email to the Zoning Officer about the matters discussed.

There being no further business the meeting was adjourned, at 8:05PM.

Respectfully submitted,
Anna R. Wainright
Recording Secretary