



BOROUGH OF WEST LONG BRANCH
REORGANIZATION MEETING OF THE ZONING BOARD
956 Broadway, West Long Branch, NJ 07764
January 28, 2021

Virtual Meeting via ZOOM

1 ROLL CALL:

Paul Santorelli, Jr., Chairman	Present
Pamela Hughes, Vice Chairperson	Present
Robert Venezia	Present
Michael Schulz	Present
Mark Engel	Present
Scott LaMarca	Present
Paul Giglio	Present
Alex LaSalle	Present
Gregg Malfa	Absent
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 7:00 PM, Mr. Irene 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 noted that additional notice regarding remote meetings was posted and advertised as required.

3. Mr. Irene swore Charles "Scott" LaMarca and Mark Engel as members of the West Long Branch Zoning Board.

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

At 7:10 PM, the Board entered Executive Session to address RFQ's.

RESULT: APPROVED

MOVED BY: Schulz

SECONDED BY: LaSalle

AYES: Santorelli, Hughes, Venezia, Schulz, LaMarca, Giglio, LaSalle

NAYS: None
ABSENT: None
ABSTAIN: None

At 7:37 PM, the Board resumed regular session.

ROLL CALL:

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

5. Reorganization for 2021 – Professional Appointments and Board Officers

A.) Nominations and Election of Chair - *Mr. Giglio nominated Mr. Paul Santorelli*

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

B.) Nominations and Election of Vice-Chair - *Mr. Schulz nominated Ms. Pamela Hughes*

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

C.) Appointment of Board Secretary - *Mr. LaMarca nominated Mr. Robert Venezia*

RESULT: APPROVED
MOVED BY: LaMarca
SECONDED BY: Schulz
AYES: Santorelli, Hughes, Venezia, Schulz, LaMarca, Giglio, LaSalle
NAYS: None

ABSENT: None
ABSTAIN: None

D.) Appointment of Board Attorney- *Ms. Hughes nominated Mr. Michael Irene*

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

E.) Appointment of Board Engineer - *Mr. LaMarca nominated Libby Waterbury*

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

F.) Appointment of Recording Secretary - *Mr. Venezia nominated Chris Ann DeGenaro*

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

G.) Appointment of CSR - *Mr. Venezia nominated Lisa Norman*

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

H.) Approval of Meeting Dates for coming year

A suggestion was made to change commencement of meetings from 7:30 PM to 7:00 PM.

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

I.)Official Newspaper(s) Asbury Park Press and Star Ledger

RESULT: APPROVED

MOVED BY: LaMarca

SECONDED BY: LaSalle

AYES: Santorelli, Hughes, Venezia, Schulz, LaMarca, Giglio, LaSalle

NAYS: None

ABSENT: None

ABSTAIN: None

6. **Resolutions:**

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

Poalantonio (ZB 2017-01)

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

RESULT: APPROVED

MOVED BY: Hughes

SECONDED BY: Venezia

AYES: Santorelli, Hughes, Venezia, Schulz, Giglio, LaSalle, Engel

NAYS: None

ABSENT: Malfa

INELIGIBLE: LaMarca

2. **Bulk Variance:**

Tina Marie Trace/ Ruggerio (ZB 2020-05)

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

RESULT: APPROVED

MOVED BY: Schulz

SECONDED BY: Engel

AYES: Santorelli, Hughes, Venezia, Schulz, LaSalle, Engel

NAYS: None

ABSENT: None

ABSTAIN: None

7. **Administrative**

Mr. Schulz raised the issue of several outstanding resolutions that have had no activity for extended periods of time: 170 Locust Ave., 36 Orchard Rd. and the firehouse on Oceanport Ave. wireless antenna. Mr. Irene discussed the Borough's "sunset provisions".

There was discussion regarding approval of minutes from December 2020 and the approval of a pool for Arvanitis. Ms. Waterbury discussed resolution compliance.

Review and approval of the minutes for December 17, 2020.

Mr. LaSalle questioned the details provided on the Poalantonio application. Ms. Waterbury advised she was in the midst of resolution compliance which would include all details and conditions addressed during the application hearing. Mr. Irene suggested Ms. DeGenaro could amplify the minutes with specifics from the resolution.

RESULT: Carry to allow for revisions
MOVED BY: Venezia
SECONDED BY: Hughes
AYES: Santorelli, Hughes, Venezia, Schulz, LaSalle, Engel
NAYS: None
ABSENT: None
ABSTAIN: LaMarca, Giglio

8. Items of Business:

Applications:

1.) West LB Realty, Inc.

Use D-1 Variance: (ZB 2019-03)
207 Monmouth Rd. **Block: 67 Lot: 32** (OP zone)

Mr. Irene advised that Peter Falvo, Esq., Attorney for the Applicant, had submitted a request to carry the Application. Mr. Irene also discussed the number of adjournments on the Application and notice requirements.

RESULT: APPROVED (Carry to February 25, 2021 without renote requirement)
MOVED BY: LaMarca
SECONDED BY: Hughes
AYES: Santorelli, Hughes, Venezia, Schulz, LaMarca, Giglio
NAYS: LaSalle
ABSENT: None
ABSTAIN: None

2.) Monmouth University / Main Campus (ZB 2019-22)

Use D-1 Variance, Preliminary & Final Site Plan
400 Cedar Ave. **Block: 39 Lots: 1-5, 7-9, 11, 12.01, & 12.02**

Mr. Irene, Ms. Hughes, Mr. LaMarca, Mr. Giglio and Mr. Venezia recused themselves from hearing the application. Members Rob Ferragina & Randy Triolo have now joined the meeting.
Gordon Gemma, Esq. was offered as special conflicts attorney.

RESULT: APPROVED As Board Attorney for the application of Monmouth University
MOVED BY: Engel

SECONDED BY: Schulz
AYES: Santorelli, Schulz, LaSalle, Engel, Ferragina, Triolo
NAYS: None
ABSENT: Malfa

ABSTAIN: None

Mr. Gemma advised that notice had been reviewed, was in order and the Board had jurisdiction. Ms. Waterbury discussed her compliance review letter dated January 19, 2021 and the Applicant's response to the Engineer's requirements.

Monmouth University / Main Campus (ZB 2019-22) Completeness Review

Use D-1 Variance, Preliminary & Final Site Plan

400 Cedar Ave. **Block: 39 Lots: 1-5, 7-9, 11, 12.01, & 12.02**

RESULT: APPROVED

MOVED BY: Schulz

SECONDED BY: Engel

AYES: Santorelli, Schulz, LaSalle, Engel, Ferragina, Triolo

NAYS: None

ABSENT: Malfa

Mr. Gemma discussed scheduling, time extension waivers and agreement to virtual hearings.

Ms. DeGenaro suggested various dates in February and March to convene a special meeting for this Application. Mr. Gemma reminded the public that plans are available for review,

RESULT: APPROVED (Carry to March 23, 2021 and April 14, 2021 without renote)

MOVED BY: Engel

SECONDED BY: Schulz

AYES: Santorelli, Schulz, LaSalle, Engel, Ferragina, Triolo

NAYS: None

ABSENT: Malfa

Mr. Fitzgerald, Esq., Applicant's Engineer, entered the following exhibits.

EXHIBITS ZB 2019-22 Monmouth University

A-1 –Sheet 1, Vicinity Map

A-2- Sheet 2, General Project & Variance Plan

A-3 – Sheet 5, Project Limits

A-4 – Sheet 11, Landscaping and proposed plantings

A-5 – Sheet 12, Landscaping and proposed plantings

9. Adjournment

Motion to adjourn by approved by the Board.