



BOROUGH OF WEST LONG BRANCH
REGULAR MEETING OF THE ZONNG BOARD
956 Broadway, West Long Branch, NJ 07764
March 25, 2021

Virtual Meeting via ZOOM

1. ROLL CALL:

Paul Santorelli, Jr., Chairman	Present
Pamela Hughes, Vice Chairperson	Present
Robert Venezia	Absent
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 7:07 PM, Mr. 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.

4. Items of Business:

Applications:

1. **Kibbe (ZB 202-01)**

Bulk Variance

12 West St.

Block: 12 Lot: 1219 (Zone R-10)

Mr. Irene reviewed notice requirements and advised that it was inadequate for the Board to have jurisdiction. Mr. Irene noted there were several variances that neighbors should be aware of. While the process was followed, the language in the notice was incomplete.

RESULT: APPROVED (Carry to April 22, 2021 with renote and extension stipulation)
MOVED BY: Hughes
SECONDED BY: Giglio
AYES: Santorelli, Hughes, Schulz, LaMarca, Giglio, LaSalle, Engle
NAYS: None
ABSTAIN: None
ABSENT: Venezia, Malfa

2. **West LB Realty, Inc. (ZB 2019-03)**

Use D-1 Variance

207 Monmouth Rd. Block: 67 Lot: 32 (OP Zone)

Mr. Irene provided a brief history of the application. Peter Falvo, Esq., Applicant's Attorney was present. Mr. Irene asked Ms. DeGenaro to confirm which Board members would be eligible to vote on the Application. She stated that Ms. Hughes (listened to the recording, provided certification), Mr. Santorelli, Mr. Schulz, Mr. LaMarca, Mr. Giglio, Mr. LaSalle and Mr. Engel. Mr. Giglio was sworn to attest to the fact that although he was absent at the last meeting, he did listen to the recording and his certification would be forthcoming.

Mr. Falvo discussed specific dates throughout the process of the Application to address issues raised regarding the Applicant "dragging its feet". Mr. Falvo raised the issue of combustibles. Mr. Irene reminded Mr. Falvo that the application is for D variance only.

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

3. **Ann Marie Vonella (ZB2020-07)**

Bulk Variance

37 Oceanport Ave. Block108 Lot: 11 (Zone R10)

The following persons were sworn: Elizabeth Waterbury, Board Engineer, Doug Muh, 14 Osprey Lane, Oceanport, Ann Marie Vonella, 37 Oceanport Ave., Applicant.

EXHIBITS:

A-1 - Survey dated 1971

Mr. Muh testified that the Applicant wished to protect the height of the fence at 6 ft on both sides of the property. He stated it is a corner property with vehicular and pedestrian traffic and

it has become a security concern. He testified that it is a solid stockade fence. Ms. Hughes provided information on her site visit and asked questions regarding replacement. Mr. Irene requested additional information regarding the location of the fence on the survey. There was additional discussion regarding the current location of the 6 ft. fence. Ms. Waterbury and Ms. Hughes had further discussions regarding the fence. There was discussion regarding whether the Police Dept. Traffic Safety Dept. had input. Ms. Waterbury expressed concern regarding location of the fence in the right of way. Mr. Irene advised the Board could require an as built survey. Mr. Muh advised that the Applicant would move the fence within the property boundary if it was currently located within the right of way.

Chairman Santorelli opened the meeting to the public for questions regarding the Application. Susan Schimanski, 20 Oceanport Ave., was sworn. She testified that she was in support of the Application for various reasons.

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

4. **Charles Dadoun (ZB 2020-09) (Completeness Waivers)**

Bulk Variance

4 Robin Ct. Block: 52 Lot: 5 (Zone: R-22)

The following persons were sworn: Elizabeth Waterbury, Board Engineer, Charles Dadoun, Applicant.

Ms. Waterbury reviewed items contained in her review letter dated March 18, 2021. Regulations checklist was not included and requested testimony from the Applicant to address the engineer review, including easements, streams, floodplains, etc, on the key map and picture of the purchased shed. Ms. Hughes had questions regarding whether the shed was drawn to scale, which Ms. Waterbury addressed. Mr. Dadoun provided testimony regarding a previous shed from 1992. There was discussion regarding a neighbor's vinyl fence and an existing concrete slab on the Applicant's property. Ms. Waterbury confirmed that waiver completeness was adequate.

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

Charles Dadoun (ZB 2020-09)

Bulk Variance

EXHIBITS:

A-1 – Survey by Dennis W. Kortzepls, dated June 20, 1992

A-2 - Survey by Jeffrey S. Grunn , dated Dec . 8, 2020

Mr. Dadoun provided testimony regarding his growing family and the need to expand the need for storage. He explained that he would follow the previously established setbacks. He and Ms. Waterbury discussed setbacks and conformance. Ms. Hughes and Ms. Waterbury discussed impervious coverage. Mr. Dadoun provided additional testimony regarding the location/size of the proposed shed.

Chairman Santorelli opened the meeting to the public for comment on the Application. As no one from the public wished to be heard, Chairman Santorelli closed that portion of the meeting.

Mr. LaSalle and Ms. Waterbury discussed shed size, whether there would be utilities. Mr. Dadoun testified that it would be a plain shed. Mr. Dadoun confirmed that there would be no electricity in the accessory building. Ms. Waterbury listed the items of relief requested.

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

5. Review and approval of minutes for 1/28/201 (Carried for corrections)

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

6. Review and approval of minutes for 2/25/2021

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

6. Adjournment
Motion to adjourn at 8:47PM and approved by the Board.