



BOROUGH OF WEST LONG BRANCH
MONMOUTH UNIVERSITY SPECIAL MEETING OF THE ZONNG BOARD
956 Broadway, West Long Branch, NJ 07764
March 23, 2021

Virtual Meeting via ZOOM

1. ROLL CALL:

| | |
|---------------------------------|-----------------------------|
| Paul Santorelli, Jr., Chairman | Present |
| Pamela Hughes, Vice Chairperson | Absent |
| Robert Venezia | Absent |
| Michael Schulz | Present |
| Mark Engel | Present |
| Scott LaMarca | Absent |
| Paul Giglio | Absent |
| Alex LaSalle | Present |
| Gregg Malfa | Present (Joined at 7:30 PM) |
| Rob Ferragina | Present |
| Randy Triolo | Present |
| Gordon Gemma, Special Counsel | 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.

Mr. Santorelli and Mr. Gemma discussed quorum requirements and length of testimony for this meeting. Mr. Milenak agreed to proceed with testimony with the understanding that missing Board members would listen to the recording of the meeting or review the transcript that the Applicant will provide in order to be eligible to vote on the Application.

4. Items of Business:

Applications:

1.) **Monmouth University/Main Campus (B 2019-22)**

Use & Bulk Variances, Preliminary & Final Major Site Plan
400 Cedar Ave.

Block: 39 Lots: 1-5, 7-9, 11, 12.01 & 12.02

Zones: R22 & I

Exhibits

A-1 – A-5: Sheet nos. 1, 2, 5, 11, 12, respectively, of following Site Plan - - filed
via email 01-29-21 pursuant to discussion before ZBOA of 01-28-21

A-6 – ‘D’ & ‘C’-Variance / Preliminary & Final Major Site Plans; 30 sheet(s);
Prepared by: William E Fitzgerald, PE; Dated: 12-03-19; Revised 12-03-20

A-7 - Stormwater Management Report; Prepared by: William E Fitzgerald, PE;
Dated: 09-10-20; Revised 12-03-20

A-8 - Proposed Police Headquarters for Monmouth University Police
Department; 5 Sheets; Prepared by: Stephen J Carlidge, RA; Dated: 10-04-19;

A-9 - Proposed Conversion to Monmouth University Offices at 98 Larchwood
Avenue; 6 Sheets; Prepared by: Brian Fitzgerald, RA; Dated: 12-03-19

A-10 - Existing Residence Conversion to Proposed Monmouth University Alumni
House at 496 Cedar Avenue; 9 Sheets; Prepared by: Brian Fitzgerald, RA; Dated: 12-03-
19

A-11 - Proposed Conversion of Existing Alumni House to Temporary Police
Station and Future Academic Building; 6 Sheets; Prepared by: Brian Fitzgerald, RA;
Dated: 12-03-19

A-12 - Proposed Storage/Maintenance Building - 1; 1 Sheet; Prepared by: Brian
Fitzgerald, RA; Dated: 12-03-19

A-13 - Proposed Storage/Maintenance Building - 2; 1 Sheet; Prepared by: Brian
Fitzgerald, RA; Dated: 12-03-19

A-14 - Traffic Impact Study: Monmouth University Proposed Main Campus Use
Changes & Improvements; 11 Page(s); Prepared by: John H Rea, PE & Scott T Kennel;
Dated: 12-05-19

A-15 - 13-sheet PDF file based upon mark-ups of above Exhibits A1 and A2 (i.e.,
12-03-20 Site Plan sheets #1 and #2

A-16 - Existing Conditions Exhibit based information of above Exhibits A2 and A3,
12-03-20 Site Plan Sheets #2 and #5

A-17 - Existing Conditions / Disturbance Limits Exhibit based upon information of
above Exhibits A2 and A3, 12-03-20 Site Plan, Sheets #2 and #5

A-18 - Layout – Circulation - Parking Exhibit containing information of above
Exhibit A6, 12-03-20 Site Plan, Sheets #7 and #8

A-19 - Tree and Buffet Planting Exhibit containing information of above Exhibit
A6, 12-03-20 Site Plan, Sheets #11 and #12

A-20 - Site Lighting Exhibit containing information of above Exhibit A6, 12-03-20
Site Plan, Sheets #9 and #10

A-21 - Drainage – Stormwater Exhibit containing information of above Exhibit

A6, 12-03-20 Site Plan, Sheets #13, #14, #15, #16 and #17

A-22 – Proposed Golf House Learning Center; 4 Sheet(s); Prepared by: Edward Matthew O’Brien, RA; Dated: 10-04-19

A-23 – Response to Comment #3.1a of Exhibit B-1 / 03-21-21 Board Engineer Review

A-24 – Response to Comment #3.1b of 03-21-21 Board Engineer Review

A-25 – Pre-Development Monmouth University Catchment Area Draining to the Cedar Ave / Larchwood Ave Intersection (taken directly from Exhibit A-7)

A-26 – Post-Development Monmouth University Catchment Area Draining to the Cedar Ave / Larchwood Ave Intersection (taken directly from Exhibit A-7)

A-27 – Statement of Stormwater Management compliance – pages 6 and 7 taken from Exhibit A-7

B-1 - Engineering Review No.1 - Monmouth University (ZB 2019-22); 20 Page(s); Prepared by: Elizabeth M Waterbury, PE, PP; Dated: 03-21-21

Steven Milenak, Esq. appeared on behalf of the Applicant and provided an overview of the application, including approvals to develop areas on the northwest area of the University. Elizabeth Waterbury, Board’s Engineer, and Bill Fitzgerald, Applicant’s Engineer, were sworn. Mr. Fitzgerald provided his credentials and was accepted as an expert in the field of Engineering.

Mr. Fitzgerald discussed **A-1 through A-5, A-6 and A-15**. He described the general property boundaries and the project area, bound by Larchwood and Cedar Aves. For the record, Mr. Malfa joined the meeting at 7:30 pm. Mr. Fitzgerald described the 200 ft. area so that nearby residents would understand where construction is proposed. Mr. Fitzgerald described the location of the proposed new driveways, police headquarters, alumni house, reuse of the current alumni house as a temporary police headquarters, conversion of a single family residence to office use with additional parking and new driveway, modifications to facilities management, proposed golf learning center, improvements to sewer access for proposed buildings and a previously approved comfort station and proposed parking.

Mr. Fitzgerald described the contents of **A-16**, existing conditions, and areas to be disturbed by the project, ornamental fencing, landscaping, removal of driveways along Cedar Ave., gates for the proposed police headquarters exit, signage and parking for the proposed alumni house, storm water connections, conversion of single family residence to offices, proposed addition of 245 parking stalls and connection to main campus, supplemental landscaping, more fencing, sidewalks, modifications to sewer connections and the proposed monument sign. Mr. Fitzgerald and Ms. Waterbury discussed variances required for the proposed monument sign and fencing. Mr. Gemma suggested making clarifications to the drawings to identify signage and fencing.

Mr. Fitzgerald discussed details for lighting for vehicle and pedestrian paths, including illumination levels and calculations and light pole height. Mr. Fitzgerald provided extensive testimony regarding the storm water and sewer management. Mr. Fitzgerald described details of Exhibit **A-25**. Ms. Waterbury and Mr. Fitzgerald discussed more drainage details. Mr. Fitzgerald referred back to Exhibit **A-16** regarding more drainage issues raised by Ms.

Waterbury. Mr. Fitzgerald referred to Exhibit **A-27** for storm water management. Mr. Fitzgerald referred to Exhibit **A-23 and A-24** regarding relocation of driveways and sight lines in response to Ms. Waterbury's comments.

Ms. Waterbury reviewed several issues in her review memorandum, including fencing and drainage. She asked questions regarding the addition of trees. Mr. Fitzgerald provided comments to address her concerns. Ms. Waterbury suggested to Mr. Santorelli that if revised plans were going to be submitted, that she would review the revised plans after comments from the Board. There was discussion regarding "Blue Light" call boxes for security.

Mr. Ferragina asked questions regarding illumination of the proposed signage, which Mr. Fitzgerald addressed. Mr. Ferragina asked questions regarding sidewalks which Mr. Fitzgerald responded to regarding Cedar and Larchwood, referring to Exhibit **A-16**. Mr. Schulz noted that there was some confusion regarding addresses/lot numbers. Ms. Schulz asked about a previous resolution a service road to the football field, which Mr. Gemma and Mr. Milenak stated they would review. There was additional discussion regarding the service road, and Mr. Fitzgerald referred to Exhibit **A-15** to address the Board's questions.

Mr. LaSalle requested clarification on the number of houses being demolished, the current status of existing buildings if they were taxable, whether the proposed buildings will be taxable. Mr. Gemma advised that that the question of taxes is not within the purview of the Board. Mr. Milenak advised the University is a 501(c)3 entity. Mr. Fitzgerald responded to questions regarding demolition, habitability and rebuilding. He will provide clarification for the next meeting. Mr. LaSalle and Mr. Gemma had discussions regarding taxability of the property.

Chairman Santorelli opened the meeting to the public for questions of this witness. Fran Votes, 475 Cedar Ave., appeared and asked questions regarding lighting and parking regarding the proposed police headquarters. Mr. Fitzgerald referred to Exhibit **A-16** and addressed Ms. Votes' concerns. Ms. Votes and Mr. Fitzgerald had additional discussion regarding lighting exposure.

Chris Chambers, 247 Howard Ave., Ocean Twp, , expressed concerns for himself and his neighbors regarding lighting. Mr. Fitzgerald provided clarification regarding lighting. Mr. Chambers also asked about HVAC noise. Mr. Fitzgerald advised that the architects will be able to address that issue.

As no one else from the public wished to be heard, Chairman Santorelli closed that portion of the meeting.

Mr. Milenak confirmed that the remainder of the meeting will be conducted on April 14, 2021 with no additional notice required.

RESULT: APPROVED (CARRY to 4/14/2021 no renote requirement)
MOVED BY: Engel
SECONDED BY: Schulz
AYES: Santorelli, Schulz, LaSalle, Malfa, Engel, Ferragina, Triolo
NAYS: None
ABSENT: Hughes, Giglio, LaMarca
ABSTAIN: None

5. **Resolutions**

None

6. **Adjournment**

Motion to adjourn at 10:21 PM approved by the Board.