



BOROUGH OF WEST LONG BRANCH
MONMOUTH UNIVERSITY SPECIAL MEETING OF THE ZONING BOARD
956 Broadway, West Long Branch, NJ 07764
April 14, 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
Rob Ferragina	Present
Randy Triolo	Present
Gregg Malfa	Present (Joined at 7:36 PM)
Gordon Gemma, Special Counsel	Present
Libby Waterbury, Board Engineer	Present
Chris Ann DeGenaro, Secretary	Present

2. Open Public Meeting s Act: At 7:20 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.

Board members discussed availability for an additional special meeting for the Monmouth University Application and agreed May 26, 2021 was acceptable to carry without renote. Applicant's Attorney, Steven Milenak also agreed to provide a transcript of the last meeting. Mr. Gemma discussed correspondence and additional submittals since the last meeting.

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-29 – Board on board fencing

A-30 - Update to Sheets 7 & 8 of site plan

A-32 - Updated Landscape plan (shading/colorized)

A-33 – Revised sight line plan for the message board

A-36 – Pavement Section Structural Number Evaluations

Mr. Gemma advised that Mr. Schulz can either review the transcript or listen to the recording of the meeting. Mr. Milenak, Esq., Applicant's attorney, agreed to proceed on those conditions.

Bill Fitzgerald, Applicant's Engineer, previously sworn, provided testimony regarding a 2015 resolution and locking the gate for the stadium, access road, and fencing. Mr. Gemma and Mr. Milenak discussed condition 6 of the 2015 resolution. Mr. Bill Fitzgerald discussed the 2007 MAC resolution regarding the traffic control plan, with restrictions on simultaneous use of the MAC and stadium. He provided extensive testimony regarding traffic control and driveway ingress and egress. Mr. Bill Fitzgerald recommended that the Borough's police department and the University's police departments review the plans. Mr. Gemma suggested that since the Application will not be completed this evening, that both police departments review and provide comments on the traffic control plan. Mr. Milenak advised that Mr. Rea, Applicant's traffic engineer, will appear at another time and address Ms. Waterbury's traffic concerns.

Mr. Bill Fitzgerald introduced Exhibit **A-32** and described new and replacement tree plantings. There was extensive testimony and discussion regarding the plantings and types of trees. Ms. Waterbury and Mr. Bill Fitzgerald talked about replacement plantings. Mr. Bill Fitzgerald introduced Exhibit **A-30** and provided information regarding setbacks for the sign/message board and fencing. Mr. Bill Fitzgerald introduced and discussed Exhibit **A-33**.

Ms. Waterbury and Mr. Bill Fitzgerald reviewed items outlined in her review letter, including Items 2.6c, 2.7d, 3.4, 3.5, 3.6c&f, 4.2, 4.10, 5.11, 5.12, 6.5, 6.9 access drive, delivery and refuse locations, golf center parking lot, storm water pump operation and maintenance, recharge, Cedar Ave. drainage, lighting and landscaping and emergency blue light phones. Mr. Bill Fitzgerald introduced and discussed Exhibit **A-36** regarding dense graded aggregate paths. Ms. Waterbury suggested lot consolidations into one zone. Ms. Waterbury and Mr. Bill Fitzgerald discussed adding building addresses on plans. Mr. Schulz asked for photos of the houses.

Chairman Santorelli opened the meeting to the public for questions of this witness. As no one from the public wished to be heard, Chairman Santorelli closed that portion of the meeting.

Mr. Milenak requested a brief recess before calling the next witness, which was granted. At 9:35 PM, the Board resumed regular session.

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
Rob Ferragina	Present
Randy Triolo	Present
Gregg Malfa	Absent
Gordon Gemma, Special Counsel	Present
Libby Waterbury, Board Engineer	Present
Chris Ann DeGenaro, Secretary	Present

Brian Fitzgerald, Applicant's Architect, was sworn, provided his credentials and was accepted as an expert in the field of architecture. Mr. Brian Fitzgerald provided testimony regarding Exhibits **A-13, A10, A-9 and, A-11** (previously marked). He described storage buildings, conversion of the proposed alumni building, modification of 98 Larchwood, and proposed conversion of existing alumni house to the temporary police headquarters. Mr. Bill Fitzgerald and Ms. Waterbury discussed parking requirements. There was discussion regarding buildings on Cedar Ave., demolition and conversion of buildings.

Chairman Santorelli opened the meeting to the public for questions of this witness. As no one wished to be heard, Chairman Santorelli closed that portion of the hearing.

Steve Carlidge, Applicant's Architect, was sworn, provided his credentials and was accepted as an expert in the area of architecture. Mr. Carlidge reviewed the site plan and discussed Exhibit **A-8**, describing floor plans and elevations for the proposed police department.

Chairman Santorelli opened the meeting to the public for questions of this witness. As no one wished to be heard, Chairman Santorelli closed that portion of the hearing.

Mr. Milenak requested that the meeting reconvene on May 26 and 27, 2021 with no additional notice required. He also requested a full Board of seven members be available for a vote and agreed to a time extension.

RESULT:	APPROVED (CARRY to 5/26 & 27/2021)
MOVED BY:	Engel
SECONDED BY:	Schulz
AYES:	Santorelli, Schulz, LaSalle, Malfa, Engel, Ferragina, Trilio
NAYS:	None
ABSENT:	Hughes, Giglio, LaMarca, Venezia
ABSTAIN:	None

Mr. Gemma recapped the following requirements: waiver of locked gate, meeting with campus and borough police on traffic safety plan, hydrological study, addition of emergency blue lights to plans, updated fire official report, photos of the buildings with house numbers, seat count for classrooms in the converted alumni building and Mr. Rea to address parking study from Exhibit **A-10**.

5. Review and approval of the minutes for 3.23.2021

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

6. **Resolutions**
None

7. **Adjournment**
Motion to adjourn at 10:30 PM approved by the Board.