



BOROUGH OF WEST LONG BRANCH
REGULAR MEETING OF THE ZONNG BOARD
956 Broadway, West Long Branch, NJ 07764
April 22, 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	Absent
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 7:02 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. Review and approval of minutes for 1/28/2021

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

Review and approval of minutes for 3/25/2021 (with corrections)

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

5. Items of Business:

Applications:

1. **Kibbe (ZB 2021-01) (Notice Deficiency, move to May 2021)**

Bulk Variance

12 West St. Block: 12 Lot: 19 (Zone R-10)

Mr. Irene provided a review of the Application and advised that it was inadequate for the Board to have jurisdiction because of the failure of 10 day advance notice.

RESULT: APPROVED (Carry to May 2021 with requirement to perfect renote and time extension stipulation)
MOVED BY: LaMarca
SECONDED BY: Hughes
AYES: Santorelli, Hughes, Schulz, LaMarca, LaSalle, Engel
NAYS: None
ABSTAIN: None
ABSENT: Venezia, Giglio, Malfa

6. **Resolutions:**

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

Use D-1 Variance

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

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

There was discussion regarding existing zoning violations and appeal of the Board's decision.

2. Ann Marie Vonella (ZB2020-07)

Bulk Variance

37 Oceanport Ave.

Block108 Lot: 11 (Zone R10)

RESULT: APPROVED

MOVED BY: Engel

SECONDED BY: Schulz

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

NAYS: None

ABSTAIN: None

ABSENT: Venezia, Giglio, Malfa

3. Charles Dadoun (ZB 2020-09)

Bulk Variance

4 Robin Ct.

Block: 52

Lot: 5 (Zone: R-22)

RESULT: APPROVED

MOVED BY: Schulz

SECONDED BY: LaSalle

AYES: Santorelli, Schulz, LaMarca, LaSalle, Engel

NAYS: None

ABSTAIN: Hughes

ABSENT: Venezia, Giglio, Malfa

7. Other Business:

72 Maple LLC - Motion to Dismiss Application – Appeal to be withdrawn

Mr. Irene explained that the Applicant's attorney submitted a letter to withdraw the appeal of the Zoning Board application, but the Applicant will modify plans to submit to the Zoning Officer.

RESULT: APPROVED (Dismissed without prejudice)

MOVED BY: LaMarca

SECONDED BY: Hughes

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

NAYS: None

ABSTAIN: None

ABSENT: Venezia, Giglio, Malfa

There was discussion regarding special meeting dates for the Monmouth University hearings. Another issue discussed was corresponding with the Governing Body regarding shed size.

8. Adjournment

Motion to adjourn at 7:38 PM and approved by the Board.