



BOROUGH OF WEST LONG BRANCH  
MONMOUTH UNIVERSITY SPECIAL MEETING OF THE ZONING BOARD  
956 Broadway, West Long Branch, NJ 07764  
May 26, 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 late)
Randy Triolo	Present
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, Chairman 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 4/14/2021

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

Ms. DeGenaro advised that Mr. Malfa reviewed the transcript and listened to the recording of the meeting for the April 14, 2021 meeting, which would allow Mr. Malfa to vote on the Application. Mr. Gemma reviewed quorum requirements with Applicant's attorney, Steven Milenak, Esq. Mr. Milenak advised that the Applicant has provided a certified court transcriber for the meeting and will also provide the Board with transcripts.

At 7:15 PM, the Board took a 15 minute recess. At 7:30 PM, the Board resumed in 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
Gregg Malfa	Present (joined @7:30 PM)
Rob Ferragina	Present
Randy Triolo	Present
Gordon Gemma, Special Counsel	Present
Libby Waterbury, Board Engineer	Present
Chris Ann DeGenaro, Secretary	Present

5. Items of Business:

**Applications:**

- 1.) **Monmouth University/Main Campus (ZB 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-38** - Partial site plan submission (7 sheets)  
**A-39** – Existing residential buildings (6 photos)  
**A-40**- Sound barrier fence  
**A-41**- Joint Traffic and Parking Plan Agreement between West Long Branch PD and Monmouth University PD (2 sheets)  
**A-42**- Response to Borough Engineer's question regarding storm water management  
**A-43**- Lot consolidation illustration (3 sheets). (Sheet 3 is Option A)  
**A-44**- Tree replacement plan (8 sheets)  
**A-45**- Report from Cerami Associates, dated May 13, 2021  
**A-46**- Traffic Impact Study  
**A-47**- Architectural plan for former alumni building

Applicant's Engineer, Bill Fitzgerald, previously sworn, presented and provided testimony regarding Exhibits **A-38, A, 39, A-40, A-41, A-42, A-43, A-44, A-45, A-46, A-47**, including landscaping, emergency phones, parking .

Chairman Santorelli opened the meeting to the public for questions for this witness. As there were no questions, Chairman Santorelli closed that portion of the meeting.

Christopher Peltier, Acoustic Engineer, Cerami Engineering, was sworn, provided his education and qualifications and was accepted as an expert in the field of acoustic engineering. Mr. Milenak elicited testimony from Mr. Peltier regarding compliance with the Borough's noise ordinance regarding the generator, fencing and decibel levels. There was discussion regarding the use of the generator. Ms. Waterbury had questions regarding the height of the fence and setbacks, which were addressed by Mr. Fitzgerald.

Chairman Santorelli opened the meeting to the public for questions for Mr. Peltier or Mr. Fitzgerald. Hearing none, Chairman Santorelli closed that portion of the meeting.

Mr. Milenak introduced John Rea, traffic expert, who was sworn, provided his education and qualifications and was accepted as an expert in the field of traffic engineering. Mr. Rea provided testimony regarding traffic impact analysis dated December 5<sup>th</sup>, 2019. He specifically addressed a request for a right turn lane for Larchwood and Cedar Aves. He testified the Applicant has agreed to submit an application to the NJDOT to widen the existing un-signalized area as an alternative. He described his peak hours and queuing analysis for Cedar and Larchwood Avenues. Mr. Milenak stated that approval from the DOT could be included as a condition of the approval, including installation timelines. Mr. Fitzgerald provided additional testimony regarding the left/right turn lanes. Mr. Fitzgerald and Mr. Milenak stated that the Applicant will provide bonds for the improvements. Mr. LaSalle had questions regarding the turns, which Mr. Rea addressed. There was additional discussion regarding traffic on Cedar and Larchwood Avenues.

At 9:12 PM the meeting was interrupted by a power outage, the board was able to close the meeting with a vote to Carry the application to the May 27, 2021, regular zoning board meeting for consideration to announce a new proposed hearing date; June 24, 2021, which is the regular zoning board meeting and if the meeting is not concluded we have special meeting scheduled for June 29, 2021.

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

6. **Resolutions**  
None

7. **Adjournment**

**MEETING ENDED DUE TO POWER OUTAGE**