



BOROUGH OF WEST LONG BRANCH
REGULAR MEETING OF THE ZONNG BOARD
956 Broadway, West Long Branch, NJ 07764
May 27, 2021

Virtual Meeting via ZOOM

1. ROLL CALL:

Paul Santorelli, Jr., Chairman	Present
Pamela Hughes, Vice Chairperson	Absent
Robert Venezia	Present
Michael Schulz	Present
Mark Engel	Present
Scott LaMarca	Present (joined late)
Paul Giglio	Absent
Alex LaSalle	Present
Gregg Malfa	Absent
Rob Ferragina	Present (Mon. Univ. Only)
Randy Triolo	Present (Mon. Univ. Only)
Michael Irene, Board Attorney	Present
Gordon Gemma, Special Counsel	Present (Mon. Univ. Only)
Libby Waterbury, Board Engineer	Present
Lisa Norman, CSR	Present
Chris Ann DeGenaro, Secretary	Present

2. Open Public Meeting s Act: At 7:04 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. **Monmouth University/Main Campus (ZB 2019-22)**
Continued from 5/26/2021 due to power outage.

Use & Bulk Variance, Preliminary & Final Major Site Plan
400 Cedar Ave.
Block: 39 Lots: 1-5, 7-9, 11, 12.01 & 12.02 Zones R22 & I

Mr. Irene recused himself from the hearing due to a conflict. Mr. Gemma described the history of the Application. There was discussion regarding attendance and a quorum for a special meeting for the Monmouth University hearing. Carried to June 24, 2021 meeting, depending on a full quorum. Mr. Gemma suggested re-notice by the Applicant.

RESULT: APPROVED (Carry to June 24, 2021)
MOVED BY: Schutz
SECONDED BY: Engel
AYES: Santorelli, Schulz, LaSalle, Engel, Ferragina, Triolo
NAYS: None
ABSTAIN: None
ABSENT: Hughes Giglio, Malfa

2. **32 Oakwood LLC (ZB 2021-04) Request to Carry with Corrected Notice**

Bulk Variance – New Structure
32 Oakwood Ave Block: 103 Lot: 20 (Zone R-10)

There was discussion regarding notice to Long Branch, payment of taxes and perfection of notice. Jennifer Krimko, Esq., attorney for the Applicant agreed to carry and extension of time limits.

RESULT: APPROVED (Carry to June 24, 2021)
MOVED BY: Venezia
SECONDED BY: Schulz
AYES: Santorelli, Venezia, Schulz, LaMarca, LaSalle, Engel
NAYS: None
ABSTAIN: None
ABSENT: Hughes, Giglio, Malfa

3. **Kibbe (ZB 2021-01)**

Bulk Variance - New Building, Patio, Demo
12 West St. Block: 12 Lot: 19 (Zone R-10)

EXHIBITS

A-1 – Architectural Plans prepared by Anthony Scalise, dated 12/14/2020 (3 sheets)

Mr. Irene advised that he reviewed notice, which was in order, and the Board had jurisdiction. Libby Waterbury, Board Engineer, and Gail and Chris Kibbe, Applicants, were sworn. Mr. Venezia recused himself from this Application. Ms. Waterbury advised of compliance with her review. Mrs. Kibbe testified regarding the scope of work, including demolition of the existing building and requests for setbacks. Ms. Waterbury discussed the variances and zoning requirements. Mr. Irene

and Ms. Waterbury questioned Mr. and Mrs. Kibbe regarding setbacks. There was extensive discussion between the Applicants, Board and Ms. Waterbury regarding setbacks, grading, and using the existing footprint.

Chairman Santorelli opened the meeting to the public for questions or comments regarding the application. Donna Rusin, 1 West Street, was sworn and stated that the plans were a great improvement to the neighborhood. As no one wished to be heard, Chairman Santorelli closed that portion of the meeting.

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

4. **Schacher & Lubin (ZB 20210-03)**

Bulk Variance – Pool

2 Friendship Lane Block: 60 Lot: 214.13 (Zone R-22)

Exhibits

A-1 – Topographic boundary prepared by J. Hedges dated 7/29/2020

A-2 – Pool variance Plan, Jensen Design Group, dated 1/15/21 (2 sheets)

A-3 – Photograph from Google Earth (aerial)

A-4 – Photograph from Google Earth (street)

Mr. Venezia rejoined the meeting at 8:14 pm. Jennifer Krimko, Esq. appeared on behalf of the Applicants. Mr. Irene advised that he reviewed notice, which was in order, and the Board had jurisdiction. Ms. Waterbury was sworn, advised that there was compliance with her review, and Ms. DeGenaro advised taxes were current.

William Jensen, Applicant's Engineer, was sworn, presented his qualifications and was accepted as an expert in the field of engineering. Mr. Jensen provided testimony and a description of **A-2**, **A-3** and **A-4**. He discussed impervious coverage, rear yard setbacks, fencing, moving trees from the sight triangle and compliance with Ms. Waterbury's review letter. There was discussion regarding pool filters/drainage.

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

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

ABSENT: Hughes, Giglio, Malfa

5. **Resolutions:**

None

Other business:

Lee's Garage (Dismiss without prejudice)

83 Broadway Block: 13 Lots: 11-14, 14.10

Mr. Irene recommended that due to the incompleteness/extended amount of time this Application has been pending that it be dismissed without prejudice. Mr. Irene will advise that the Applicant will have to resubmit.

6. Review and approval of minutes for 4/22/2021

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

7. Return to in person meetings effective July 22, 2021

Mr. Irene discussed Open Public Meeting Act notice requirements for applications.

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

8. Other Board business:

There was additional discussion regarding sheds and recommendations to the Governing Body.

9. Adjournment

Motion to adjourn at 8:46 PM and approved by the Board.