



BOROUGH OF WEST LONG BRANCH
MONMOUTH UNIVERSITY SPECIAL MEETING OF THE ZONING BOARD
956 Broadway, West Long Branch, NJ 07764
June 29, 2021

Virtual Meeting via ZOOM

1. ROLL CALL:

Paul Santorelli, Jr., Chairman	Present
Pamela Hughes, Vice Chairperson	Absent
Robert Venezia	Absent
Michael Schulz	Absent
Mark Engel	Present
Scott LaMarca	Absent
Paul Giglio	Absent
Alex LaSalle	Present
Gregg Malfa	Absent
Rob Ferragina	Absent
Randy Triolo	Present
Gordon Gemma, Special Counsel	Present
Libby Waterbury, Board Engineer	Absent
Chris Ann DeGenaro, Secretary	Present

2. Open Public Meeting s Act: At 7:02 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.

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

Chairman Santorelli advised the Board would carry the motion to July 22, 2021. Applicant's Attorney, Steve Mlenak, advised the Applicant would agree to extension of time, without re-notice requirement and that the meeting would be held in person on July 22, 2021.

RESULT: Approved (Carry to July 22, 2021 Meeting)
MOVED BY: LaSalle
SECONDED BY: Engel
AYES: Santorelli, LaSalle, Engel, Triolo
NAYS: None
ABSTAIN: None
ABSENT: Hughes, Venezia, Schulz, LaMarca, Giglio, Malfa, Ferragina

6. **Resolutions**
None

7. **Adjournment**

At 7:05 PM, a motion was made to adjourn the meeting, which was approved by Board members.