



BOROUGH OF WEST LONG BRANCH  
REGULAR MEETING OF THE ZONING BOARD  
956 Broadway, West Long Branch, NJ 07764  
July 22, 2021

1. Open Public Meetings Act: At 7:06 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.
2. Pledge of allegiance: Chairman Santorelli led the audience and members of the public in the flag salute.
3. ROLL CALL: Regular Zoning Board

Paul Santorelli, Jr., Chairman	Present
Pamela Hughes, Vice Chairperson	Present
Robert Venezia	Present
Michael Schulz	Present
Scott LaMarca	Present
Paul Giglio	Absent
Alex LaSalle	Present
Mark Engel	Present
Greg Malfa	Present
Michael Irene, Board Attorney	Present
Libby Waterbury, Board Engineer	Present
Lisa Norman, CSR	Present
Chris Ann DeGenaro, Secretary	Present

Mr. Irene recused himself from the hearing due to a conflict. Mr. Gemma, Special Counsel, described the history of the Application. There was discussion regarding attendance and a quorum for a special meeting for the Monmouth University hearing. The members that had a conflict with the Monmouth University application stepped down and the eligible members came on board. At 7:10 PM a new roll call was taken.

4.) ROLL CALL: Monmouth University Board

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 (Mon. Univ. Only) (Remote)
Randy Triolo	Present (Mon. Univ. Only)
Gordon Gemma, Special Counsel	Present (Mon. Univ. Only)
Libby Waterbury, Board Engineer	Present
Lisa Norman, CSR	Present
Chris Ann DeGenaro, Secretary	Present

4. Items of Business:

**Applications:**

**1. Monmouth University/Main Campus (ZB 2019-22)**

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, Special Counsel, described the history of the Application. There was discussion regarding attendance and a quorum for a special meeting for the Monmouth University hearing.

Steve Mlenak, Esq. appeared on behalf of the Applicant. John Rea, Applicant's traffic expert, appeared and remained under oath. Mr. Rea provided testimony regarding the traffic impact study, Ms. Waterbury's and Mr. Fitzgerald's comments, specifically with regard to Cedar Ave., designated right and left turn lanes. There was discussion regarding pedestrian crossings, traffic flow on Larchwood Ave. and Cedar Ave., and parking. Ms. Waterbury offered comments on traffic flow. There was additional discussion regarding efficiency of traffic flow, police response to traffic.

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

Keenan Hughes, Applicant's Planner, was sworn, provided his qualifications and experience, and was accepted as an expert. Mr. Hughes testified regarding his analysis of the plan and each of the requested variances. He explained how the application's benefits will substantially outweigh any detrimental effects. He provided testimony regarding storm water management, ascetics and compliance with the Master Plan. Mr. Hughes also discussed requested C and bulk variances.

Bill Fitzgerald, Applicant's Engineer, previously sworn, appeared and provided testimony regarding pedestrian traffic, parking requirements, and answered questions from Board Members.

Chairman Santorelli opened the meeting to the public for questions/comments. As no one wished to be heard, he closed that portion of the meeting.

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

Mr. LaSalle expressed concern regarding the extent and number of variances required. Mr. Gemma provided a recap of the requests. There was discussion regarding a consolidated vote on all variances or each one separately. Ms. Waterbury described the variances required.

RESULT: DENIED (Motion to deny the Application)  
MOVED BY: LaSalle  
SECONDED BY: Schulz  
AYES: Schulz, LaSalle  
NAYS: Santorelli, Malfa, Engel, Ferragina, Triolo  
ABSTAIN: None  
ABSENT: Venezia, Hughes, LaMarca, Giglio

Mr. Gemma again outlined the conditions and stipulations of approval. Discussion followed.

RESULT: APPROVED (Motion to approve the Application)  
MOVED BY: Engel  
SECONDED BY: Malfa  
AYES: Santorelli, Malfa, Engel, Ferragina, Triolo  
NAYS: LaSalle, Schulz  
ABSTAIN: None  
ABSENT: Venezia, Hughes, LaMarca, Giglio

At 8:46 PM, the Board took a brief recess. At 8:58 PM, the Board resumed in session.

1.) ROLL CALL:

Paul Santorelli, Jr., Chairman	Present
Pamela Hughes, Vice Chairperson	Present
Robert Venezia	Present
Michael Schulz	Present
Mark Engel	Present
Scott LaMarca	Present
Paul Giglio	Absent

Alex LaSalle	Present
Gregg Malfa	Present
Michael Irene, Board Attorney	Present
Libby Waterbury, Board Engineer	Present
Lisa Norman, CSR	Present
Chris Ann DeGenaro, Secretary	Present

2.) **Almeida ( ZB 2019-10)**      Block: 70 Lot: 8      (Zone R-10)  
 Bulk Variance  
 45 Lakeview Ave.

### **EXHIBITS**

**A-1** – Topographic survey prepared by Frank Barlowski, dated 6/10/2021 (1 sheet)

Mr. Irene advised he had reviewed the application, notice was in order and the Board had jurisdiction. Ms. Waterbury, Board Engineer, was sworn. Michael Sinkevich, Applicant's attorney appeared and provided a brief overview of the application for approval of a pre-existing pool cabana. He outlined amendments to the plan, including removal of the proposed garage, relief from the drainage plan and keeping the wood shed. Applicant's Engineer, David Eareckson, was sworn, provided his qualifications and was accepted as an expert in Engineering. Mr. Eareckson provided testimony regarding Ms. Waterbury's review letter. He introduced and described **A-1**, soil conditions and impervious coverage. There was discussion regarding previous approval and conditions. Mr. Eareckson discussed permeability and coverage. There was discussion regarding the number of accessory structures, definitions of buildings and structures., and submission of information to the Environmental Commission. Leonardo Almeida, Applicant, was sworn and testified regarding keeping the shed. There was discussion regarding drainage.

RESULT:            APPROVED  
 MOVED BY:        Hughes  
 SECONDED BY:    Malfa  
 AYES:              Santorelli, Hughes, Venezia, LaMarca, Malfa  
 NAYS:              Schulz  
 ABSTAIN:          LaSalle  
 ABSENT:           Giglio

### 2.) **32 Oakwood LLC ( ZB 2021-04)** Request for withdrawal

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

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

5. **Resolutions: N/A**

6. Administrative

**38 Rivington Ave. (ZB 2021-06) Withdrawal of application**

Block: 108 Lot 17

RESULT: APPROVED

MOVED BY: Venezia

SECONDED BY: LaMarca

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

NAYS: None

ABSTAIN: None

ABSENT: Giglio

7. Adjournment

Chairman Santorelli advised that Mr. LaMarca would be resigning from the Board and thanked him for his service.

Motion to adjourn at 10:06 PM and approved by the Board.