

**GIANTS NECK BEACH ASSOCIATION
ZONING COMMISSION MEETING
July 23, 2026**

Present: Marilyn Jacobs-Christopher, Chair
Mario Harris
Jim Lafond
Al Lagana, Alternate

Absent: Steve Spano
Anthony Jacozzi
Richard Corona, Alternate

Also Present: James Ventres, Zoning Enforcement Officer

- 1) **CALL TO ORDER.** Chair Jacobs-Christopher called the Giants Neck Beach Association Zoning Commission Meeting to order at 6:45 p.m.
- 2) **SEAT ALTERNATES, IF NEEDED.** A quorum was established.
- 3) **APPROVAL OF OCTOBER 30, 2025 MINUTES.** Ms. Jacobs-Christopher asked for corrections, additions or deletions to the October 30, 2025 Giants Neck Beach Association Zoning Commission Minutes.

MOTION (1): Mr. Harris moved to approve the October 30, 2025 Giants Neck Beach Association Zoning Commission Minutes, as presented. Seconded by Mr. Lafond. (4-0) Unanimous

- 4) **BILLS.** There were no bills received.
- 5) **ZONING ENFORCEMENT OFFICER'S REPORT.** The Commission reviewed the Zoning Enforcement Officer's Report.
- 6) **REVIEW OF ARTICLE 9 QUIET ENJOYMENT AND PUBLIC SAFETY** Mr. Ventres reported a letter was sent to Mr. van Noordennen from John Casey, Esq. We created a Zoning Regulation and the Board of Governors created the Ordinance. Mr. Harris reported Ms. Christopher stated at a previous meeting it's about not looking for loopholes but being neighborly. Mr. Lagana asked if a homeowner is building a deck on a weekend is that allowed? Mr. Ventres stated that's allowed. Mr. Ventres stated he will call the contractor about a subcontractor starting work too early, and the matter will be taken care of by the contractor. Mr. Ventres stated we create the Zoning Regulations the Board of Governors creates the Ordinance.

Recommendations to the Board of Governors. This Commission had no changes to Article 9 Quiet Enjoyment and Public Safety.

- 7) **REVIEW OF REGULATIONS** Mr. Ventres recommended no changes to the regulations.

8) ADJOURNMENT

MOTION (2): Mr. Harris moved to adjourn the Giants Neck Beach Association Zoning Commission Meeting of July 23, 2026 at 7 p.m. Seconded by Mr. Lafond. (4-0) Unanimous.

Respectfully submitted,

Frances Gheri, Recording Secretary