



Borough of  
West Long Branch  
New Jersey

|                                      |                                      |                              |
|--------------------------------------|--------------------------------------|------------------------------|
| Mr. Anastasios Diacogiannis – Alt. 2 | 95 Broadway                          | Mr. Alex LaSalle             |
| Mr. Mark Engel, Alt. 1               | West Long Branch, NJ 07764           | Mr. Michael Schulz           |
| Mr. Paul Giglio                      | Jennifer O’Sullivan, Board Secretary | Mr. Robert Venezia           |
| Ms. Pamela Hughes                    | <i>josullivan@westlongbranch.org</i> | Chairman Paul Santorelli, Jr |
| Ms. Jane Hurd                        | (732) 229-1756 Ext. 111              |                              |

ZONING BOARD MINUTES

**August 26, 2021**

**Regular Meeting 7:00 P.M.**

**(Council Chambers)**

Chairman Santorelli called to order *the Meeting* of the Borough of West Long Branch Zoning Board according to the Sunshine Law.

This is the August 26, 2021, regular of meeting of the West Long Branch Zoning Board in which Mr. Santorelli read the following statement.

This meeting is called pursuant to the provisions of the Open Public Meetings Act.

This meeting was listed in the Notice of the annual schedule of the regular meetings of this board sent to both the Asbury Park Press and the Star Ledgers.

Said Notice was also posted on the bulletin board in Borough Hall and has remained continuously posted there as required of such notices under the statute.

In addition, a copy of said Notice is and has been available to the public and is on file in the Office of the Borough Clerk.

A copy of said Notice has also been sent to such members of the public as have requested such information in accordance with the Statute. Proper notice having been given; the Board Secretary is directed to include this statement in the minutes of this meeting.

**Members:**

|                                      |                            |                              |                            |
|--------------------------------------|----------------------------|------------------------------|----------------------------|
| Mr. Anastasios Diacogiannis – Alt. 2 | N/A                        | Mr. Alex LaSalle             | Present                    |
| Mr. Mark Engel, Alt. 1               | Absent                     | Mr. Michael Schulz           | Present                    |
| Mr. Paul Giglio                      | Absent                     | Mr. Robert Venezia           | Present                    |
| Ms. Pamela Hughes                    | Present                    | Chairman Paul Santorelli, Jr | Present                    |
| Ms. Jane Hurd                        | N/A                        | Greg Malfa                   | Absent                     |
| Mr. Rob Ferragina                    | Present /PB for MU on Zoom | Mr. Randy Triolo             | Present /PB for MU on Zoom |

**Board Professionals:**

|                                       |                        |                                       |         |
|---------------------------------------|------------------------|---------------------------------------|---------|
| Michele Irene, Esq.<br>Board Attorney | Present                | Chris Ann DeGenaro<br>Board Secretary | Present |
| Libby Waterbury, P.E.,<br>P.P., CME   | Present                | Lisa Norman, CSR                      | Present |
| Gordon Gemma                          | Present/ MU on<br>Zoom |                                       |         |

**Carried Applications**

**None**

**New Applications**

**ZB-2021-02** – Marc Fouerteh

Block(s): 47 Lot(s): 4 Zone: R-15

Address: 16 Windsor Drive

Application Type: Bulk Variance

The property contains an existing single-family dwelling. The applicant has submitted a bulk variance application to exceed allowable impervious coverage on the site. The property is located within the R-15 Zone and has access from Windsor Avenue.

For the Applicant

- Jennifer Krimko ESQ. Applicants Attorney
- Marc Fouerteh – Applicant

From the Public

- Ms. Yvette Sutton 18 Windsor Drive testified that the "curvy" walkway was added to the subject site during the applicant's ownership, and she indicated that construction at the premises was often done on Sundays.

Summary

- The applicant, Mr. Marc Fouerteh, testified in support of the application. He advised that he purchased the subject property in February 2020. Mr. Fouerteh stated that the sheds and patio existed at the site at the time of his acquisition, and he referred the Board to photographs submitted into evidence in this regard. After closing title to the property, Mr. Fouerteh indicated that his pool company informed him that the walls of the pool might collapse. He testified that his contractor removed concrete at and about the pool to repair same in March or April 2020. Mr. Fouerteh added that the same contractor did work on walkways and paver areas at the property, without first obtaining permits.
- As a result of the plan revisions, total proposed lot coverage was reduced from 46.5% to 44% (whereas 38% is the maximum permitted), proposed rear yard coverage was reduced from 60% to 44% (whereas 25% is the maximum permitted), one of the sheds at the site was removed and the other was relocated to conform to setback requirements, Based upon the aforesaid findings of fact, the Board further concludes that granting the approvals set forth herein will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of the zoning ordinance and zoning plan.
- The board requested that the application be carried so that Jim Miller can be in attendance the application was carried to October 28, 2021, with no re-noticing required.

Decision

- Motion: Pamela Hughes
- Second: Robert Venezia
- Roll Call:

|                                      |        |                              |     |
|--------------------------------------|--------|------------------------------|-----|
| Mr. Anastasios Diacogiannis – Alt. 2 | N/A    | Mr. Alex LaSalle             | Yea |
| Mr. Mark Engel, Alt. 1               | Absent | Mr. Michael Schulz           | Yea |
| Mr. Paul Giglio                      | Absent | Mr. Robert Venezia           | Yea |
| Ms. Pamela Hughes                    | Yea    | Chairman Paul Santorelli, Jr | Yea |
| Ms. Jane Hurd                        | N/A    |                              |     |

- Application to be carried to October 28, 2021, with no re-noticing required.

**ZB-2021-5** Thomas Shea

Block(s): 59.01 Lot(s): 28 Zone: R-15

Address: 80 Wall Street

Application Deemed Complete:

Application Type: USE Variance -D2

The applicant proposes a pool in the rear yard of the property. The existing lot contains non-conformities, such as lot width.

For the Applicant

- Mr. Thomas Shea, the applicant

From the Public

- No comments or questions from the public.

Summary

- The property contains a pre-existing non-conforming two-family dwelling. The applicant has submitted a variance application to expand the pre-existing non-conforming use by constructing an in-ground pool on the property. The property is located within the R-15 Zone and has access from Wall Street.
- Mr. Shea stated that he proposes to install an in-ground pool to provide a recreational amenity at the subject property. He indicated that no bulk variance relief is required for the project, and the pool and pool equipment will conform to Ordinance requirements. Mr. Shea pointed out that no lighting is proposed for the pool other than typical interior pool lights. He testified that the pool discharge will be directed to the driveway and then to the street, and he advised that grading around the pool will be accomplished to have no impact upon neighboring properties.

Decision

- Motion: Pamela Hughes
- Second: Michael Schulz
- Roll Call:

|                                      |        |                              |     |
|--------------------------------------|--------|------------------------------|-----|
| Mr. Anastasios Diacogiannis – Alt. 2 | N/A    | Mr. Alex LaSalle             | Yea |
| Mr. Mark Engel, Alt. 1               | Absent | Mr. Michael Schulz           | Yea |
| Mr. Paul Giglio                      | Absent | Mr. Robert Venezia           | Yea |
| Ms. Pamela Hughes                    | Yea    | Chairman Paul Santorelli, Jr | Yea |
| Ms. Jane Hurd                        | N/A    |                              |     |

- Application approved with conditions.

**New Applications**

**ZB-2021-10 – Asfendis**

Block(s): 93 Lot(s): 12 Zone: R-10

Address: 24 Forest Street

Application Type:

Applicant is seeking to.

For the Applicant

- Ms. Mary Asfendis and Mr. George Asfendis
- Mr. Mario Ercolino, the applicants' contractor

From the Public

- No objectors or interested parties appeared regarding this matter.

Summary

- The property contains an existing two-story single-family dwelling. The applicant has submitted a bulk variance application to build an addition off the rear of the house, remodel the interior room, move the rear exit door, and extend the current front porch across the front of the house porch. The property is located within the R-10 Zone and has access from Forest Street.
- The Board finds that the applicants have demonstrated "hardship" (C(1) criteria) sufficient to support granting the relief at issue.
- Variance relief to permit the existing lot area of 9,375 square feet, whereas 10,000 square feet is otherwise required.
- Variance relief to permit the existing lot width of 75 feet, whereas 100 feet is otherwise required; and Variance relief to permit the lateral extension of the existing deficient front yard setback of 26.91 feet to accommodate the proposed one-story, covered front porch yielding a front yard setback of 26.78 feet as depicted on the plan, whereas a front yard setback of 35 feet is otherwise required.

Decision

- Motion: Michael Schulz
- Second: Pamela Hughes
- Roll Call:

|                                      |        |                              |         |
|--------------------------------------|--------|------------------------------|---------|
| Mr. Anastasios Diacogiannis – Alt. 2 | N/A    | Mr. Alex LaSalle             | Yea     |
| Mr. Mark Engel, Alt. 1               | Absent | Mr. Michael Schulz           | Yea     |
| Mr. Paul Giglio                      | Absent | Mr. Robert Venezia           | Recused |
| Ms. Pamela Hughes                    | Yea    | Chairman Paul Santorelli, Jr | Yea     |
| Ms. Jane Hurd                        | N/A    |                              |         |

- Application approved with conditions.

**Resolutions**

**ZB-2019-22 – Monmouth University /Main Campus -USE and Bulk Variance**

**Block(s): 39 Lot(s): 1-5, 7-9, 11, 12.01& 12.02 Zone: R-22**

**Address: 400 Cedar Ave**

- Motion: Rob Ferragina
- Second: Randy Triolo
- All in favor. None Opposed.
- **Eligible to Vote Roll Call**

|                                      |        |                              |         |
|--------------------------------------|--------|------------------------------|---------|
| Mr. Anastasios Diacogiannis – Alt. 2 | N/A    | Mr. Alex LaSalle             | Yea     |
| Mr. Mark Engel, Alt. 1               | Absent | Mr. Michael Schulz           | Yea     |
| Mr. Paul Giglio                      | Absent | Mr. Robert Venezia           | Recused |
| Ms. Pamela Hughes                    | Absent | Chairman Paul Santorelli, Jr | Yea     |
| Ms. Jane Hurd                        | N/A    | Mike Irene                   | Recused |
| Mr. Rob Ferragina                    | Yea    | Mr. Randy Triolo             | Yea     |

- Gordon Gemma came in on zoom. He reviewed the resolution and the red-lined mark-up. Mike Schulz asked to see part of the transcript about the sidewalks on Larchwood Ave. Gordon indicated that the Board determined not to require sidewalks along Larchwood. Gordon will revise. They will add a condition to revise plans to show the Cedar Ave sidewalk from the corner to the entrance drive at Cedar. They will also add in the condition to get the traffic safety officer and the fire official approvals
- Resolution adopted as written.

**ZB-2019- Almeida**

**Block(s): 70 Lot(s): 8 Zone: R-10**

**Address: 45 Lakeview Ave**

**Application Type: Bulk Variance**

- Motion: Pamela Hughes
- Second: Robert Venezia
- Roll Call:

|                                      |        |                              |     |
|--------------------------------------|--------|------------------------------|-----|
| Mr. Anastasios Diacogiannis – Alt. 2 | N/A    | Mr. Alex LaSalle             | Yea |
| Mr. Mark Engel, Alt. 1               | Absent | Mr. Michael Schulz           | N/A |
| Mr. Paul Giglio                      | Absent | Mr. Robert Venezia           | Yea |
| Ms. Pamela Hughes                    | Yea    | Chairman Paul Santorelli, Jr | Yea |
| Ms. Jane Hurd                        | N/A    |                              |     |

- Extension was approved as written.

## Minutes

**May 27, 2021**

### Decision

- Motion: Pamela Hughes
- Second: Robert Venezia
- Eligible to vote

|                                      |        |                              |     |
|--------------------------------------|--------|------------------------------|-----|
| Mr. Anastasios Diacogiannis – Alt. 2 | N/A    | Mr. Alex LaSalle             | Yea |
| Mr. Mark Engel, Alt. 1               | Absent | Mr. Michael Schulz           | Yea |
| Mr. Paul Giglio                      | N/A    | Mr. Robert Venezia           | Yea |
| Ms. Pamela Hughes                    | Yea    | Chairman Paul Santorelli, Jr | Yea |
| Ms. Jane Hurd                        | N/A    |                              |     |

- Minutes adopted as written

**June 29, 2021**

### Decision

- Motion: Paul Santorelli, Jr. Chairman
- Second: Alex LaSalle
- Eligible to vote

|                                      |        |                              |     |
|--------------------------------------|--------|------------------------------|-----|
| Mr. Anastasios Diacogiannis – Alt. 2 | N/A    | Mr. Alex LaSalle             | Yea |
| Mr. Mark Engel, Alt. 1               | Absent | Mr. Michael Schulz           | Yea |
| Mr. Paul Giglio                      | Absent | Mr. Robert Venezia           | Yea |
| Ms. Pamela Hughes                    | N/A    | Chairman Paul Santorelli, Jr | Yea |
| Ms. Jane Hurd                        | N/A    |                              |     |

- Minutes adopted as written

**July 22, 2021**

### Decision

- Motion: Paul Santorelli, Jr. Chairman
- Second: Alex LaSalle
- Eligible to vote

|                                      |        |                              |     |
|--------------------------------------|--------|------------------------------|-----|
| Mr. Anastasios Diacogiannis – Alt. 2 | N/A    | Mr. Alex LaSalle             | Yea |
| Mr. Mark Engel, Alt. 1               | Absent | Mr. Michael Schulz           | Yea |
| Mr. Paul Giglio                      | N/A    | Mr. Robert Venezia           | Yea |
| Ms. Pamela Hughes                    | Yea    | Chairman Paul Santorelli, Jr | Yea |
| Ms. Jane Hurd                        | N/A    |                              |     |

- Minutes adopted as written

## Adjournment

### Decision

- Motion: Paul Santorelli, Jr. Chairman
- Second: Michael Schulz
- All in favor. None Opposed
- Roll Call:

|                                      |     |                              |     |
|--------------------------------------|-----|------------------------------|-----|
| Mr. Anastasios Diacogiannis – Alt. 2 | N/A | Mr. Alex LaSalle             | N/A |
| Mr. Mark Engel, Alt. 1               | N/A | Mr. Michael Schulz           | Yea |
| Mr. Paul Giglio                      | Yea | Mr. Robert Venezia           | Yea |
| Ms. Pamela Hughes                    | Yea | Chairman Paul Santorelli, Jr | Yea |
| Ms. Jane Hurd                        | N/A |                              |     |