



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	josullivan@westlongbranch.org	Chairman Paul Santorelli, Jr
Ms. Jane Hurd	(732) 229-1756 Ext. 111	

ZONING BOARD MINUTES

September 23, 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 September 23, 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	Present	Mr. Michael Schulz	Present
Mr. Paul Giglio	Present	Mr. Robert Venezia	Present
Ms. Pamela Hughes	Absent	Chairman Paul Santorelli, Jr	Present
Ms. Jane Hurd	N/A		

Board Professionals:

Michele Irene, Esq. Board Attorney	Present	Chris Ann DeGenaro Board Secretary	Present
Libby Waterbury, P.E., P.P., CME	Present	Lisa Norman, CSR	Present
Jennifer O’Sullivan Board Secretary	N/A		

Carried Applications – None

New Application

ZB-2021-05 Thomas Shea

Block(s): 80 Lot(s): 59.01 Zone: R-15

Address: 80 Wall Street

Application Type:

Applicant is seeking to construct an inground pool.

For the Applicant

- Mr. Thomas Shea – the applicant
- Mr. Jason Shea – applicants relative

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: Michael Schulz
- Second: Paul Giglio
- Roll Call:

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

- Application approved with conditions.

Resolutions

PB-2021-07 – Mary and George Asfendis

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

Address: 24 Forest Street

- Eligible to Vote Roll Call

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

Decision

- Motion: Michael Schulz
- Second: Alex LaSalle
- All in favor. None Opposed.
- Resolution adopted as written.

Other Business

Annual Report Draft Discussion

- Mike Irene makes suggestion on the annual report. He suggests that imperious coverage tie to structure also discussed parking, lighting for sports courts. Libby will update the report to include those items.

Lee's Garage Application

- Mike Irene reached out to the applicant's counsel. There has been no response. The board voted to dismiss the application without prejudice and memorialize the resolution on the same night.

Decision

- Motion: Mark Engle Alt#1
- Second: Paul Giglio
- Roll Call:

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

- Resolution adopted as written.

Scott La Marca submitted his resignation. They are interviewing potential members. The Mayor will choose an applicant. Other members are need if anyone were to resign.

Adjournment

Decision

- Motion: Michael Schulz
- Second: Alex LaSalle
- All in favor. None Opposed
- Roll Call:

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