



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

August 25, 2022

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 25, 2022, 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:

Alt. 2 Mr. Anastasios Diacogiannis	Present	Mr. Alex LaSalle	Present
Alt. 1 Mr. Mark Engel	Absent	Chairman Paul Santorelli, Jr.	Present
Mr. Paul Giglio	Absent	Mr. Michael Schulz	Present
Ms. Pamela Hughes (Vice-Chair)	Present	Mr. Robert Venezia (Secretary)	Present
Ms. Jane Hurd	Absent		

Board Professionals:

Michele Irene, Esq. Board Attorney	Present	Jennifer O'Sullivan Board Secretary	Present
Libby Waterbury, P.E., P.P., CME	Present		
Lisa Norman, CSR	Present		

Carried Applications

ZB 2022-07- Marc Edelstein Block(s): 60 Lot(s): 58 Zone: R-22

Address: 399 Monmouth Rd - Application Type: Bulk Variance

Applicant is seeking to seeks to legalize an existing treehouse location.

Decision

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

Mr. Anastasios Diacogiannis – Alt. 2	Yea	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	Absent		

- Application approved to be carried to November 17, 2022.

New Applications

ZB 2022-05 –Perrella Residence Block(s): 99 Lot(s): 10 Zone: R- 15

Address:51 Hilltop Rd.

Application Type: Bulk Variance

Applicant is seeking to add an addition two rooms to the rear left of the house to expand living space and front

For the Applicant

- Mr. Anthony Perrella and Mrs. Deborah Perrella

From the Public

- No objectors or interested parties appeared with regard to this matter.

Summary

- The property contains an existing residential house. The applicant has submitted an application to convert the existing garage living space. The Zoning Officer's denial indicates that this is to create a mother-daughter home. A Use Variance is required for the second unit. The property is located at the corner of Hilltop Road and Fairway Avenue with access from Fairway Avenue. The property is located within the R-15 Zone.
- The applicant submitted the following exhibits into evidence: Survey, prepared by Charles C. Widdis, PE & LS, dated 6/12/02 (A-1); "Existing Family Room/Garage" Plan(undated), prepared by the applicant (A-2); "Proposed Alterations To Family Room/Garage" Plan (undated), prepared by the applicant (A-3); and "51 Hilltop Substitution For Blueprints" Plan (A-4).
- Subject to the applicant complying with all requirements and recommendations set forth in the Board Engineer's review letter dated July 19, 2022. Subject to the conditions that: (1) the premises is and shall remain a single-family dwelling; (2) the premises is not and shall not be or become a two-family dwelling; and (3) no part less than the whole of the dwelling shall be leased/rented out. the kitchenette shall be removed from the premises (so that the dwelling shall thereupon contain only one kitchen area) upon the first of the following to occur: (a) the subject property being sold; or (b) Mrs. Perrella's mother referenced herein ceasing to reside at the subject property. Subject further, to the following. (a) There shall be no stove or oven (other than

- a microwave oven), now or in the future, in the mother's quarters. (b) The physical layout of the structure shall be as set forth on the plans, except as otherwise referenced in this Resolution. (c) There shall be no "hard" divider between the mother's quarters and the remainder of the dwelling; one must be able to pass freely from one end of the house to the other, through and including the mother's quarters. (d) There shall be no separate means of ingress and egress to and from the exterior of the house directly into the mother's quarters, except as expressly provided herein. In this regard, the exterior door that exists closest to the garage as depicted on the plans shall be eliminated, and the plans shall be modified; accordingly, there shall thereupon be only one exterior door at the front elevation of the house. Access to the mother's quarters shall be from the interior of the dwelling, except that supplemental access to the mother's quarters through the garage door to accommodate mobility issues for Mrs. Perrella's mother is permitted. Subject to a Deed restriction, being satisfactory in form and content to the Board Attorney and the Board Engineer, being prepared and recorded at the County Clerk's Office by the Applicant prior to the issuance of any permits for the project here at issue, which Deed restriction shall incorporate therein as restrictions, the provisions of Specific Conditions 2, 3, and 4 of this Resolution set forth above.

Subject to the applicant repairing/replacing to the satisfaction of the Borough Engineer, any curb, sidewalk and/or roadway pavement that is in poor condition or otherwise, damaged as a result of the construction here at issue. Subject to the applicant complying with the sight triangle requirements of Ordinance sec. 18-6.5(c).

Decision

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

Mr. Anastasios Diacogiannis – Alt. 2	Yea	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	Absent		

- Application approved with conditions.

New Applications

ZB-2022-04-Sanado Residence Block(s): 60 Lot(s): 213.17 Zone R-22

Address: 2 Kastor Lane - Application Type: Bulk Variance

Applicant proposes to construct a pool house addition to the existing home, safety fencing and a pool surround. storage.

For the Applicant

- Jeffrey Donner, Esq.
- Jack Weisberg of Space Planning & Design
- Robert C. Burdick PE, PP, PC

From the Public

- No objectors or interested parties appeared with regard to this matter.

Summary

- The property contains an existing residential house. The applicant proposes to construct a pool house addition to the existing home, safety fencing and a pool surround. A prior zoning permit was issued on January 13, 2022, for construction of a pool. Bulk Variances are required for the site improvements. The proposed pool house addition contains living space, sanitary facilities and a second kitchen. These combined facilities meet the definition of a dwelling unit. The property is located on the corner of Kastor Lane and Whale Pond Road. Driveway access is from Kastor Lane. The property is located within the R-22 Zone.
- Subject to the previously proposed exterior spiral staircase being eliminated from the project. The applicant complying with all applicable fire code and building code provisions, and the applicant obtaining all required permits. Subject to the applicant complying with all conditions attached to the prior approvals granted for the subject property. Subject to the proposed new improvements neither creating the need for additional variance relief nor exacerbating deviations sanctioned by the grant of prior variance relief. Subject to the Application, all attachments thereto, and all exhibits offered by the Applicant being accurate depictions of that which they purport to represent. Subject to the Applicant paying in full all application fees, review fees, engineering and consulting fees, and escrows. The actions of the Board with regard to this Application shall not relieve the Applicant from responsibility for any damage caused by the Project, nor does the Board or the Borough of West Long Branch accept any responsibility for the design or the installation of the Project.

Decision

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

Mr. Anastasios Diacogiannis – Alt. 2	Yea	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	Absent		

- Application was carried to October 27, 2022.

ZB-2022-06- 11 Nolan LLC Block(s): 61 Lot(s):71 Zone: R-22

Address:11 Nolan Drive - Application Type: Bulk Variance

The applicant proposes to construct an addition to the rear of the existing building. The property is located on and has access from Nolan Drive.

For the Applicant

- Jennifer S. Krimko, Esq
- 11 NOLAN, LLC and ABRAHAM HEDAYA
- Patrick R. Ward, PE & PP, of InSite Engineering, LLC

From the Public

- No objectors or interested parties appeared with regard to this matter.

Summary

- The property contains an existing residential dwelling. The applicant proposes to construct an addition to the rear of the existing building. The property is located on and has access from Nolan Dr. The property is located within the R-22 Zone.
- The applicant submitted the following exhibits into evidence: Plot Plan, prepared by Patrick R. Ward, PE & PP, of InSite Engineering, LLC, consisting of one sheet, dated 7/21/22 (A-1); Floor Plans & Elevations, prepared by Jeffrey G. Bell, RA, consisting of three sheets, dated 12/17/19, last revised 5/26/22 (A-2); Survey, prepared by Charles Surmonte, PE & PLS, consisting of one sheet, dated 9/14/21 (A-3); and Aerial photograph of the site dated 8/25/22 (A-4).
- Conditions of Approval: The Applicant shall furnish proof that taxes have been paid through the current quarter and through the quarter in which he receives his initial construction permits. Subject to the Applicant obtaining and complying with the approval of any other reviewing agency having jurisdiction over the Property and/or the Project, including but not limited to the Board of Health, the municipal Engineer, the municipal Fire Official, and any Country, State, or Federal agency; provided, The action of the Board in approving this Application shall not relieve the Applicant from responsibility for any damage caused by the Project, nor does the Board of Adjustment or the Borough of West Long Branch or any of their respective professionals and consultants, accept any responsibility for the design or the installation of the Project.

Decision

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

Mr. Anastasios Diacogiannis – Alt. 2	Yea	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	Absent		

- Application approved with conditions.

Resolutions

ZB 2021-11 – 33 Wall Street Block(s): 101 Lot(s): 12 Zone: R-15

Address: 33 Wall Street Application Type: Bulk Variance

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	Yea
Ms. Pamela Hughes	Yea	Chairman Paul Santorelli, Jr	Yea
Ms. Jane Hurd	Absent		

Decision

- Motion: Pamela Hughes
- Second: Robert Venezia
- All in favor. None Opposed.
- Resolution adopted as written.

ZB 2021-14 – Edilon Fernandes Block(s): 4 Lot(s): 5.01 Zone: R-10

Address: 9 Clay Avenue Application Type: Bulk Variance

Eligible to Vote Roll Call

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

Decision

- Motion: Pamela Hughes
- Second: Robert Venezia
- All in favor. None Opposed.
- Resolution adopted as written.

ZB 2022-03 Kassin Residence Block(s): 60 Lot(s): 217 Zone:R-22

Address: 312 Wall Street Application Type: Bulk Variance

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	Yea
Ms. Pamela Hughes	Yea	Chairman Paul Santorelli, Jr	Yea
Ms. Jane Hurd	Absent		

Decision

- Motion: Pamela Hughes
- Second: Robert Venezia
- All in favor. None Opposed.
- Resolution adopted as written.

ZB 2022-02 Malakh Residence Block(s): 57 Lot(s): 30 Zone: R-22

Address: 422 Monmouth Rd Type: Bulk

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	Yea
Ms. Pamela Hughes	Yea	Chairman Paul Santorelli, Jr	Yea
Ms. Jane Hurd	Absent		

Decision

- Motion: Pamela Hughes
- Second: Robert Venezia
- All in favor. None Opposed.
- Resolution adopted as written.

Other Business

Demelo 36 Victor Avenue –Letter of Extension Request from DaSilva & Newell dated 8-11-2022

- 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	Absent		

- Need more information on the time needed for the extension.

Minutes

July 28, 2022, meeting

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	Absent	Mr. Robert Venezia	Yea
Ms. Pamela Hughes	Yea	Chairman Paul Santorelli, Jr	Yea
Ms. Jane Hurd	Absent		

- Minutes adopted as written

Adjournment

Decision

- Motion: Pamela Hughes
- Second: Robert Venezia
- All in favor. None Opposed
- Roll Call:

Mr. Anastasios Diacogiannis – Alt. 2	Yea	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	Absent		