



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

February 24, 2022

Regular Meeting 7:00 P.M.

(Council Chambers)

Vice Chairwoman Hughes called to order *the Meeting* of the Borough of West Long Branch Zoning Board according to the Sunshine Law.

This is the February 24, 2022, regular of meeting of the West Long Branch Zoning Board in which Ms. Hughes 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	Present	Chairman Paul Santorelli, Jr.	Absent
Mr. Paul Giglio	Present	Mr. Michael Schulz	Absent
Ms. Pamela Hughes (Vice-Chair)	Present	Mr. Robert Venezia (Secretary)	Present
Ms. Jane Hurd	Present		

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 - None

New Applications

ZB 2021-09 – Salek Residence Block(s): 108 Lot(s): 49 Zone: R-10

Address: 16 N. Locust Ave

Application Type: Bulk Variance

The applicant is seeking to add an addition to the existing garage and Expansion of the driveway.

Applicant requests that the board withdraw their application. Paul Edinger, the attorney for the applicant, has submitted a letter to request the withdrawal.

Decision

- Motion: Alex LaSalle
- Second: Robert Venezia
- Roll Call:

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

- The application was withdrawn without prejudice.

New Applications

ZB 2021-12 – 90 Cooper Ave- Nicole Shamah Block(s): 55 Lot(s): 26 Zone: R-15

Address: 90 Cooper Ave

Application Type: Bulk Variance-Applicant is seeking a kitchen renovation with a small addition that encroaches on the second front yard setback corner lot on the Whale Pond Rd side.

For the Applicant

- Nicole Shamah

From the Public

- No comments or questions by the public.

Summary

- The property contains an existing single-family dwelling. The applicant has submitted a bulk variance application to renovate the kitchen and construct an addition to the existing structure. The property is located within the R-15 Zone and has access from Cooper Ave.
- The noticing for the application was reviewed, it was determined that the property borders the town of Eatontown, and the applicant must notify the Borough Clerk for Eatontown along with the 200-foot neighbors on the Eatontown side.
- The applicant must provide proof of ownership or the owner's consent to proceed with the hearing.

Decision

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

- **Roll Call:**

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

- The application was carried to April 28, 2022, to perfect the noticing for Eatontown. Re-noticing

New Applications

ZB 2021-08 – Albert Srour Block(s): 57 Lot(s): 17 Zone: R-22

Address: 21 Hendrickson Place

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 storage.

For the Applicant

- Mr. Albert Srour
- Anthony Scalise- Architect

From the Public

- Jason Petrick 30 Hendrickson concerned with traffic on the street and parking.
- Mike Lonigro – 9 Hendrickson – concerned with all the traffic
- Laura Maggio-Duffy- 36 Baker -Asked questions regarding parking.
- Mike Heayn -16 Hendrickson

Summary

- The property contains an existing single-family dwelling. The applicant has submitted a bulk variance application to construct a rear addition to expand the living space, and a front addition for storage. In addition, the applicant has received prior approval to convert the existing garage space to bedrooms. Originally all proposed additions were one-story. The plans have been revised to provide a smaller first-floor addition to the rear of the dwelling and a second story over the main existing portion of the dwelling. The property is located within the R-22 Zone and has access from Hendrickson Place.
- The Applicant presented Exhibit A-5 page 6 of the submitted plans dated 2/14/22. Present a new exhibit A-6 Horseshoe driveway plan page A-002.
- The board has many questions regarding parking and expansion of the property.

Decision to Application denied.

- Motion: Alex LaSalle
- Second: Paul Giglio
- **Roll Call:**

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

- Application denied.

Resolutions

Appointment of Board Attorney –Resolution to adopt Michael Irene. Esq. as Zoning Board Attorney for 2022.

- **Eligible to Vote Roll Call**

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

Decision

- Motion: Mark Engle Alt#1
- Second: Robert Venezia
- All in favor. None Opposed.
- Resolution adopted as written.

Appointment of Board Engineer/Planner- Resolution to adopt Libby Waterbury of E.M. Waterbury & Associates PA as Zoning Board *Engineer/Planner* for 2022.

- **Eligible to Vote Roll Call**

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

Decision

- Motion: Mark Engle Alt#1
- Second: Paul Giglio
- All in favor. None Opposed.
- Resolution adopted as written.

Appointment of Secretary-Resolution to adopt Jennifer O'Sullivan as Secretary of the West Long Branch Zoning Board for 2022.

- **Eligible to Vote Roll Call**

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

Decision

- Motion: Mark Engle Alt#1
- Second: Paul Giglio
- All in favor. None Opposed.
- Resolution adopted as written.

Appointment of Recording Secretary- Resolution to adopt Lisa Norman as Recording Secretary of the Zoning Board for 2022.

- **Eligible to Vote Roll Call**

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

Decision

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

Other Business

Monmouth University's usage for the existing building at 470 Cedar Avenue. The applicant proposes some minor changes to the approved site plan. The applicant wants to know if they need to come back as an amended site plan approval before the board or if the matter can be handled administratively.

The applicant requested that they be removed from the ZB's agenda.

Minutes

9/23/21

Decision

- Motion: Mark Engel Alt#1
- Second: Paul Giglio
- Eligible to vote

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

- Minutes adopted as written

1/27/22

Decision

- Motion: Mark Engel Alt#1
- Second: Paul Giglio
- Eligible to vote

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

- Minutes adopted as written with the amended corrections provided by the board.

Adjournment: Meeting ended at 10:00pm

Decision

- Motion: Mark Engel Alt#1
- Second: Paul Giglio
- 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	Absent
Mr. Paul Giglio	Yea	Mr. Robert Venezia	Yea
Ms. Pamela Hughes	Yea	Chairman Paul Santorelli, Jr	Absent
Ms. Jane Hurd	Yea		