



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

ZONING BOARD MINUTES

January 27, 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 January 27, 2022, Reorganization 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	Present	Chairman Paul Santorelli, Jr.	Present
Mr. Paul Giglio	Present	Mr. Michael Schulz	Present
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		

ELECTION OF OFFICERS:

Election of Chairman- On a motion made by Ms. Hughes, seconded by Mr. Giglio, Paul Santorelli, Jr was nominated as Chairman of Zoning Board for 2022.

There were no other nominations.

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

Election of Vice-Chairman On a motion made by Paul Santorelli, Jr, seconded by Mr. Schulz, Pamela Hughes was nominated as Vice Chairman of the Zoning Board for 2022.

There were no other nominations.

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

*Appointment of Secretary-*On a motion made by Mr. Schulz, seconded by Mr. Giglio, the Board voted to adopt Jennifer O'Sullivan as Secretary of the West Long Branch Zoning Board for 2022.

There were no other nominations.

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

Appointment of Board Attorney –On a motion made by Mr. Venezia, seconded by Mr. Giglio, the Board voted to adopt Michael Irene. Esq. as Zoning Board Attorney for 2022.

There were no other nominations

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

Appointment of Board Engineer/Planner- On a motion made by Mr. LaSalle, seconded by Mr. Giglio, the Board voted to adopt Libby Waterbury of E.M. Waterbury & Associates PA as Zoning Board Engineer/Planner for 2022.

There were no other nominations.

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

Appointment of Recording Secretary- On a motion made by Mr. Venezia, seconded by Mr. Schulz, the Board voted to adopt Lisa Norman as Recording Secretary of the Zoning Board for 2022.

There were no other nominations

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

Carried Applications

No Carried Applications.

New Applications

ZB 2021-11 – 33 Wall Street

Block(s): 101 Lot(s): 12 Zone: R-15

Address: 33 Wall Street

Application Type: Bulk Variance-Applicant is seeking expand the existing single-family home.

Applicant is seeking to expand the existing single-family home.

For the Applicant

- Francisco Brinco
- ST Construction & Contracting, Inc -Owner

From the Public

- No comments or questions from the public the application was carried.

Summary

- The property contains an existing residential house. The applicant has submitted as bulk variance application to construct a two-story addition onto the house. The property is located within the R-15 Zone and has access from Wall St.
- The applicant should address if easements exist on the property. The date of the original preparation of the plans and all revisions has not been included. Signature blocks must be provided for the names, signatures, license number, seal, and address of the engineer and/or architect. The plans do not contain a title block. Grading has not been provided for the site.

Decision

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

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

- Application was carried no date was determined the applicant will need to re-notice.

Resolutions

The Establishment of Meeting Schedule for 2022 and setting Reorganization Meeting date for 2023. On a motion made by Mr. Schulz, seconded by Chairman Santorelli, the Board voted to adopt the 2022 meeting schedule and first meeting in 2023.

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

Decision

- Motion: Mr. Schulz
- Second: Chairman Santorelli
- All in favor. None Opposed.
- Resolution adopted as written.

The Official Newspapers of the Board being the Asbury Park Press and Star Ledger, Board Regulations and Procedures, etc. On a motion made by Mr. Schulz, seconded by Chairman Santorelli, the Board voted to adopt the official newspaper for 2022.

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

Decision

- Motion: Mr. **Giglio**
- Second: Ms. Hughes
- All in favor. None Opposed.
- Resolution adopted as written.

ZB 2021-10 – Back Nine Golf, LLC Block(s): 69 Lot(s): 5-8 & 17 Zone: OP
Address: 185 State Highway 36

- Eligible to Vote Roll Call

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

Decision

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

Other Business

Annual Report 2020

Decision

- Motion: Paul Giglio
- Second: Pamela Hughes
- Roll Call:

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

- The board goes over the lists suggested by Mike and Libby, item by item. Except for a few tweaks, the board would like to recommend to the council the report's findings.

Minutes

August 26, 2021

Decision

- Motion: Michael Schulz
- Second: Paul Santorelli, Jr. Chairman
- Eligible to vote

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

- Minutes adopted as written

December 16, 2021

Decision

- Motion: Michael Schulz
- Second: Paul Santorelli, Jr. Chairman
- Eligible to vote

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

- Minutes adopted as written

Adjournment

Decision

- Motion: Pamela Hughes
- Second: Jane Hurd
- All in favor. None Opposed
- Roll Call:

Paul Santorelli, Jr	Yea	Alex LaSalle	Yea
Pamela Hughes	Yea	Jane Hurd	Yea
Robert Venezia	Yea	Mark Engel, Alt. 1	Yea
Michael Schulz	Yea	Anastasios Diacogiannis – Alt. 2	Yea
Paul Giglio	Yea		