



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

July 28, 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 July 28, 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	Present	Chairman Paul Santorelli, Jr.	Present
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

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 storage.

Carried to August 28, 2022, with no further noticing required.

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.

For the Applicant

- Mr. John Bluteza -Engineer and Planner
- Carlos Santos – Owner

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 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 submitted the following exhibits into evidence: Variance Plan,2prepared by John A. Buletza, PE & PP, of Nelson Engineering Associates, Inc., consisting of one sheet, dated 4/8/22 (A-1); and Proposed Alterations & Additions Plan, prepared by Anthony M. Condouris, AIA, consisting of 3 sheets, dated 6/29/22 (A-2). He testified that the applicant proposes to add a two-story addition to the existing dwelling along with a rear deck. The addition will have a footprint that is 6 feet by 12 feet in dimension, while the rear deck will be 10 feet by 24 feet in dimension.
- The Board concludes that the Applicant has established and demonstrated that the premises are of such exceptional size or shape, and/or are so uniquely affected by exceptional topographic or physical features, and/or are so uniquely affected by other extraordinary and exceptional circumstances that the strict application of the zoning regulations would result in exceptional practical difficulties or exceptional and undue hardship; Subject to the plans (exhibits A-1 and A-2) being revised to be consistent with the testimony presented during the hearing, and further to be consistent with one another, and the plans so revised shall be subject to review and approval by the Board Engineer.

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	Yea
Ms. Jane Hurd	Yea		

- Application approved with conditions.

New Applications

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

Address: 9 Clay Avenue Application Type: Bulk Variance

Applicant is seeking to replace the deck in the rear portion of the property. The new deck is larger than existing deck.

For the Applicant

- The applicant, Mr. Edilon Fernandes
- Ms. Carmen Fernandes, the spouse of the applicant
- Applicant's Attorney: Catherine Kim, Esq.
- Paul Ricci, PP, the applicant's Professional Planner,

From the Public

- Edward F. Christopher, Esq., appearing on behalf of the Estate of Frances Christopher
- Mr. Rocco Christopher, residing at 14 Deforest Place, and owner of 70 Victor Avenue

Summary

- The property contains an existing single-family dwelling. The applicant has submitted a bulk variance application for to legalize a new deck on the rear of the property. The property is located within the R-10 Zone and has access from Clay Ave.
- The applicant submitted the following exhibits into evidence: Survey, prepared by Stanley Hans, Jr., PLS & PP, of R.C. Burdick, PE, PP, PC, consisting of one sheet, dated 10/5/21 (A-1); and 6 photographs of the subject property (A-2(a) through and including A-2(f)).
- The Board concludes that the Applicant has established and demonstrated that the premises are of such exceptional size or shape, and/or are so uniquely affected by exceptional topographic or physical features, and/or are so uniquely affected by other extraordinary and exceptional circumstances that the strict application of the zoning regulations would result in exceptional practical difficulties or exceptional and undue hardship; Subject to the applicant complying with all requirements and recommendations set forth in the Board Engineer's review letter dated May 18, 2022, and supplements thereto, if any. Subject to the deck remaining as constructed, in its present dimensions and location, uncovered and without a roof, and open in design. The applicant shall further submit additional photographs of the existing deck, as may be required by the Board Engineer in this regard for the Board's file. Subject to the applicant submitting a stormwater mitigation plan to the Board Engineer for review and approval, and then installing the stormwater mitigation facilities as so approved no later than 90 days from the date of the adoption of this Resolution.

Decision

- Motion: Pamela Hughes
- 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	Yea
Ms. Jane Hurd	Yea		

- Application approved with conditions.

New Applications

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

Address: 422 Monmouth Rd Type: Bulk

Applicant is seeking to install an in-ground swimming pool, equipment and walkway and patio.

For the Applicant

- Mr. Abdo Malakh, the applicant

From the Public

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

Summary

- The property contains an existing single-family dwelling. The applicant has submitted a variance application to building ground swimming pool and walkway. The property is located within the R-22 zone on Monmouth Road.
- Mr. Malakh also testified that fencing was installed at the premises without permits. He indicated that the project would generate excess lot coverage at the site. As a result of comments from Board Members, Mr. Malakh revised the plans during the course of the proceedings to reduce proposed coverage to some degree, but the resulting proposed coverage nevertheless exceeded Ordinance limitations.
- Variance relief to permit existing lot area of 12,500 square feet, whereas 22,500 square feet is required; Variance relief to permit existing lot width of 100 feet, whereas 150 feet is required; and Variance relief to permit total proposed lot coverage not to exceed 35%. As noted above, the Board finds that the existing side yard setback and total combined side yard setback deficiencies of the dwelling are existing nonconformities not being altered or exacerbated by this application. As a result, the Board finds that no relief is required for same, nor is any relief granted for same herein.

Decision

- Motion: Pamela Hughes
- 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	Yea
Ms. Jane Hurd	Yea		

- Application approved with conditions.

New Applications

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

Address: 312 Wall Street Application Type: Bulk Variance

Applicant is seeking to add a Rear addition - Cabana renovation - plumbing, electric, HVAC, decking , pool.

For the Applicant

- The applicants, Mr. Ezra Kassin and Ms. Lauren Kassin

From the Public

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

Summary

- The property contains an existing residential house. The applicant received approval from the Zoning Board to construct a family room addition on the existing dwelling by resolution dated May 25, 2017. The applicant has submitted an application to construct a second-floor addition over the approved family room. Access to the new second-floor room is through a second-floor bathroom. The property is located on and has access from Monmouth Road. The property is located within the R-22 Zone
- The Actions and Determinations of the Board as follows: 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. The applicant will comply with all conditions attached to the prior approvals granted for the subject property. The new improvements neither creating the need for additional variance relief nor exacerbating deviations sanctioned by the grant of prior variance relief. The Application, all attachments thereto, and all exhibits offered by the Applicant being accurate depictions of that which they purport to represent.

Decision

- Motion: Robert Venezia
- Second: Paul Giglio
- Roll Call:

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

- Application approved with conditions.

Adjournment

Decision

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

Mr. Anastasios Diacogiannis – Alt. 2	Choose an item.	Mr. Alex LaSalle	Choose an item.
Mr. Mark Engel, Alt. 1	Choose an item.	Mr. Michael Schulz	Choose an item.
Mr. Paul Giglio	Choose an item.	Mr. Robert Venezia	Choose an item.
Ms. Pamela Hughes	Choose an item.	Chairman Paul Santorelli, Jr	Choose an item.
Ms. Jane Hurd	Choose an item.		