



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

June 23, 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 **June 23, 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	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		

New and Carried 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.

Summary

- The application was carried to the 5/26/22 meeting due to insufficient noticing. The noticing has been reviewed and is now in order. The applicant's attorney has requested by letter dated 6/22/22 that the applicant has had some difficulty securing a professional planner. The applicant is requesting the application be carried to the next available date.
- Mr. Edward Christopher states that he is appearing on behalf of the neighbors. Mr. Christopher has many concerns with the application. Mr. Christopher would like some finality.
- The board determines to carry the application to the July 28, 2022, date no need to re-notice.

From the Public

- No interest party is present from the public regarding noticing.
- **Board determines to carry the application to July 28, 2022, with no re-noticing required.**

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

ZB-2022-04 Sanando Residence Block(s): 60 Lot(s): 213.17

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.

Summary

- Mr. Engel recuses himself and steps off the dais.
- Mr. Donner attorney for the applicant states they will be addressing the completeness issues.
- Mr. Irene states the application has an issue with the notice and the board should proceed with the completeness waiver hearing only.
- The board determines to grant waivers 1.2 Checklist Item B3 – Signature Blocks– Signature blocks must be provided for the names, signatures, license number, seal, and address of the engineer and/or architect 1.5 Checklist No. B28 Preliminary architectural plans and elevations – The floor plan and elevation are prepared by Mr. Jack Weisberg. The applicant has provided further information on the other waiver items. For completeness waivers only.

From the Public

- There are interest party is present from the public and have been advised on the new date.

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

- **Board determines to carry the application to August 25, 2022, with re-noting required.**

Mr. Engel rejoins the board.

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.

Summary

- Mr. Irene states that he has reviewed the noticing materials and they appear to be in order.
- Ms. Waterbury goes over the waivers 1.1 Checklist Item B9- Proof that taxes are current, 1.2 Checklist Item B22- Easement – No easement on the property. 1.3 Checklist D6- Signed Affidavit of owner consent- Mr. Malakh is the sole owner.
- Waivers are complete.
- 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. The applicant proposes a coverage of 40.5% the applicant indicates a coverage of 5058 SF. Exhibit A1 Engineering plans prepared by MGC Associates dated November 28, 2021, consisting of one (1) sheet.
- The Fence requirements for the pool are not shown on the plans. There is a code violation currently. Ms. Waterbury goes over the fence requirements with the applicant.
- Ms. Waterbury suggested to get a plan with all the fences and sizes to make sure it complies.
- Mr. Malakh states he will install a recharge system to mitigate any drainage.

From the Public

- No interest party is present from the public regarding noticing.

Board takes 5-minute break.

• **Member Roll Call:**

Mr. Anastasios Diacogiannis – Alt. 2	Present	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	Present	Chairman Paul Santorelli, Jr	Present
Ms. Jane Hurd	Present		

- ***Board votes to carry the application to the next available date on July 28, 2022, no re-noticing required.***

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

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

Address: 312 Wall Street Application Type: Bulk Variance

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

Summary

- Mr. Irene states that the noticing is in order.
- Ms. Waterbury states based on my review; the application is incomplete.– Wavier are required Signature Blocks 1.1 signature block have been signed by applicant 1.2 Checklist Item B4 – Title Block- the applicant signed the plans. 1.6 Checklist No. B28 Preliminary architectural plans and elevations. The applicant will add the Title block and date it.
- 1.4 Checklist Item B22- Existing or Proposed Easement- Applicant states there are none.
- 1.5 Checklist Item B24 Location of Streams – Applicant states there none.
- Motion to accept waivers: Michael Schulz
- Second: Pamela Hughes
- 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	Yea	Mr. Robert Venezia	Yea
Ms. Pamela Hughes	Yea	Chairman Paul Santorelli, Jr	Yea
Ms. Jane Hurd	Yea		

- Waiver are granted.

Summary

- Present into evidence is -A-1 Plan entitled “Plot Plan and Grading Plan prepared by Charles Surmonte PE dated last revised July 10, 2020, consisting of one (1) sheet and A-2 Floorplans and elevations noted as prepared by the homeowner undated consisting on two (2) sheets.
- Ms. Waterbury states that the plan presented is not the plan proposed. The plan is from prior approval. She would like the plan to be updated with the items that have been approved and to indict what is proposed.

Decision

- Motion to carry the application : Michael Schulz
- Second: Pamela Hughes
- 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	Yea	Mr. Robert Venezia	Yea
Ms. Pamela Hughes	Yea	Chairman Paul Santorelli, Jr	Yea
Ms. Jane Hurd	Yea		

- The application is carried July 28, 2022, with no re-noticing required.

Resolutions

ZB 2022-01 Nehmad Residence Block(s): 55 Lot(s): 1 Zone: R-15

- **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	Yea
Mr. Paul Giglio	N/A	Mr. Robert Venezia	Yea
Ms. Pamela Hughes	Yea	Chairman Paul Santorelli, Jr	Yea
Ms. Jane Hurd	Yea		

Decision

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

Minutes

4/28/22

Decision

- Motion: Michael Schulz
- Second: Jane Hurd
- Eligible to vote

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

- Minutes adopted as written

5/26/22

Decision

- Motion: Jane Hurd
- Second: Robert Venezia
- Eligible to vote

Mr. Anastasios Diacogiannis – Alt. 2	Choose an item.	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	Yea	Chairman Paul Santorelli, Jr	Yea
Ms. Jane Hurd	Yea		

- Minutes adopted as written

Adjournment

Decision

- Motion: Paul Giglio
- Second: Jane Hurd
- All in favor. None Opposed
- 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	Yea	Mr. Robert Venezia	Yea
Ms. Pamela Hughes	Yea	Chairman Paul Santorelli, Jr	Yea
Ms. Jane Hurd	Yea		