



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

March 24, 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 **March 24, 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	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

No Carried Applications.

New Applications

ZB 2021-13 – Terrance Blaney Block(s): 92 Lot(s): 27 Zone: R-15

Address: 24 Linden Ave

Application Type: Bulk Variance

Applicant is seeking to install 54" fence within the front set back.

For the Applicant

- Terrance Blaney

From the Public

- No members of the public present.

Summary

- The property contains an existing single-family dwelling. The applicant has submitted a bulk variance application to install a 54" fence within the front yard setback. The property is located within the R-10 Zone and has access from Linden Avenue.
- Due to improper noticing the application was carried to April 28, 2022.

Decision

- **Motion was made to carry the application.**
- Motion: Robert Venezia
- Second: Mark Engel Alt#1
- Roll Call:

Mr. Anastasios Diacogiannis – Alt. 2	Yea	Mr. Alex LaSalle	Yea
Mr. Mark Engel, Alt. 1	Yea	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		

New Applications

ZB 2021-15 – Christopher Borriello Block(s): 28 Lot(s): 70 Zone: R-15

Address: 29 Maple Ave

Application Type: Bulk Variance

Applicant is seeking remove existing driveway & install new one with Belgium block curb and a proposed 2nd story addition over the right side of the house.

For the Applicant

- Antonio Scalise, AIA
- Mr., Christopher Borriello

From the Public

- Ms. Mary Ann Sahar, an interested party residing at 45 Brook willow Avenue, appeared and inquired about drainage issues, and also advised that rainwater ponds at the intersection of Maple Avenue and Brook willow Avenue.

Summary

- The property contains an existing single-family dwelling. The applicant has submitted a bulk variance application to construct a second story addition to the existing dwelling. The property is located at the corner of Maple Avenue and Brook willow Avenue. The dwelling faces Maple Ave and has driveway access from Brook willow Avenue. The property is located with the R15 zone.
- The applicant submitted the following exhibits into evidence: Survey, prepared by Jeffrey S. Grunn, PLS, of Lakeland Surveying, consisting of one sheet, dated 12/8/21(A-1); Additions & Alterations Plans, prepared by Antonio Scalise, AIA, of Parallel Architectural Group, consisting of 5 sheets, dated 12/3/21, last revised 12/28/21 (A-2); Survey, prepared by David J. Von Steenburg, PLS, of Morgan Engineering & Surveying, consisting of one sheet, dated 7/8/20 (A-3); Copy of Exhibit A-3 marked-up to show coverage comparison of old and new surveys (A-4); 9 photographs of the site on a single sheet dated 3/22/22 (A-5).
- Variance relief to permit the vertical extension of the existing 19.5 feet setback of the dwelling from the Brook willow Avenue frontage via the modification of the loft area above the attached garage, as specifically depicted on the plans submitted into evidence, whereas a front yard setback of 35 feet is otherwise required.
Variance relief to permit total lot coverage at the site not to exceed 43%, whereas 38% is the maximum allowed, but whereas 47.2% lot coverage currently exists: and
Variance relief to permit the rear yard coverage that results after reduction in total lot coverage as set forth herein (including the elimination of the 5-foot-wide strip of patio as referenced above), whereas rear yard coverage is otherwise limited to 25%.

Decision

- Application approved with conditions
- Motion: Robert Venezia
- Second: Mark Engel Alt#1
- Roll Call:

Mr. Anastasios Diacogiannis – Alt. 2	Yea	Mr. Alex LaSalle	Yea
Mr. Mark Engel, Alt. 1	Yea	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		

ZB 2021-16 – Rachel McCarthy Block(s): 107 Lot(s): 11 Zone: R-10

Address: 26 Pine Ave

Application Type: Bulk Variance

Applicant is seeking to proposed 2nd story addition over the left side of the house.

For the Applicant

- Antonio Scalise, AIA
- Mr. and Mrs. McCarthy

From the Public

No Comment or questions from the public.

Summary

- The property contains an existing single-family dwelling. The applicant has submitted a bulk variance application to construct a second story addition. The property is located at the corner

of Pine Avenue and Chestnut Place. The dwelling faces Pine Avenue and has driveway access from Chestnut Place. The property is located with the R10 zone

- The applicant submitted the following exhibits into evidence: Survey, prepared by Robert Cigol, PLS, of DMC Associates, Inc., dated 11/21/12 (A-1); Additions & Alterations Plans, prepared by Antonio Scalise, AIA, of Parallel Architectural Group, consisting of 5 sheets, dated 10/18/21, last revised 12/10/21 (A-2); Rendering of the proposed facade of the dwelling (A-3); 9 photographs of the site on a single sheet dated 3/23/22 (A-4); and Exhibit A-2 revised through 3/22/22, confirming that the basement of the dwelling is unfinished (A-5).
- Variance relief to permit the vertical extension of part of the dwelling elevation that faces the Pine Avenue frontage as specifically depicted on the plans submitted into evidence via the partial second floor addition (which addition will be set back approximately 27 feet from the Pine Avenue frontage), whereas a front yard setback of 35 feet is otherwise required.

Decision

- **Application approved with conditions.**
- Motion: Mark Engel Alt#1
- Second: Michael Schulz
- Roll Call:

Mr. Anastasios Diacogiannis – Alt. 2	Yea	Mr. Alex LaSalle	Yea
Mr. Mark Engel, Alt. 1	Yea	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		

Resolutions

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.

- **Eligible to Vote Roll Call**

Mr. Anastasios Diacogiannis – Alt. 2	Yea	Mr. Alex LaSalle	Yea
Mr. Mark Engel, Alt. 1	Yea	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 to deny the application.

- Motion: Alex LaSalle
- Second: Robert Venezia
- All in favor. None Opposed.
- Resolution of Denial adopted as written.

Minutes

2/24/2022

Decision

- Motion: Pamela Hughes
- Second: Mark Engel Alt#1
- Eligible to vote

Mr. Anastasios Diacogiannis – Alt. 2	Yea	Mr. Alex LaSalle	Yea
Mr. Mark Engel, Alt. 1	Yea	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: Mark Engel Alt#1
- 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	Yea	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		