



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

May 26, 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 May 26, 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	Absent	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	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 2021-11 – 33 Wall Street

Block(s): 101 Lot(s): 12 Zone: R-15 Address: 33 Wall Street

Application Type: Bulk Variance

Application carried to July 28, 2022, with no further noticing required.

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

Address: 9 Clay Avenue Application Type: Bulk Variance

Application carried to June 23, 2022, with further noticing required.

NEW APPLICATIONS

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

Address: 21 Stevens Ave Application Type: Bulk

Applicant is seeking expand the existing single family-home.

For the Applicant

- Mr. Edward Nehmad- the applicant
- Mr. Gregory J. Waga, RA, AIA, the applicant's Architect

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 Construct a single-story addition along the left side, as well as a second story addition above the garage. The property is located within the R-15 Zone and has access from Stevens Ave.
- The applicant proposes to expand the existing dwelling via 3 additions thereto. Two of the additions will each be a single story and consist of 99 square feet and 143 square feet in area. The third addition will be a second-floor addition above the existing attached garage. Mr. Waga testified that the second-floor addition will vertically extend the deficient front yard setback of the structure from the Cooper Avenue frontage. One of the proposed single-story additions will laterally extend the deficient front yard setback of the dwelling from the Stevens Avenue frontage. Mr. Waga pointed out that the lot lines of the property are "skewed". He confirmed that the proposed expanded dwelling will continue to conform to Ordinance height limitations, and he added that the exterior of the proposed additions will be sided to match the existing dwelling facade.

Decision

- Motion: Mark Engle Alt#1
- Second: Robert Venezia
- Roll Call:

Mr. Anastasios Diacogiannis – Alt. 2	Absent	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	Yea		

- Application approved with conditions.

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

Address: 24 Linden Ave

- **Eligible to Vote 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.		

Decision

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

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

Address: 90 Cooper Ave

- **Eligible to Vote Roll Call**

Mr. Anastasios Diacogiannis – Alt. 2	Absent	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	N/A	Chairman Paul Santorelli, Jr	Yea
Ms. Jane Hurd	Yea		

Decision

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

OTHER BUSINESS**ZB-2019-08 DeMello** 36 Victor Ave B-6 L-6.01. The applicant is requesting a time extension.

Applicant is seeking an extension of time.

DECISION: Board needs clarification from the applicant on why they need the extension and for how long.

Lubin/Schacher-2 Friendship Lane B-60 L-214.03 R-22 Administrative approval/consideration to amend resolution adopted on June 24, 2022.

DECISION: The board authorized Ms. Waterbury to review the resolution and report her findings to the board.

Minutes

Minutes to be Adopted. 4/28/22 carried to 6/23/2022

Adjournment

Decision

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

Mr. Anastasios Diacogiannis – Alt. 2	Absent	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	Yea		