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| 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

October 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 **October 27, 2022**, regular of the 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:

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| 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 | Absent |
| Ms. Pamela Hughes (Vice-Chair) | Present | Mr. Robert Venezia (Secretary) | Absent |
| Ms. Jane Hurd | Absent | | |

Board Professionals:

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|---------------------------------------|---------|--|---------|
| 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 2022-12–Monmouth University Block(s):30 Lot(s):3 Zone: R-22

Address: 81 Brook willow Ave-Application Type: USE Variance

The applicant is seeking authorization to construct a suburban community garden.

Carried to December 15, 2022, with no re- noticing required.

ZB 2022-10 – JCP&L Block(s): 67 Lot(s): 33 Zone: OP

Address: Monmouth Rd-Application Type: Preliminary Site Plan

The applicant is proposing to construct a repair and maintenance facility for JCP&L.

Carried to January 26, 2023, with no re- noticing required.

New Applications

ZB-2022-04-Sanando Residence Block(s): 60 Lot(s): 213.17 Zone R-22

Address: 2 Kastor Lane - Application Type: Bulk Variance

The applicant proposes to construct a pool house addition to the existing home, safety fencing, and a pool surround storage.

For the Applicant

- Jeffrey A. Donner, Esq
- Robert C. Burdick, PE & PP
- Mr. Jack Weisberg, the applicant's design consultant

From the Public

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

Summary

- The property contains an existing residential house. The applicant proposes to construct a pool house addition to the existing home, safety fencing, and a pool surround. A prior zoning permit was issued on January 13, 2022, for the construction of a pool. Bulk Variances are required for the site improvements. The proposed pool house addition contains living space, sanitary facilities, and a second kitchen. These combined facilities meet the definition of a dwelling unit. The property is located on the corner of Kastor Lane and Whalepond Road. Driveway access is from Kastor Lane.
- The Board wants to see revised plans for this project and would like to carry it to a future date.

Decision

- Motion: Pamela Hughes
- Second: Paul Santorelli, Jr. Chairman
- Roll Call:

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

- Application carried to August 25, 2022, with no re-noticing required.

ZB-2022-13-Doug Muh Block(s): 82 Lot(s): 18 Zone R-22

Address: 57 Poplar Ave-Application Type: Bulk Variance

The applicant is seeking a variance to install a six (6) foot fence along the front yard property line.

For the Applicant

- Doug Muh-Applicant

From the Public

- No public comments or questions.

Summary

- The property contains an existing single-family dwelling. The property is a corner lot on Franklin Parkway and Poplar Ave. The applicant is seeking a variance to install a six (6) foot fence along the front yard property line. The property is located within the R-15 Zone
- Variance relief to permit the fence as described in the Resolution to be 6 feet high and located on the site consistent with the location of the fence depicted on the marked-up survey submitted into evidence (except that the fence shall be set back a sufficient distance from the property line to allow planting of seagrass exterior of the fence, but not within the right-of-way), notwithstanding that portions of the fence are otherwise located in a front yard area wherein the Ordinance limits fence height to no greater than 3 feet.

Decision

- Motion: Pamela Hughes
- Second: Mark Engle Alt#1
- Roll Call:

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

- Application approved with conditions.

Resolutions

Kibbe 12 West Street –Letter for Gail Kibbe dated 10-13-2022 requesting a one-year extension

- **Eligible to Vote Roll Call**

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

Decision

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

Other Business

The board authorized Attorney Michael Irene to prepare and file with the Court the Board's Answer regarding the Edilon Fernanes/Christopher litigation matter.

Decision

- Motion: Mark Engel Alt#1
- Second: Pamela Hughes
- Roll Call:

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

- Approved to Litigate.

Minutes

8/25/22

Decision

- Motion: Pamela Hughes
- Second: Anastasios Diacogiannis Alt #2
- Eligible to vote

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

- Minutes adopted as written

Adjournment

Decision

- Motion: Pamela Hughes
- Second: Paul Santorelli, Jr. Chairman
- All in favor. None Opposed
- Roll Call:

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