



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	<a href="mailto:josullivan@westlongbranch.org">josullivan@westlongbranch.org</a>	Chairman Paul Santorelli, Jr
Ms. Jane Hurd	(732) 229-1756 Ext. 111	

#### ZONING BOARD MINUTES

**September 22, 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 September 22, 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:**

Alt. 2 Mr. Anastasios Diacogiannis	Present	Mr. Alex LaSalle	Present
Alt. 1 Mr. Mark Engel	Present	Chairman Paul Santorelli, Jr.	Present: Arrived Late
Mr. Paul Giglio	Present	Mr. Michael Schulz	Present
Ms. Pamela Hughes (Vice-Chair)	Present	Mr. Robert Venezia (Secretary)	Absent
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

### **No Carried Application.**

## New Applications

**ZB 2022-08 –Cedar Village Group, LLC** Block(s): 61 Lot(s): 93 & 94 Zone: R-22

Address: 241 Monmouth Road

Application Type: Preliminary Site Plan

The applicant is seeking to open a multifamily Senior Living Building

### For the Applicant

- Marc D. Policastro, Esq.
- Joseph Miklich. President of the Development Company of Allegro Senior Living
- Daniel W. Busch PE

### From the Public

- Bruce Gassman.12 Belle Drive
- Mary Latteri- 8 South Belle.
- Lisa Conte, 2 DeForrest Street
- Kathy Elfner. 76 Parker Rd
- John Strozyk. 84 Poplar Rd
- Russell Olsen. 128 Parker Rd
- Mr. Skotorcio

### Summary

- The property contains existing office space. The applicant has applied for a Use Variance and Preliminary and Final Site Plan to demolish the existing structure and construct a “162-unit Age-restricted multifamily senior living building” on the referenced site. The property is located at the corner of Parker Rd and Monmouth Road in the RP zone. Access to the site is from both Monmouth and Parker Roads.
- Joseph Miklich. President of the Development Company of Allegro Senior Living gives testimony on the day-to-day operations.
- Daniel W. Busch PE from Collier’s engineering, gives testimony on the variances and project details.

### Decision

- Motion: Mark Engel Alt#1
- Second: Paul Giglio
- 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	Yea	Mr. Robert Venezia	Absent
Ms. Pamela Hughes	Yea	Chairman Paul Santorelli, Jr	Yea
Ms. Jane Hurd	Yea		

- Application was carried to November 17, 2022

## Resolutions

**ZB 2022-05 –Perrella Residence Block(s): 99 Lot(s): 10 Zone: R- 15**

**Address:51 Hilltop Rd.**

- **Eligible to Vote Roll Call**

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

## Decision

- Motion: Michael Schulz
- Second: Anastasios Diacogiannis Alt #2
- All in favor. None Opposed.
- Resolution adopted as written.

## Resolutions

**ZB-2022-06- 11 Nolan LLC Block(s): 61 Lot(s):71 Zone: R-22**

**Address:11 Nolan Drive - Application Type: Bulk Variance**

- **Eligible to Vote Roll Call**

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

## Decision

- Motion: Anastasios Diacogiannis Alt #2
- Second: Michael Schulz
- All in favor. None Opposed.
- Resolution adopted as written.

## Other Business

**DEMELO 36 Victor Avenue –Letter of Extension DaSilva & Newell dated 8-11-2022**

## Decision

- Motion: Pamela Hughes
- Second: Anastasios Diacogiannis Alt #2
- Roll Call:

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

- Extension was approved as written.

## Minutes

August 25, 2022, minutes carried to October 27, 2022

## Adjournment

### Decision

- Motion: Pamela Hughes
- Second: Jane Hurd
- 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	Yea	Mr. Robert Venezia	Absent
Ms. Pamela Hughes	Yea	Chairman Paul Santorelli, Jr	Yea
Ms. Jane Hurd	Yea		