



Borough of
West Long Branch
New Jersey

BOROUGH OF WEST LONG BRANCH
REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
956 Broadway, West Long Branch, NJ 07764
August 27, 2020

1 ROLL CALL:

Paul Santorelli, Jr. Chairman	Present
Pamela Hughes, Vice Chairperson	Present
Robert Venezia, Secretary	Present
Michael Schultz	Present
Scott LaMarca	Present
Paul Giglio	Present
Alex LaSalle	Present
Greg Malfa, Alternate #1	Absent
Mark Engel, Alternate #2	Present
Michael Irene, Board Attorney	Present
Gordon Gemma, Esq.	Present
Libby Waterbury, Board Engineer	Remote
Lisa Norman, CSR	Present
Chris Ann DeGenaro, Secretary	Present

- 2 Open Public Meeting s Act: At 7:35 PM, Chairman Santorelli opened the meeting by reading the notice that the meeting complies with the Open Public Meeting act, by notification in the Asbury Park Press and Star Ledger and posted on the bulletin board in Borough Hall and a copy of the notice is available from the Borough Clerk. Mr. Irene stated for the record that the Board had previously advertised that the meetings would be held virtually due to the COVID-19 virus. However, a supplemental notice has been published to advise the public that meetings would be open to the public, through newspapers and the Borough Clerk and posted on the Borough's website.
3. Pledge of allegiance: Chairman Santorelli led the audience and members of the public in the flag salute. He called for a moment of silence for service members abroad and at home.
4. Recuse Michael Irene, Esq., Appoint Gordon Gemma, Esq. as Acting Board Attorney.
RESULT: APPROVED
MOVED BY: Engel
SECONDED BY: Venezia
AYES: Santorelli, Hughes, Venezia, Schulz, LaMarca, Giglio, LaSalle, Engel
NAYS: None

5. Items of Business:

Applications:

1) E.M. Waterbury Completeness review letter

Bulk Variance Relief:

Cecilia K. Mazza & James F. Mazza (ZB 2020-01)

73 Orchard Rd. Block: 97, Lot: 7 (R-10 Zone)

Shed

Ms. Waterbury provided a brief overview of her completeness review letter.

RESULT: APPROVED

MOVED BY: Giglio

SECONDED BY: Engel

AYES: Santorelli, Hughes, Venezia, Schultz, LaMarca, Giglio, LaSalle

NAYS: None

ABSENT: Malfa

EXHIBITS

A-1 Affidavit of Mailing

A-2 Affidavit of Publication

A-3 Aerial Photograph

A-4 Photographs

Libby Waterbury, Board Engineer, was sworn.

Robert Inglema, Jr., Esq. appeared on behalf of the Applicants. He provided a brief review of the application and explained that the Applicant misunderstood the zoning ordinance for placement of the existing shed, and therefore is requesting relief. He explained the property is a corner lot and has 2 frontages. Mr. Inglema discussed existing conditions of the property. Ms. Cecilia Mazza, Applicant, was sworn and read a statement into the record regarding existing conditions and the need for variances. Chairman Santorelli opened the meeting to questions/comments from the public. Hearing none, he closed that portion of the hearing.

RESULT: APPROVED

MOVED BY: Engel

SECONDED BY: Giglio

AYES: Santorelli, Hughes, Venezia, Schultz, LaMarca, Giglio, LaSalle

NAYS: None

ABSENT: Malfa

2) Variance Relief (ZB 2020-03)

Dany & Benjamin Akkad

129 West Palmer Ave. Block: 51, Lot: 74 (R-22 Zone)

Construct second story additions over terrace and garage and add cabana

Mr. Schulz asked if taxes were paid on the property, which could not be confirmed. Mr. Gemma suggested making the confirmation of payment as a condition of approval. Ms. Waterbury provided a

brief overview of her completeness review letter.

RESULT: APPROVED

MOVED BY: Schulz

SECONDED BY: LaMarca

AYES: Santorelli, Hughes, Venezia, Schultz, LaMarca, Giglio, LaSalle

NAYS: None

ABSENT: Malfa

EXHIBITS

A-1 Survey by Insight dated 2/27/2020

A-2 Plot plan by Insight dated 3/10/2020, revised 6/23/2020

A-3 Architectural plans by Zimble dated 6/30/2020

A-4 Akkad residence proposed conditions by Insight (color rendering of A-2)

Libby Waterbury, Board Engineer, was sworn.

Jennifer Krimko, Esq. appeared on behalf of the Applicants. She provided a brief overview of the application and explained the scope of the project, including pre-existing, non-conforming setbacks, reducing overall coverage, and addressed items in the Engineer's review letter. Pat Ward, Applicant's Engineer/Planner, was sworn and provided testimony regarding existing conditions and proposed changes, including setbacks, modifications to the driveway, additional parking, second story addition and adding a cabana. There was additional discussion regarding parking. Mr. Santorelli opened the meeting to the public for questions/comments. Hearing none, he closed that portion of the meeting.

Alan Zimble, Applicant's Architect, was sworn and provided testimony regarding Exhibit A-3 and the aesthetics of the second story addition. There was additional discussion regarding setbacks and interior layout. Ms. Krimko asked Mr. Zimble about the cabana and the ability to convert it to living space. Mr. Zimble provided testimony regarding exterior lighting. Mr. Santorelli opened the meeting to the public for questions/comments. Hearing none, he closed that portion of the meeting. Ms. Krimko provided a closing statement.

RESULT: APPROVED

MOVED BY: Venezia

SECONDED BY: Engel

AYES: Santorelli, Hughes, Venezia, Schulz, LaMarca, Giglio, LaSalle

NAYS: None

ABSENT: Malfa

At 9:15 PM, the Board took a five minute recess. At 9:20 PM, the Board returned to regular session.

ROLL CALL:

Paul Santorelli, Jr. Chairman	Present
Pamela Hughes, Vice Chairperson	Present
Robert Venezia, Secretary	Present
Michael Schultz	Present

Scott LaMarca	Present
Paul Giglio	Present
Alex LaSalle	Present
Greg Malfa, Alternate #1	Absent
Mark Engel, Alternate #2	Present
Mike Irene, Board Attorney	Present
Libby Waterbury, Board Engineer	Remote
Lisa Norman, CSR	Present
Chris Ann DeGenaro, Secretary	Present

Mr. Santorelli recused himself from the next application. Ms. Hughes was acting Chairperson for the application. Mr. Irene returned to the meeting.

3) Bulk Variance Application (ZB 2020-04)

Kristin Arvanitis

12 Weston Way Block: 61 Lot: 48.03 (R-22 Zone)

Pool

Ms. Waterbury was sworn and provided a brief overview of her completeness review letter.

RESULT: APPROVED

MOVED BY: Hughes

SECONDED BY: LaMarca

AYES: Hughes, Venezia, Schultz, LaMarca, Giglio, LaSalle, Engel

NAYS: None

RECUSED: Santorelli

ABSENT: Malfa

EXHIBITS

A-1 Pool Improvement Plan by Peter R. Avakian, PE, dated 12/18/19, last revised 4/28/20

A-2 Color-enhanced version of exhibit A-1

A-3 Version of Exhibit A-1 imposed upon an aerial photograph of the subject property

Paul Fernicola, Esq., appeared on behalf of the Applicant. Peter R. Avakian, the applicant's Professional Engineer and Professional Planner, was sworn and testified in support of the application. He reviewed for the Board the exhibits submitted into evidence and exceptional circumstances that the strict application of the zoning regulations would result in exceptional practical difficulties or exceptional and undue hardship. He provided extensive testimony regarding runoff and grading concerns. There was additional discussion regarding trees on/near the property and the shade tree ordinance. Ms. Waterbury had additional questions regarding fencing, tree, lighting and pool discharge. Acting Chairwoman Hughes opened the meeting to questions/comments from the public. Hearing none, she closed that portion of the meeting. Mr. Schulz requested a report from the Environmental Commission.

RESULT: APPROVED

MOVED BY: Schulz

SECONDED BY: LaMarca

AYES: Hughes, Venezia, Schulz, LaMarca, Giglio, LaSalle, Engel

NAYS: None

RECUSED: Santorelli

ABSENT: Malfa

Resolutions:

- 1.) Tetra Business: ZB 2018-06 – 953 Broadway B:79 Lot: 6

Applicant's counsel, Kevin Kennedy, Esq. was advised that the application was incomplete and the matter would be dismissed without prejudice.

RESULT: APPROVED TO DISMISS WITHOUT PREJUDICE

MOVED BY: Engel

SECONDED BY: LaMarca

AYES: Hughes, Venezia, Schulz, LaMarca, Giglio, LaSalle, Engel

RECUSED: Santorelli

ABSENT: Malfa

Administrative Items:

1. Ezra J. Kassin: ZB 2017-02 – 312 Wall St B:217 Lot: 60

Consideration for extension

2. Tucci: ZB 2016-01 - 170 Locust Ave. B: 18 L: 2

Consideration for extension

There was discussion between Ms. Waterbury and the Board regarding the above applications. Mr. Irene stated that additional information was required from Ms. Waterbury before any action could be taken.

3. Review and approval of the minutes for: 12/19/19, 1/23/20, 2/27/2020, 9/26/2019, 10/25/2019, 11/21/2019, 4/25/2019, 7/25/2019, 5/23/2019, carried to next meeting when cover sheets are provided by Ms. De Genaro.

7/23/2020 Minutes

RESULT: Approved

MOVED BY: LaMarca

SECONDED BY: Engel

AYES: Hughes, Venezia, LaMarca, LaSalle, Engel

NAYS: None

4. Adjournment

Motion to adjourn @ 10:16 pm by LaMarca, seconded by Engel and approved by Board members.