



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

November 17, 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 regular November 17, 2022, regular meeting of the West Long Branch Zoning Board, in which Mr. Santorelli read the following statement.

This meeting is called according 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 has 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	Present	Mr. Michael Schulz	Absent
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	Andrew Thomas, P.P.	Present
Lisa Norman, CSR	Present		

Carried Applications

ZB 2022-07- Marc Edelstein Block(s): 60 Lot(s): 58 Zone: R-22

Address: 399 Monmouth Rd - Application Type: Bulk Variance

The applicant is seeking to legalize an existing treehouse location.

- Carried to January 26, 2023, without noticing.

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 Policastro, Esq.
- Joseph Miklich
- Donald E. Rosemann, Aia
- Dan Busch, Engineer

From the Public

- Ms. Elfner, 76 Parker Road
- Irene Laura Duffy and 36 Baker Drive, West Long Branch.
- Randy Yelton, 80 Summers Avenue
- Tom DeBruin 36 DeForrest Place.
- Bruce Gassman 6 South Belle Drive.
- David Ornstein. 11 Maryland Avenue.
- Lois DeBruin. 36 DeForrest Place.
- Mary Latteri 8 South Belle Drive
- Frank Scatuorchio 264 Monmouth Road.

Summary

- The property contains existing office space. The applicant has applied 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
- Mr. Miklich gives testimony about the description of the project. The Independent Living residents would typically stay three to four years. Whereas the Assisted Living resident usually comes in with a little more of an advanced physical decline, their stay is more in the 18-month, 24-month range. But in terms of the actual services that the residents receive, the main difference is care. The independent living residents, when moving in and they see the activities on site and the transportation that we offer, they rarely use their car.
- Donald E. Rosemann, AIA, gives testimony on parking and traffic.
- Dan Busch gives testimony on the site plan.

Decision

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

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

- Carried to December 22, 2022, without noticing.

Resolutions

Kibbe 12 West Street –Letter for Gail Kibbe dated 10-13-2022 requesting an extension

- **Eligible to Vote Roll Call**

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

Decision

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

Resolutions

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

- **Eligible to Vote Roll Call**

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

Decision

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

Resolution adopted as written.

Resolutions

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

- **Eligible to Vote Roll Call**

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

Decision

- Motion: Pamela Hughes
- Second: Alex LaSalle
- All in favor. None Opposed.

Resolution adopted as written.

Minutes

No minutes to adopt.

Adjournment

Decision

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