



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

December 15, 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 December 15, 2022, regular 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 the 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
Mr. Paul Giglio	Absent	Mr. Michael Schulz	Present
Ms. Pamela Hughes (Vice-Chair)	Absent	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 2022-11 –Leonardo DeBorba Block(s): 108 Lot(s): 17 Zone: R-10

Address: 38 Rivington Ave

Application Type: Bulk The applicant is seeking to construct a second-story addition, add a paver walkway from the house to the pool patio, and reduce the impervious coverage of the driveway.

Carried tentatively to February 23, 2023, with noticing required.

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 tentatively to March 23, 2023, with no re-noticing required.

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.

Carried tentatively to March 23, 2023, with-noticing required.

New Applications

ZB 2022-15- Michael Stout Block(s): 93 Lot(s): 4 Zone: R-10

Address: 25 Bampton Place - Application Type: Bulk Variance

The applicant proposes to construct an addition to and renovate the existing single-family home on the property, including a second-floor addition, covered porch, deck, window well, and related site improvements.

For the Applicant

- Jennifer Krimko, Esq.
- Mr. Michael Stout
- James J. Monteforte, AIA, the applicant's Architect
- A.J. Garito, PE, the applicant's Professional Engineer

From the Public

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

Summary

- The property contains a single-family dwelling. The applicant proposes to construct an addition onto and renovate the existing single-family home on the property including second-floor addition, covered porch, deck, window well, and related site improvements. The property is located in an R-10 zone and has access from Bampton Place.
- The applicant requests a variance for exceeding the maximum impervious coverage in the R-10 zone. The applicant should address the change in stormwater runoff due to the proposed increase in coverage. The plan indicates a recharge trench in the rear of the site. Calculations supporting the proposed design and its effective reduction in runoff from the site compared to existing should be provided. The total increase of impervious coverage throughout the site is 1,564 SF. The excess coverage over permitted coverage is 519 SF. The applicant should address what areas of the site and roof drain into that recharge trench and the direction of stormwater runoff from the roof that is not directed at the recharge trench. The applicant should also address any impact on the neighbors. The rear of the site grades toward properties to the rear. The front drains toward the street.

- During the course of the proceedings, the plans were revised to reduce the width of the proposed driveway and thereby reduce the total proposed lot coverage from the initially proposed 45.54% to 42.67%. It was also determined that a dry well will be installed at the proposed window well at the rear of the dwelling.
- Based upon the aforesaid findings of fact, the Board further concludes that granting the approvals set forth herein will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of the zoning ordinance and zoning plan.

Decision

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

- Application approved with conditions.

ZB 2022-16- Eli Dweck Block(s): 51 Lot(s): 78 Zone: R-22

Address: 145 Palmer Ave - Application Type: Bulk Interpretation

The applicant is seeking an interpretation to determine if an attic can be converted into a living space without relief from the Board.

For the Applicant

- Paul Edinger, Esq
- Elijah and Linda Dweck

From the Public

- No objectors or interested parties appeared regarding this matter.

Summary

- The property contains an existing single-family dwelling. The applicant initially sought an interpretation to determine if an attic could be converted to living space without the board's relief but refiled the application to include variance relief. The property is located on West Palmer Avenue within the R-22 Zone. The applicant proposes lot coverage of 26.69%. The zone permits coverage of 30%.
- Variance relief allows the conversion of attic space within the single-family dwelling at the subject property into additional living space. The application also referenced a request for "an interpretation of the zoning officer's denial"; this request was waived by the applicant during the proceedings, and the applicant proceeded regarding the requested variance relief alone.
- The Board finds that the applicant failed to satisfy the positive criteria. At the The Board finds that no statutory "hardship" exists regarding this matter. There is nothing that is unique or exceptional about the subject property or the improvements thereon that would militate in favor of granting the relief in question. The Board further finds that the house at the subject property contains a significant amount of living space. Indeed, the applicant recently expanded the dwelling, adding additional living space thereto. The applicant now comes before the Board seeking to convert the attic into yet more living space, contrary to the prohibitions of the Ordinances. The Board finds that the applicant has completely failed to demonstrate statutory hardship to support variance relief in this matter.

Decision

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

- Motion was made not to have the application withdrawn without prejudice.

Decision

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

- Application denied.

Resolutions: None

Other Business: The board discussed alternative meeting dates for the new year.

Minutes: None

Adjournment

Decision

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