



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	Chairman Paul Santorelli, Jr
Ms. Pamela Hughes	josullivan@westlongbranch.org	
Ms. Jane Hurd	(732) 229-1756 Ext. 111	

ZONING BOARD MINUTES

March 23, 2023

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 **March 23, 2023**, 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 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	Present	Mr. Michael Schulz	Present
Ms. Pamela Hughes (Vice-Chair)	Absent		
Ms. Jane Hurd	Absent		

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 2022-12–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.

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

- Daniel Busch, P.E.
- Mr. Marc Policastro, Esq.
- Donald E. Rosemann, AIA

From the Public

- Mr. Gannon, 151 Parker Road.
- Bruce Gassman 6 South Belle Drive.
- Michael Dubois 2 South Arlene Drive.
- Geraldine Faucet Beechwood Avenue
- Randy Yelton 80 Summers Avenue.
- Nathan Shalom 28 Arlene Drive.
- Mary Latteri 8 South Belle Drive.
- Kathy Elfner 76 Parker Road.
- Nick Juliano 76 Summers Avenue.
- Frank Scatuorchio 1 Lloyd Avenue and 264 Monmouth Road.
- Joe Greca 15 Muncy Drive.

Summary

- Mr. Busch went through what they submitted originally in September and reviewed the changes. A thumb drive was provided and marked as Exhibit A-4. The most recent change is that they've changed the number of units in the building. So, they originally had a hundred sixty-two units. They are down to 158 units, and that was by reducing the number of independent living units from 77 to 73. The assisted living units and memory care units remain the same.
- The height was originally 50 feet. They are down to 41.25 feet, and that was basically changing the style of the roof. Instead of being gable, it's a flat roof, and the architect will describe it. They also reduced the height at the end of the two wings facing Monmouth Road so the third floor cuts and stops short, so it's only two floors at the end so, which brings the end of those wings down to 28.5 feet which is compliant. The height limitation is 30.
- They have taken several steps to enhance the buffering and landscape buffering on all sides of the building on the street's south side and on the back as well, and the landscape architect will get into those details. The light heights so the lights along Monmouth Road and the west side and the south side so the residential areas are being reduced those pole heights from 25 feet down to 15 feet.

- The sidewalk connections. There were concerns about the individual sidewalk connections to the ground floor patio units, so they could walk straight out. Those have all been eliminated, so the only ingress egress is the main entrances.
- The other item was signage. So, they originally started with nine signs. They had two building signs, one on the north side and one on the south side, so they eliminated those two signs. They down to seven signs, and they also reduced the entry sign. The wall-mounted entry sign that was originally a hundred eighty-four square feet that's down to 85, so that's less than half of what it was.
- The reduction in number of units the parking requirement was reduced. From a hundred eighty-nine stalls down to 181, which changes the variance from 31 stalls down to 23 stalls.
- Donald E. Rosemann, AIA- Introduces A-6 is the Revised Architectural Plans by Mr. Rosemann, last revised 2/24/23. The square footage of the building has been reduced. The new number is 203,944 for the record. As mentioned, there is the elimination; this is a big item that was part of the discussion with the consultant and with city planning; it had to do with, as was mentioned, the removal of the sidewalks and the patios on the first floor.
- A question that came up with regard to contacting the Department of Health with regard to the trash and the delivery of services to the back of the facility, the back of the house. That came up in the November hearing. We did reach out. We did receive a response from Lawrence that there was no objection to that. We provided this previously.
- Exhibit A-7 is an email as was discussed was the reduction the in the height of the building overall but also on the first floor, and it was discussed that the height was indicated on those front wings that are facing Monmouth on the residential portion.
- There was a comment made by the emergency generator, air conditioning, and those kinds of things. All of those will be in compliance with both state and local requirements. There is a requirement that has to do with the sound that has to be at the property lines. We will be less than that. It's mandatory. It's required by the codes, and we will not exceed it.
- In terms of noise and odor with regard to the kitchen and laundry. Again, all of those are requirements that we must meet and satisfy that are set out in both your zoning codes and also, more importantly, in your building codes; whether it's a building code, a mechanical code, all of those are applicable and we will comply with each and every one of those.

Decision

- Motion: Mark Engle Alt#1
- Second: Paul Giglio
- 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	Chairman Paul Santorelli, Jr	Yea
Ms. Pamela Hughes	N/A		Choose an item.
Ms. Jane Hurd	N/A		

- Application was carried to April 27, 2023

Resolutions

- No Resolutions to be adopted.

Other Business

- No other business to address.

Minutes

1-26-23

Decision

- Motion: Mark Engel Alt#1
- Second: Paul Giglio
- Eligible to vote

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

- Minutes adopted as written

2-23-23

Decision

- Motion: Paul Giglio
- Second: Mark Engel Alt#1
- Eligible to vote

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

- Minutes adopted as written

Adjournment

Decision

- Motion: Paul Giglio
- Second: Michael Schulz
- 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	Chairman Paul Santorelli, Jr	Yea
Ms. Pamela Hughes	Absent		
Ms. Jane Hurd	Absent		