



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

April 20, 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 **April 20, 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.	Absent
Mr. Paul Giglio	Absent	Mr. Michael Schulz	Present
Ms. Pamela Hughes (Vice-Chair)	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	Absent		

Carried Application

ZB 2022-11 – Leonardo DeBorda Block(s): 108 Lot(s): 17 Zone: R-10

Address: 38 Rivington Avenue Application Type: Bulk Variance

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 driveway coverage.

The application was carried to August 24, 2023.

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.

The application was carried to August 24, 2023.

New Applications

ZB 2022-22 – Christine McClelland Block(s): 107 Lot(s): 15 Zone: R-10

Address: 18 Pine Avenue Application Type: Bulk Variance

The applicant is seeking a variance to construct a deck at the rear of the house.

Completeness Wavier Hearing.

Decision

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

- Completeness waiver was granted.

ZB 2022-21 – Valdir Mesquita Block(s): 18 Lot(s): 2 Zone: R-15

Address: 170 Locust Ave. Application Type: Bulk Variance

The applicant is proposing to construct a single-family residence and in-ground pool.

For the Applicant

- Paul R. Edinger, Esq.
- John A. Buletza, PE & PP, of Nelson Engineering Associates, Inc.,
- Mr. Valdir Mesquita, the applicant and owner of the subject property

From the Public

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

Summary

- The property contains a vacant lot. The applicant is proposing to construct a single-family residence and in-ground pool. A previous resolution granted on March 3, 2017, from applicant Matthew Tucci (ZB 2016-01) has expired. The property is a corner lot with frontages on Locust Ave and Delaware Ave and is located in an R-15.

- Based upon the aforesaid findings of fact, the Board concludes that the Applicant has established and demonstrated that the premises are of such exceptional size or shape, and/or are so uniquely affected by exceptional topographic or physical features, and/or are so uniquely affected by other extraordinary and exceptional circumstances that the strict application of the zoning regulations would result in exceptional practical difficulties or exceptional and undue hardship; and 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.
- Variance relief to permit the existing lot area of 14,866 square feet, whereas lot area of 15,000 square feet is otherwise required; Variance relief to permit the existing lot width of 75 feet along Locust Avenue, whereas lot width of 100 feet is otherwise required; and Variance relief to permit the rear yard setback of 21 feet for the proposed basement egress as specifically depicted on the plans, whereas a rear yard setback of 25 feet are otherwise required.

Decision

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

- Application approved with conditions.

Resolutions – No Resolution to be adopted .

Other Business

ZB 2022-18 – Zikry Residence Block(s): 60 Lot(s): 222 Zone: R-22

Address: 10 Whale Pond Rd. Application Type: Bulk Variance

- The Applicant seeks an interpretation of the transcripts to address the rear yard coverage and also see an extension of time.

Decision

- Motion: Mark Engle Alt#1
- Second: Anastasios Diacogiannis Alt #2
- 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	Chairman Paul Santorelli, Jr	Absent
Ms. Pamela Hughes	Yea		
Ms. Jane Hurd	Yea		

- Extension was approved as written.

Minutes

March 23, 2023 -Carried to April 27, 2023

Adjournment

Decision

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