



Paul Santorelli, Jr, Chairman	95 Broadway	Jane Hurd
Pamela Hughes, Vice Chairperson	West Long Branch, NJ 07764	Mark Engel, Alt. 1
Michael Schulz	Jennifer O'Sullivan, Board Secretary	Anastasios Diacogiannis – Alt. 2
Paul Giglio	josullivan@westlongbranch.org	
Alex LaSalle	(732) 229-1756 Ext. 111	

ZONING BOARD MINUTES

January 26, 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 January 27, 2022, Reorganization regular of 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	Absent
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	Present		

Carried Applications

No Carried Applications.

New Applications

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 is seeking approval to remove the existing asphalt and five sheds in the rear yard; construct a tennis court and cabana in the rear yard; renovate the existing pool and patio; and construct a covered porch and 2nd-floor addition to the existing dwelling.

For the Applicant

- Jennifer S. Krimko, Esq
- Patrick Ward, PE & PP, of InSite Engineering, LLC, the applicant's Professional Engineer and Professional Planner

From the Public

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

Summary

- The Applicant, filed an application seeking variance relief to permit the expansion of the single-family dwelling at the site, as well as the construction of certain site improvements, including a tennis court, pool, and pool cabana.
- 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; 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: Pamela Hughes
- Second: Paul Giglio
- **Roll Call:**

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

- Application approved with conditions.

ZB 2022-10 – JCP&L Block(s): 67 Lot(s): 33 Zone: OP

Address: Monmouth Rd-Application Type: Preliminary Site Plan

The applicant is proposing to construct a repair and maintenance facility for JCP&L.

For the Applicant

- Russell F. Anderson, Jr., Esq
- Mr. Daniel Kerr, Senior Environmental Specialist and Project Manager.
- John Cote, PE, of Langan Engineering & Environmental Services
- Gregory Woodruff, PP, of Langan Engineering & Environmental Services

From the Public

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

Summary

- The applicant is seeking a variance relief and site plan approval to permit the installation of micro wind turbines, a solar carport, and a bioretention basin at the subject property which is located at the applicant's repair/maintenance "lineman's service yard facility.
- Based upon the aforesaid findings of fact, the Board concludes that the applicant has demonstrated the positive criteria and the negative criteria sufficient to support granting the D(2) variance relief here at issue.
- 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: Pamela Hughes
- Second: Mark Engle Alt#1
- Roll Call:

Anastasios Diacogiannis – Alt. 2	Yea	Alex LaSalle	Nay
Mark Engel, Alt. 1	Yea	Paul Santorelli, Jr	Yea
Paul Giglio	Left early	Michael Schulz	N/A
Pamela Hughes	Yea		
Jane Hurd	Yea		

- Application approved with conditions.

RESOLUTIONS:

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

Address: 25 Bampton Place - Application Type: Bulk Variance

- Eligible to Vote Roll Call

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

Decision

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

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

Address: 145 Palmer Ave - Application Type: Bulk Interpretation

- Application Type: Bulk Variance

- Eligible to Vote Roll Call

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

Decision

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

ELECTION OF OFFICERS:

Appointment of Board Attorney –On a motion made by Mark Engel, **Alt. 1**, seconded by Alex LaSalle, the Board voted to adopt Michael Irene. Esq. as Zoning Board Attorney for 2023.

There were no other nominations.

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

Appointment of Board Engineer/Planner- On a motion made by Paul Giglio, seconded by Pamela Hughes, the Board voted to adopt Libby Waterbury of E.M. Waterbury & Associates PA as Zoning Board Engineer/Planner for 2023.

There were no other nominations.

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

Appointment of Special Planner- On a motion made by Pamela Hughes, seconded by Mark Engel, **Alt. 1**, the Board voted to adopt Andy Thomas of Thomas Associates as Zoning Board *Special Planner* for 2023.

There were no other nominations.

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

Election of Chairman- On a motion made by Pamela Hughes, seconded by Mark Engel, **Alt. 1**, Paul Santorelli, Jr was nominated as Chairman of the Zoning Board for 2023.

There were no other nominations.

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

Election of Vice-Chairman On a motion made by Paul Santorelli, Jr, seconded by Paul Giglio, Pamela Hughes was nominated as Vice Chairman of the Zoning Board for 2023.

There were no other nominations.

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

Appointment of Secretary-On a motion made by Pamela Hughes, seconded by Paul Giglio, the Board voted to adopt Jennifer O'Sullivan as Secretary of the West Long Branch Zoning Board for 2023.

There were no other nominations.

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

Appointment of Recording Secretary- On a motion made by Pamela Hughes, seconded by Paul Giglio, the Board voted to adopt Lisa Norman as Recording Secretary of the Zoning Board for 2022.

There were no other nominations.

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

The Establishment of Meeting Schedule for 2023 and setting Reorganization Meeting date for 2023. On a motion made by Paul Giglio, seconded by Mark Engel, Alt. 1, the Board voted to adopt the 2023 meeting schedule and the first meeting in 2024.

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

The Official Newspapers of the Board being the Asbury Park Press and Star Ledger, Board Regulations and Procedures, etc. On a motion made by Alex LaSalle, seconded by Pamela Hughes, the Board voted to adopt the official newspaper for 2023.

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

Other Business: None

Minutes

November 17, 2022

Decision

- Motion: Jane Hurd
- Second: Pamela Hughes
- Eligible to vote

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

- Minutes adopted as written

December 15, 2022

Decision

- Motion: Jane Hurd
- Second: Mark Engel Alt#1
- Eligible to vote

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

- Minutes adopted as written

Adjournment

Decision

- Motion: Pamela Hughes
- Second: Jane Hurd
- All in favor. None Opposed
- Roll Call:

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

