

# Borough of West Long Branch

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## Zoning Board of Adjustment Meeting Minutes of April 23, 2015

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Contact:

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Category: ZONING BOARD MEETINGS

FOR IMMEDIATE RELEASE West Long Branch, NJ - May 29, 2015

ZONING BOARD OF ADJUSTMENT  
OF THE BOROUGH OF WEST LONG BRANCH

APRIL 23, 2015

The Regular Meeting of the Zoning Board of Adjustment of the Borough of West Long Branch was held on April 23, 2015 at 7:00 PM in Borough Hall.

The Board secretary verified that adequate notice of the meeting was published and posted in accordance with the Senator Byron M. Baer Public Meetings Act (N.J.S.A. 10:4-6) known as the Open Public Meetings Law.

### ATTENDANCE

Members Present: Mr. Robert Venezia

Mr. Michael Habeck

Mr. Michael Schulz

Mr. Scott LaMarca

Mrs. Pamela Hughes

Mr. Paul Santorelli, Jr.

Mr. John Penta

Mr. Jared Murphy

Mr. Paul Giglio

Members Absent: None

Also Present: Michael Irene, Jr., Esq.

Bonnie L. Heard, P.E.

Lisa Norman, C.S.R.

### MINUTES:

The Board reviewed the minutes for March 26, 2015. Mr. Schulz pointed out that the Case name on page 3 should be Ciaglia, not Chia, and Mr. Irene stated that the minutes indicate that the property was purchased by the Borough, but he was not sure that was the case. Mr. Irene asked that the sentence be changed to say that there was some indication that the lot was now owned by the Borough. Mrs. Hughes made a motion to approve the minutes with these changes, which was seconded by Mr. Venezia and approved by the following roll call vote:

AYES: Mr. LaMarca, Mr. Venezia, Mrs. Hughes, Mr. Schulz, Mr. Habeck, Mr. Santorelli.

NAYES: None

NOT POLLED: Mr. Murphy, Mr. Penta, and Mr. Giglio.

## MATTERS BEFORE THE BOARD

### APPLICATIONS:

New Application

Mizrahi

Block 42, Lot 2

John Giunco, Esq., submitted a letter to the Board dated April 15th, which indicated that he was unable to obtain the records he needed from the Borough to submit as documentation of approvals for existing conditions on the property. He has requested the matter be carried to the May 28th meeting, in order to submit information and revise plans if necessary. There were no interested members of the public present. Mr. Venezia made a motion to carry the application to the May 28th meeting, which was seconded by Mr. Murphy and approved upon the following roll call vote:

AYES: Mr. LaMarca, Mr. Venezia, Mrs. Hughes, Mr. Schulz, Mr. Murphy, Mr. Penta, Mr. Santorelli. and Mr. Giglio.

NAYES: None

ABSTAINED: Mr. Habeck.

RESOLUTIONS: NONE

### NEW APPLICATION

ZB 2015-03 ARONSON

BLOCK 54, LOT 103

Mr. Irene informed the Board that he had reviewed the notice materials for the application, found them in order, and found that the Board had jurisdiction to hear the matter. Mr. Habeck stepped down from the Board citing a conflict of interest. Bonnie Heard, the Board engineer was sworn. The applicant, Robert Aronson, and his expert architect Michael Burke, were sworn. Mr. Burke stated his credentials and experience and was accepted as an expert witness.

Mr. Aronson described to the Board his desire to renovate and expand his single story home. He explained that presently his fraternal twins are sharing a bedroom and they would like to make separate bedrooms for them. He stated there are actually three bedrooms in the existing home, however, the 3rd bedroom is so small it is used for storage and not really large enough for a bedroom. He explained that the second story addition does not go beyond the footprint of the home, except for a two-foot cantilever over the front and rear of the home. A survey prepared by Charles Surmonte, P.E., dated 3-30-12, was submitted and marked as A-1. The architectural plans prepared by Michael Burke, AIA, dated 2-26-15, were submitted and marked as A-2. Mr. Irene asked if the 2012 survey accurately depicted the structures on the property. Mr. Aronson stated that there is a swing set and pergola on the concrete patio that is shown. Mr. Burke described the submitted plans, which include the floor plan for the new addition. No variances are required for the actual addition, only for the existing lot area, which is 12,500 SF whereas 15,000 SF is required. Variances are also required for the setbacks of the existing sheds, and for being over the lot coverage maximum at 42% whereas 38% is the permitted maximum. Mr. described how the exterior will have a combination of matched stone to the existing, and stucco. He stated that the new addition height will be 26 feet, where 30 feet is permitted. The existing 2,336 SF home will be 4,657 SF with the garage when finished. Mr. Murphy asked if the existing single story home was on a slab, and if it can carry the load of this second story. Mr. Burke stated that Maser Engineering has certified the addition for the construction documents. Mr. Venezia asked if they will have to remove the large tree on the lot. Mr. Burke stated that their goal is to keep it and prune it back, unless they find they must remove it. Mrs. Hughes asked about the two sheds, one of which is over the property line. Mr. Aronson stated that he did not know it was over the line until they got the survey, he guessed it could be moved. Mr. Irene asked why both sheds could not be moved to conform to the required setbacks. Mr. Aronson stated that they would prefer to leave the sheds where they were so that there is more grass play area for the children. He stated that when the home is done they will have more storage inside so he could remove the shed on the one side which would reduce the lot coverage by .384% to 41.616%. He also could move the other shed to 8'6" from the property line (required to be setback the height of the shed). Mr. Penta asked about downspouts. Mr. Burke stated that the gutters and downspouts would be directed into splash blocks. There were no public questions or comments.

Mrs. Hughes made a motion to approve the application and variances, subject to the removal and moving of the sheds as described. Mr. Venezia seconded the motion, which was approved by the following roll call vote:

AYES: Mr. LaMarca, Mr. Venezia, Mrs. Hughes, Mr. Schulz, Mr. Murphy, Mr. Penta, Mr. Santorelli. and Mr. Giglio.

NAYES: None

NOT POLLED: Mr. Habeck.

Mr. Penta wanted to discuss the condition of the fencing at the intersection of Karen Court and Whalepond Road. He stated that the owners have installed a solid fence instead of the Jerith fence that the Board approved. Bonnie said that she would call James Miller to see what happened. The Board was concerned about how this could happen. Mr. Irene advised the Board that sometimes things are done without permits, but if the Board wants to assure that changes they require in plans on an application, they could hold any approvals until they actually received the revised plans indicating the changes. Sometimes applicants receive their approvals and don't come back to construct for years. Because of the permit extension act, approvals can go on for years, and sometimes the plans are not changed as promised.

Mr. LaMarca, Mr. Santorelli and Mr. Giglio all attended class and received their certifications for the Mandatory Board Member instructions and obligations, under the Zoning Laws.

There being no further business the meeting was adjourned, at 8:25PM.

Respectfully submitted,  
Anna R. Wainright  
Recording Secretary