

REGULAR MEETING
OF THE ZONING BOARD
OF THE BOROUGH OF WEST LONG BRANCH

August 24, 2017

This is the August 24, 2017 regular meeting of the WEST LONG BRANCH ZONING BOARD OF ADJUSTMENT. 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 LINK NEWS. 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.

Mr. Venezia called the meeting to order at 7:30 P.M.

ATTENDANCE

The recording secretary called the roll for attendance, as follows:

Members Present:	Robert Venezia
	Michael Schulz
	Pamela Hughes
	Scott LaMarca

Members Absent:	Michael Habeck
	Paul Santorelli, Jr.
	Paul Giglio
	August Stoll

Others Present:	Michael A. Irene, Esq.
	Bonnie Heard, P.E.
	Lisa Norman, C.S.R.

MINUTES:

RESOLUTIONS:

**ZB 2016-14 Cohen/ZB 2016-10 Anfuso
80 Cooper Avenue
Block 55 Lot 25**

Mr. Hughes made a motion to accept the resolution and was seconded by Mr. Venezia. All others were in favor of this motion.

APPLICATIONS:

**ZB 2017-01 Paoltonio
148 Whalepond Road
Block 50 Lot 8.01**

Mr. Irene stated that we have received a letter from Mr. Resnikoff, Esq. dated August 24, 2017 requesting to be carried.

Mr. Venezia made a motion to carry the application to October 26, 2017 without the necessity to re-notice but must perfect the notice to both Eatontown and Ocean Township Municipal Clerks and was seconded by Mr. Schulz. All others were in favor of this motion.

**ZB 2017-04 Srour
26 Girard Avenue
Block 54 Lot 34**

Mr. Irene stated that we received a letter from Jennifer & Jeanne Wood sent this letter to the Board about this application and made comments on it. This letter was not distributed to any of the Board members.

Marcel Srour, owner of property
Mr. Srour was sworn in

Exhibit A-1 Survey prepared by Charles Surmonte, PLS dated 02/22/2006

Mr. Srour stated that they want to install a pool in the subject property. The reason we want a pool is for our disabled daughter. This is for to do therapy.

Mr. Srour stated that the pool is about 800 Sq. Ft. and the concrete surrounding the pool is also about 800 Sq. Ft. I believe the total is about 875 feet overage.

Mr. LaMarca questioned if Mr. Srour could re-configure the pool so there wouldn't be so much lot coverage.

Public:

Christopher Geiling of 22 Girard Avenue

Mr. Geiling was sworn in

Mr. Geiling stated that he had no issue with the pooling going in. I have a significant issue with the maintains of the property, which has been sited at least 6 times in the last 3 years, for grass not being cut, weeds overgrown.

Srouer Completeness Waivers

Mr. Venezia made a motion to accept the completeness waivers and was seconded by Mr. LaMarca. All others were in favor of this motion.

Ms. Hughes made a motion to carry the application to October 26, 2017 without the necessity to re-notice and stipulation of time and was seconded by Mr. Schulz. All others were in favor of this motion.

**ZB 2017-06 Assoulin
24 Fulton Avenue
Block 51 Lot 42**

Mr. Irene stated that this matter was originally on for June 22, 2017 and they didn't notice and now we are in August and no one showed up.

Ms. Hughes made a motion to carry the application to November 16, 2017 with the necessity to notice and was seconded by Mr. LaMarca.

**ZB 2017-07 Granet
8 Alba Lane
Block 46 Lot 43**

Jim Moody, Esq. attorney for applicant

Granet Completeness Waivers

Mr. Venezia made a motion to grant the completeness waivers and was seconded by Ms. Hughes. All others were in favor of this motion.

Dr. Kenneth Granet owner of subject property

Dr. Kenneth Granet and Wendy Granet were sworn in

Exhibit A-1 Google Earth Photo of the Area dated 06/20/2017

Exhibit A-2 Pool Plot Plan prepared by R.C. Burdick P.E., P.P. dated 02/28/2017 last revised 03/20/2017

Exhibit A-3 Google Earth Aerial dated 06/20/2017

Exhibit A-4 Color Enhanced Pool Site

Mrs. Granet stated that the back yard has a high slope and they are unable to grow anything there.

Exhibit A-5 Ordinance Vacating Conservation Easement ORD No. 0-98-8 dated 07/01/1998

Exhibit A-6 Lot Coverage Calculations prepared by R.C. Burdick dated 02/26/17

Mrs. Granet reviewed the pool plans with the Board and stated that the property is fenced in.

The existing lot coverage is 7,082 Sq. Ft., which is 31% and propose an additional 1,395 Sq. Ft., which is an additional 6.1%

Mr. Moody stated that this is a hardship case in the sense of the condition of the back yard, there is very little you can do with it currently. This is an attempt by the applicant to try to resolve that issue by putting in something that is useful and will also improve the back yard.

The max lot coverage allowed is 35.75%

Mr. Venezia made a motion to accept the application and was seconded by Mr. Schulz. All others were in favor of this motion.

ZB 2016-03 Lisa Carrick
25 Chestnut Place
Block 79 Lots 9&10

Michael Butler, Esq. attorney for applicant

Mr. Butler stated that due to lack of a quorum he is requesting to be carried to October 26, 2017.

Ms. Hughes made a motion to carry the application to October 26, 2017 without the necessity to re-notice and stipulation of time and was seconded by Mr. LaMarca. All others were in favor of this motion.

ADMINISTRATIVE:
ZB 2016-23 Crawley

Bonnie stated that a few months ago you approved an application for an addition of a master bedroom on the front of the house. In the resolution it said that the addition was suppose to be 9 feet deep and 16 feet wide. The architectural plans that were submitted to the Board show that the existing house has a width of 16 feet 4 inches, the one sheet that had the proposed showed it just at 16 feet it didn't have the 4 inches. The plans that she submitted to Jim for zoning permits show the 16

feet 4 inches. Would that change be something that you would concenter doing administratively? It does not impact any variances.

Mr. Habeck made a motion to accept the changes from 16 feet to 16 feet 4 inches and was seconded by Mr. Giglio. All others were in favor of this motion.

OTHER BUSINESS:

Adjournment:

Mr. Venezia made a motion to adjourn the meeting and the meeting adjourned at 9:30 PM

Respectfully Submitted

Martinha Sanders Board Secretary