

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

October 26, 2017

This is the October 26, 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
	Michael Habeck
	Paul Santorelli, Jr.
	Scott LaMarca
	August Stoll
	Gregg Malfa

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

MINUTES:

Mr. Schulz made a motion to accept the meeting minutes of **May 25, 2017** and was seconded by Mr. Santorelli, Jr. Ms. Hughes abstained. All others were in favor of this motion.

Mr. Santorelli, Jr. made a motion to accept the meeting minutes of **June 22, 2017** and was seconded by Ms. Hughes. All others were in favor of this motion.

RESOLUTIONS:

APPLICATIONS:

**ZB 2017-17 Lutheran Church
992 Broadway
Block 79 Lots 4**

Robert Farber, Esq. attorney for applicant

Ms. Heard was sworn in

Exhibit A-1 Survey prepared by John W. Lord, P.E., and P.L.S. of KTP Consulting, LLC dated 03/16/2017

Exhibit A-2 Site Plan prepared by Stephen A. Bray, P.E. of KMB Design Group dated 05/31/2017

Mr. Schulz recused himself from this application

Mr. Farber stated that this application is for a D2 use variance for a food pantry at the Church in a zone that is not zoned for a Church use.

Completeness Waivers:

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

Witness:

Debbie Keszler, Office Administrator for the Lutheran Church
Ms. Keszler was sworn in

Ms. Keszler stated that the current building was done 2007 and our dream at that point was to serve 40 families. After Sandy we were up to 400 families and now we are down to 200-220 families per month. The food pantry is open twice a week. Our goal is to increase the building to serve our clients in a better way by having everything under one roof. The light in the parking lot is on a timer and goes out at midnight but we will change it to go off at 10:00 PM.

Mr. Venezia questioned, "Is this the only food pantry in the Borough?"
Ms. Keszler replied, "Yes."

Mr. Habeck questioned, "Where is the closest food pantry?"
Mr. Keszler replied, "St. Luke's on Broadway and they do about 100 to 125 families a month."

Mr. Venezia questioned, "What are your hours of operation and are you planning on expanding them?"
Ms. Keszler replied, "We are not expanding anything that we are currently doing. We are open Tuesday evening from 7:00 PM to 8:30 PM and Saturday mornings from 8:30 AM to 10:00 AM and we open for Peter Cooper Village on Monday afternoons and that's at noon."

Public:

John Hopkins of 7 Chestnut Place

Mr. Hopkins was sworn in

Mr. Hopkins stated that he has no objection to the expansion of the Church, what we are concerned with is the landscaping plan. I just wanted to see a copy of the landscaping plan.

Glen Ellison of 8 Locust Avenue

Mr. Ellison stated that he loves the Church, I just had a situation where some fruit was dropped off and some kids were throwing it at my garage.

Witness:

April Horvath Architect for applicant

Ms. Horvath reviewed the proposed plans with the Board.

Mr. Farber stated that there are no proposed new signs.

Mr. Habeck questioned, "Are there any retaining basins on site now?"
Mr. Farber replied, "Not that we're aware of."

Mr. Stoll questioned, "Is the building being heated and cooled and if so, where will the units be located?"
Ms. Horvath replied, "Yes, they'll be behind the building."

No further questions from the Board or the public for Ms. Horvath.

Mr. Venezia questioned, "Has the Church tried to acquire the property behind the Church?"

Witness:

Ron Appelton was sworn in

Mr. Appelton has been involved with the Church for 38 years and is currently the finance chairman.

Mr. Appelton stated that about 8 or 9 years ago when that property was up for sale and we approached them about purchasing part of that property. At that point they were not interested in dividing the property so we didn't have an opportunity to do that and that property has been sold since then. We haven't been able to strike any deal since then. We have not approached the new owners.

Existing lot coverage is 60% and proposed is 61% whereas required is 50%

Grading and drainage plan will be reviewed and approved by the Board's Engineer

No further questions from the Board or the public

Mr. Farber gave his closing summation

Ms. Hughes made a motion to accept that application and was seconded by Mr. Stoll. All others were in favor of this motion.

ZB 2017-04 Srouer
26 Girard Avenue
Block 54 Lot 34

Ms. Heard stated that she spoke with Mr. Miller (Zoning Officer) and he stated that the pool conformed and didn't need variances relief.

Mr. Irene suggested that the application be carried to the next meeting to see if the Zoning Officer approves the zoning permit to make sure he doesn't need any variances.

Mr. Stoll made a motion to carry the application to November 16, 2017 without the necessity to re-notice and was seconded by Mr. Habeck. All others were in favor of this motion.

Break: 9:01

Roll call: 9:08

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

Bonnie Heard was sworn in

Mr. Habeck recused himself from this application

Robert Witek, Esq. attorney for applicant

Mr. Witek stated that if the seconded kitchen were to be approved they would stipulate in the resolution that the second kitchen would be removed if/when the home was sold.

Witness:

Nicole Smack, daughter of property owner and resident of subject property
Ms. Smack was sworn in

Exhibit A-1 Architectural Plan prepared by Robert A. Hazelrigg, A.I.A. dated 05/20/2015 last revised 11/15/2015

Exhibit A-2 Floor Plan prepared by Robert A Hazelrigg, A.I.A. dated 05/20/2015 last revised 11/16/2016 (A-102 & E-100)

Ms. Smack stated that there are 8 people living in the house and that the house has 6 bedrooms, 4 ½ bathrooms. Ms. Smack stated that she sold her home and moved in with her parents to help with her 43-year-old brother with Down's syndrome.

Ms. Smack described the layout of the home with the Board.

Ms. Smack stated that a second kitchen would help since there are 8 people in the house and her brother has a special diet, which is deferent from what he makes for her family.

Mr. Venezia questioned, "The foot print of the house will stay the same?"

Ms. Smack replied, "Nothing will change."

Mr. Irene stated that there would be a deed restriction that its contingent in constituting a single-family dwelling and no part less then the whole would be rented out.

No further questions from the Board or the public.

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

ZB 2017-13 Sam Chira
32 Mount Drive
Block 57 Lot 9

Mr. Irene stated that the notice material was sent to him earlier in the week but was not put on the agenda for this meeting.

Mr. Falvo, Esq, attorney for applicant

Mr. Venezia stated that he was uncomfortable proceeding without having reviewed the plans prior to this meeting.

Ms. Hughes made a motion to carry the application to November 16, 2017 without the necessity of the re-notice and was seconded by Mr. Venezia. All others were in favor of this motion.

**ZB 2016-03 Carrick
25 Chestnut Place
Block 79 Lot 9**

Mr. Irene stated that we received a letter from Michael Butler the applicant's council dated October 23, 2017 requesting to carry the application to December 28, 2017.

Mr. Schulz made a motion to carry the application to December 28, 2017 without the necessity to re-notice and was seconded by Mr. Habeck. All others were in favor of this motion.

ADMINIISTRATIVE:

OTHER BUSINESS:

Adjournment:

Mr. Stoll made a motion to adjourn the meeting and was seconded by Mr. Habeck and the meeting adjourned at 9:48 PM

Respectfully Submitted

Martinha Sanders Board Secretary