

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

November 16, 2017

This is the November 16, 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
	Paul Giglio
	August Stoll
	Gregg Malfa

Members Absent:

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

MINUTES:

RESOLUTIONS:

**ZB 2016-04 Church of Christ the King
117 Wall Street
Block 15 Lot 21-16**

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

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

Mr. Santorelli, Jr. made a motion to adopt the resolution and was seconded by Mr. LaMarca. Mr. Habeck was non-participant. All others were in favor of this motion.

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

Mr. Santorelli, Jr. made a motion to adopt the resolution and was seconded by Ms. Hughes. All others were in favor of this motion.

APPLICATIONS:

**ZB 2017-13 Sam Chira
32 Mount Drive
Block 57 Lots 9,10 & 11**

Peter Falvo, Esq. attorney for applicant

Exhibit A-1 Survey prepared by Christopher J. Bouffard, P.L.S. of Newlines Engineering & Surveying dated 06/06/2017

Exhibit A-2 Architectural Plan prepared by Robert A. Hazelrigg, AIA dated 05/08/2017

Exhibit A-3 Proof that Taxes are current

Exhibit -4 Aerial Photos of the area

Mr. Falvo stated that the application involves a proposed addition of a second floor to an existing home.

The variances required are:

Required lot size is 22,500 Sq. Ft., existing 21,236 Sq. Ft.

Required front yard setback is 35 feet, existing is 33.5 and with proposed covered porch the setback would be 28.5 feet

Side yard setback is 20 feet on one side, 50 overall, the house has a 7.5-foot setback, which is an existing condition
Required rear yard setback is 35 feet, existing is 20.8 feet

Witness:

Thomas Lavin, Architect for applicant
Mr. Lavin was sworn in

Completeness Waiver

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

Mr. Lavin reviewed the existing condition and proposed plans with the Board.

Must consolidate lots

Exhibit A-5 Color Rendering of proposed Expansion of the dwelling

Mr. Schulz stated that the house was deplorable and asked how long it would take them to clean it up, prior to getting started.

Ms. Hughes made a motion to approve the application and was seconded by Mr. Habeck. All others were in favor of this motion.

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

Mr. Irene, Esq. stated that this matter has been listed on several occasions and that Mr. Assoulin said he wants to withdraw his application but has not sent in his letter requesting to withdraw.

Mr. Schulz made a motion to dismiss the application without prejudice and was seconded by Ms. Hughes. All others were in favor of this motion.

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

Mr. Irene, Esq. stated that at the last meeting Mr. Srouer said he was going to make changes to his plan so he wouldn't need Board approval. He made those changes and was issued a zoning permit by the Zoning Officer therefore his Board application needs to be closed out.

Ms. Hughes made a motion to dismiss the application without prejudice and was seconded by Mr. Habeck. All others were in favor of this motion.

ZB 2017-09 Dweck
109 W. Palmer Avenue
Block 51 Lot 69

Bonnie Heard was sworn in

Jennifer Krimko, Esq.

Exhibit A-1 dated March 3, 2017
Exhibit A-2 Topo

Completeness Waivers:

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

Ms. Krimko stated that this is a non-conforming lot only with regard to frontage and the house that is proposed fully conforms. The only variance we are seeking is for lot frontage.

Witness:

David Feldman, architect for applicant
Mr. Feldman was sworn in

Mr. Venezia questioned, "Are you staying on the same footprint of the existing house?"
Mr. Feldman replied, "No, the footprint of the new building is a little bit larger."

Exhibit A-3 Feldmans plans

Mr. Habeck questioned, "What is the existing front yard setback?"
Mr. Feldman replied, "It's about 74 feet."

The required front yard setback is 35 feet, existing is 75 feet and proposed is 65 feet.

Ms. Hughes questioned, "Are you taking down trees?"
Mr. Feldman replied, "It's not our intent."

No further questions from the Board or the public.

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

ZB 2017-14 Shoreline Harley-Davidson
136 Monmouth Road
Block 69 Lot 3

Mr. Irene, Esq. stated that there is an issue with the notice.

Jennifer Krimko, Esq. attorney for applicant

Ms. Krimko requested to be carried without the necessity to re-notice those that have already been noticed and only notice those that were not on the list along with the Monmouth County Planning Board, surrounding towns and their Clerks Office.

Public:

Ken Hamsal resident of the Mews stated that he was not aware that the association had to be notified. I had other issues that there were several homeowners that where left out.

Ms. Krimko stated that she would only notice those that were not noticed yet, the association and possibly Oceanport.

Mr. Stoll made a motion to carry the application to January 25, 2018 with the necessity to perfect the notice and stipulation of time and was seconded by Mr. Giglio. All others were in favor of this motion.

ADMINISTRATIVE:

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