

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

September 24, 2015

The Regular Meeting of the Zoning Board of the Borough of West Long Branch was held on September 24, 2015 at 7:30 PM in Borough Hall.

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

ATTENDANCE

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

Members Present: Robert Venezia
Pamela Hughes
Michael Schulz
Michael Habeck
Paul Santorelli, Jr.

Members Absent: Jared Murphy
John Penta
Scott La Marca
Paul Giglio

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

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

MINUTES:

The Board reviewed the meeting minutes of August 27, 2015. Mr. Santorelli, Jr. made a motion to approve the minutes and was seconded by Mr. Habeck. All others were in favor of the motion.

APPLICATIONS:

ZB 2015-08 Blake
Block: 84, Lot: 8

Mr. Irene advised that he had reviewed the notice materials and found that they were in order, and that the Board had jurisdiction in the matter. Bonnie Heard was sworn.

James Black and Jill Black of 16 E. Walnut Place were sworn.

Exhibit A-1 Survey prepared by Frank Ernst of Seneca dated 02/27/1998
Exhibit A-2 Illusions Fence Detail

Ms. Heard stated that there were a couple of completeness items that we have no objection to being waived.

Ms. Hughes made a motion to waive the items that Ms. Heard just mentioned and was seconded by Mr. Habeck. All others were in favor of this motion.

Witness:

Mr. Blake

We are requesting a bulk variance to replace and extend a chain link fence along the Bampton side of our house. We would like to put up a 5 foot high fence not a 6 foot high fence that we originally requested. We are willing to relocate inward our current fence line at the back corner of our property approximately 2 feet in. We are willing to either transplant or plant new shrubs, what ever you're looking for. Our gate currently faces Bampton Street and we would move the gate to the E Walnut Place next to the house. Part of our fence was damaged during the Sandy Storm.

Mr. Venezia, "Can you advise us of what the changes are going to be?"

Mr. Blake, we're willing to move the fence in 2 ½ feet in that corner which will put it in line with the neighbors back sidewalk line.

Mr. Venezia, "A long the back property line, is there planting there too?"

Mr. Blake, "On the interior of my fence I have shrubs there and they will remain."

Exhibit A-3 thru A-6 Four photos submitted by the applicant

Mr. Habeck, "I'm just looking at other applications that we spoke about and we push them back, 10 feet, 15 feet but this application is a little different because they don't have that type of room on that side. I look at it like we have to be parallel to the property line. If they do decide to add a sidewalk and we do require you to plant something in front of the fence. Try to keep the 6 to 7 feet consistent."

Exhibit A-7 thru A-12 Photographs of other properties within 7 block of the Blake property

Ms. Hughes stated that the Blakes would only be reducing 48 square feet.

Mr. Blake, the back yard is only 74.27 in the back and you're looking at taking away 6 feet.

Mr. Habeck, how about we hold the 4.3 feet down the whole lot.

Mrs. Blake stated that they have a small back yard and do not want to give up too much of the back yard because they live in their back yard.

Mr. Irene, setback 3 feet from the southwest corner and it's going to be setback 8 feet behind the northwest corner of the garage and run parallel to East Walnut and then extend 20 feet and then it's going to be a straight line back to the point that exists at the back property line.

No further questions or comments from the Board or the public.

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

ZB 2015-05 MISHAN

Block: 45, Lots: 1 & 8

Mr. Irene stated that he received a letter from Mr. Falvo, Esq. requesting to be carried; the revised plans have not been prepared.

Mrs. Hughes made a motion to carry the application to October 22, 2015 without the necessity to re-notice and stipulation of time and was seconded by Mr. Santorelli, Jr. All others were in favor of this motion.

MIZRAHI

Mr. Irene stated that he received a letter from Mr. Sarno.

Mr. Habeck recused.

There was a question of where the surface was going to be removed to get it down to the coverage limitation that was in the resolution. My notes indicated that it was all coming out of the driveway however the applicants' recollection was different. The Board adopted the resolution the way I drafted so the applicant has submitted a letter asking for an administrative change. Do you care if we find it elsewhere if we get down to the coverage total that you are asking for?

Mrs. Heard stated that they are taking 156 sq. ft. of gravel from the front parking spaces. They have 463 sq. ft. of gravel parking area in front of the cabana. They're removing 134 sq. ft. that is in a circular island area behind the house, they are removing 262 sq. ft. of gravel from the walkway behind the cabana and they are taking 209 sq. ft. from the walkway to the tennis court.

Mr. Irene stated that they are removing more than they were required. Over 1200 sq. ft. as apposed to 1000 sq. ft. If the Board has no issue with that you can make a motion to do it administrative change and Mrs. Heard can review it when it's done.

Mr. Schulz made a motion to approve the administrative change and was seconded by Mrs. Hughes. All others were in favor of this motion.

Mrs. Heard stated that Monmouth University is looking to schedule a meeting October, November and December.

Resolution:
ZB 2015-06 HOWE
Block: 84, LOT: 8

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

The meeting adjourned at 8:45

Martinha Silva, Board Secretary