



Borough of  
**West Long Branch**  
New Jersey

Chairman Paul Santorelli, Jr	965 Broadway	Mr. Alex LaSalle
Ms. Pamela Hughes	West Long Branch, NJ 07764	Mr. Michael Schulz
Mr. Anastasios Diacogiannis	Jennifer O'Sullivan, Board Secretary	Mr. Mark Engel Alt. #1
Mr. Paul Giglio	<a href="mailto:josullivan@westlongbranch.org">josullivan@westlongbranch.org</a>	Mr. Jerry Moczerniuk-Alt #2
Ms. Jane Hurd	(732) 229-1756 Ext. 111	

**ZONING BOARD MINUTES**

**November 16, 2023**

**Regular Meeting 7:00 P.M.**

**(Council Chambers)**

Vice Chairperson Hughes called to order *the Meeting* of the Borough of West Long Branch Zoning Board according to the Sunshine Law.

This is the **November 16, 2023**, regular meeting of the West Long Branch Zoning Board, in which Mr. Santorelli read the following statement.

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 Star Ledgers.

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.

**Members:**

Chairman Paul Santorelli, Jr.	Absent	Mr. Alex LaSalle	Present
Ms. Pamela Hughes (Vice-Chair)	Present	Mr. Michael Schulz	Present
Mr. Anastasios Diacogiannis	Present	Mr. Mark Engel, Alt. 1	Present
Mr. Paul Giglio	Present	Mr. Jerry Moczerniuk Alt. 2	Present
Ms. Jane Hurd	Present		

**Board Professionals:**

Michele Irene, Esq. Board Attorney	Present	Jennifer O'Sullivan Board Secretary	Present
Libby Waterbury, P.E., P.P., CME	Present		
Lisa Norman, CSR	Present		

ZB 2022-17–Azar Kada & Victoria Hara Block(s): 41 Lot(s): 1 Zone: R-22 Address: 558 Cedar Ave  
Application Type: Bulk Variance. The Applicants previously filed an appeal of the Zoning Officer's determination that the artificial turf installed on the property is considered impervious coverage. The applicants seek variance approval for Impervious coverage of 54.4%, whereas a maximum of 30% is permitted.

The applicant has requested to be carried to January 25, 2024.

### **New Applications**

**ZB 2023-10 – KHDR SWED** Block(s): 41 Lot(s): 24 Zone: R-22 Address: 43 Henderickson Place Application Type: Bulk Variance The applicant proposes to construct a shed on the property. The property is located within the R-22 Zone.

#### For the Applicant

- Mr. Khdr Swed, the applicant
- Alexandria K. Servidio, Esq

#### From the Public

- Ms. Karen Wharmby, an interested party residing adjacent to the subject site at 39 Hendrickson Place, also appeared regarding this matter. She asked about fencing, the proposed location of the shed, and the precedential impact of any relief that might be granted.

#### Summary

- The property contains an existing residential house. The applicant proposes to construct a shed on the property. The property is located within the R-22 Zone
- The Board finds that the applicant has failed to prove the “positive criteria” required by the Municipal Land Use Law (NJS 40:55D-1, et seq.) to support granting the bulk (“C”) variance relief at issue. The “positive criteria” can be satisfied by establishing either C(1) “hardship” or the C(2) “flexible C” criteria. The Board finds that the applicant failed to satisfy the standard. The Board finds that no statutory “hardship” (C(1) criteria) exists regarding this matter. The applicant appeared to rely upon the deficient lot area to support relief for the proposed excess lot coverage; the Board rejects such reliance in this case.

#### Decision

- Motion: Michael Schulz
- Second: Pamela Hughes
- Roll Call:

Chairman Paul Santorelli, Jr.	Absent	Mr. Alex LaSalle	Yea
Ms. Pamela Hughes (Vice-Chair)	Yea	Mr. Michael Schulz	Yea
Mr. Anastasios Diacogiannis	Yea	Mr. Mark Engel, Alt. 1	Yea
Mr. Paul Giglio	Yea	Mr. Jerry Moczerniuk Alt. 2	N/A
Ms. Jane Hurd	Yea		

- Application denied.

## Resolutions

Marcos DeCosta Block(s): 28 Lot(s): 12.01 Zone: R-15 Address: 21 Hendrickson Place

Application Type: Bulk Variance:

- **Eligible to Vote Roll Call**

Chairman Paul Santorelli, Jr.	Absent	Mr. Alex LaSalle	Absent
Ms. Pamela Hughes (Vice-Chair)	N/A	Mr. Michael Schulz	Yea
Mr. Anastasios Diacogiannis	Yea	Mr. Mark Engel, Alt. 1	Yea
Mr. Paul Giglio	Yea	Mr. Jerry Moczerniuk Alt. 2	N/A
Ms. Jane Hurd	Yea		

## Decision

- Motion: Jane Hurd
- Second: Mark Engle Alt#1
- All in favor. None Opposed.
- Resolution adopted as written.

ZB 2023-06- Brian Crowe Block(s): 99 Lot(s): 7 Zone: R-15 Address: 39 Hilltop Rd

Application Type: Bulk Variance.

- **Eligible to Vote Roll Call**

Chairman Paul Santorelli, Jr.	Absent	Mr. Alex LaSalle	Absent
Ms. Pamela Hughes (Vice-Chair)	N/A	Mr. Michael Schulz	Yea
Mr. Anastasios Diacogiannis	Absent	Mr. Mark Engel, Alt. 1	Yea
Mr. Paul Giglio	Yea	Mr. Jerry Moczerniuk Alt. 2	N/A
Ms. Jane Hurd	Yea		

## Decision

- Motion: Jane Hurd
- Second: Anastasios Diacogiannis Alt #2
- All in favor. None Opposed.
- Resolution adopted as written.

ZB -2023-11– Brian and Wendy Kraiem Block(s): 23 Lot(s): 14 Zone: R-22  
Address: 105 Hollywood Avenue Application Type: Bulk Variance Application

• **Eligible to Vote Roll Call**

Chairman Paul Santorelli, Jr.	Absent	Mr. Alex LaSalle	Absent
Ms. Pamela Hughes (Vice-Chair)	N/A	Mr. Michael Schulz	Yea
Mr. Anastasios Diacogiannis	Yea	Mr. Mark Engel, Alt. 1	Yea
Mr. Paul Giglio	Yea	Mr. Jerry Moczerniuk Alt. 2	N/A
Ms. Jane Hurd	Yea		

Decision

- Motion: Choose an item
- Second: Choose an item
- All in favor. None Opposed.
- Resolution adopted as written.

ZB-2022-15- Michael Stout Block-93 Lot(s):4 Zone R-10 Address: 25 Bampton Place  
Application Type: Amended Bulk Variance

• **Eligible to Vote Roll Call**

Chairman Paul Santorelli, Jr.	Absent	Mr. Alex LaSalle	Absent
Ms. Pamela Hughes (Vice-Chair)	N/A	Mr. Michael Schulz	Yea
Mr. Anastasios Diacogiannis	Yea	Mr. Mark Engel, Alt. 1	Yea
Mr. Paul Giglio	Yea	Mr. Jerry Moczerniuk Alt. 2	N/A
Ms. Jane Hurd	Yea		

Decision

- Motion: Jane Hurd
- Second: Anastasios Diacogiannis Alt #2
- All in favor. None Opposed.
- Resolution adopted as written.

Other Business: Annual Report prepared by Libby Waterbury

Minutes: No minutes to be adopted.

## Adjournment

### Decision

- Motion: Pamela Hughes
- Second: Jane Hurd
- All in favor. None Opposed
- Roll Call:

Chairman Paul Santorelli, Jr.	Absent	Mr. Alex LaSalle	Absent
Ms. Pamela Hughes (Vice-Chair)	Yea	Mr. Michael Schulz	Yea
Mr. Anastasios Diacogiannis	Yea	Mr. Mark Engel, Alt. 1	Yea
Mr. Paul Giglio	Yea	Mr. Jerry Moczerniuk Alt. 2	Yea
Ms. Jane Hurd	Yea		