



Mr. Anastasios Diacogiannis – Alt. 2	95 Broadway	Mr. Alex LaSalle
Mr. Mark Engel, Alt. 1	West Long Branch, NJ 07764	Mr. Michael Schulz
Mr. Paul Giglio	Jennifer O’Sullivan, Board Secretary	Chairman Paul Santorelli, Jr
Ms. Pamela Hughes	<a href="mailto:josullivan@westlongbranch.org">josullivan@westlongbranch.org</a>	
Ms. Jane Hurd	(732) 229-1756 Ext. 111	

# **ZONING BOARD MINUTES**

**February 23, 2023**

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

**(Council Chambers)**

Chairman Santorelli called to order *the Meeting* of the Borough of West Long Branch Zoning Board according to the Sunshine Law.

This is the February 23, 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:**

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

## **Board Professionals:**

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

### Carried Applications

**ZB 2022-11 – Leonardo DeBorda** Block(s): 108 Lot(s): 17 Zone: R-10 Address: 38 Rivington Avenue  
Application Type: Bulk Variance

The applicant is seeking to construct a second-story addition, add a paver walkway from the house to the pool patio, and reduce the impervious driveway coverage.

- Application was carried to April 27, 2023, with noticing required.

**ZB 2022-19– Adriano Pereira** Block(s): 12 Lot(s): 13 Zone: R-10 Address: 63 Oceanport Avenue  
Application Type: Bulk Variance

The applicant is seeking to obtain a variance allowing his motor home to be parked on the premises.

- Application was carried to June 22, 2023, with noticing required.

**ZB 2022-20 Alberto DeMelo** Block(s): 6 Lot(s): 6.01 Zone: R-10 Address: 36 Victor Avenue  
Application Type: Bulk Variance

The applicant is seeking to obtain a variance allowing his motor home to be parked on the premises.

- Application was carried to June 22, 2023, with noticing required.

### New Applications

**ZB 2022-14- Sami Abadi** Block(s): 46 Lot(s): 1 Zone: R-15 Address: 28 Ridge Road.  
Application Type: Bulk Variance

The applicant is seeking to install a 5'PVC fence in the yard to go from the property line before the retaining wall.

For the Applicant

- Sami Abadi-Applicant

From the Public

- No objectors or interested parties appeared with regard to this matter.

#### Summary

- The property contains an existing single-family dwelling. The applicant is seeking to install a five (5) foot PVC fence around the yard. The property is a corner lot on Ridge Road and West Palmer Ave. The property is located within the R-15 Zone.
- The applicant is proposing to place the fence so that it goes all the way to be property line before the retaining wall. The plans do not indicate a retaining wall along the roadway. This should be addressed by the applicant. The board feels that the applicant did not provide the exhibit needed to clarify their proposal.

#### Decision

- Motion: Pamela Hughes
- Second: Mark Engle Alt#1
- Roll Call:

Mr. Anastasios Diacogiannis – Alt. 2	N/A	Mr. Alex LaSalle	Yea
Mr. Mark Engel, Alt. 1	Yea	Mr. Michael Schulz	Yea
Mr. Paul Giglio	Yea	Chairman Paul Santorelli, Jr	Yea
Ms. Pamela Hughes	Yea		
Ms. Jane Hurd	Yea		

- The Application was carried to May 18, 2023, with no further noticing so the applicant can provide more evidence.

## Resolutions

**ZB 2022-18 – Zikry Residence** Block(s): 60 Lot(s): 222 Zone: R-22 Address: 10 Whale Pond Rd.

Application

Type: Bulk Variance

- **Eligible to Vote Roll Call**

Mr. Anastasios Diacogiannis – Alt. 2	Yea	Mr. Alex LaSalle	Yea
Mr. Mark Engel, Alt. 1	Yea	Mr. Michael Schulz	N/A
Mr. Paul Giglio	N/A	Chairman Paul Santorelli, Jr	Yea
Ms. Pamela Hughes	Yea		
Ms. Jane Hurd	Yea		

## Decision

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

**ZB 2022-10 – JCP&L** Block(s): 67 Lot(s): 33 Zone: OP Address: Monmouth Rd-Application

Type: Preliminary Site Plan

- **Eligible to Vote Roll Call**

Mr. Anastasios Diacogiannis – Alt. 2	Yea	Mr. Alex LaSalle	Abstain
Mr. Mark Engel, Alt. 1	Yea	Mr. Michael Schulz	N/A
Mr. Paul Giglio	N/A	Chairman Paul Santorelli, Jr	Yea
Ms. Pamela Hughes	Yea		
Ms. Jane Hurd	Yea		

## Decision

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

**Board Attorney, Board Engineer/Planner, Special Planner, Board Recording Secretary, and Certified Shorthand Reporter.**

- **Eligible to Vote Roll Call**

Mr. Anastasios Diacogiannis – Alt. 2	Yea	Mr. Alex LaSalle	Yea
Mr. Mark Engel, Alt. 1	Yea	Mr. Michael Schulz	N/A
Mr. Paul Giglio	N/A	Chairman Paul Santorelli, Jr	Yea
Ms. Pamela Hughes	Yea		
Ms. Jane Hurd	Yea		

## Decision

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

## Other Business

Approval for Libby Waterbury to prepare the Annual Report.

### Decision

- Motion: Pamela Hughes
- Second: Mark Engle Alt#1
- Roll Call:

Mr. Anastasios Diacogiannis – Alt. 2	N/A	Mr. Alex LaSalle	Yea
Mr. Mark Engel, Alt. 1	Yea	Mr. Michael Schulz	Yea
Mr. Paul Giglio	N/A	Chairman Paul Santorelli, Jr	Yea
Ms. Pamela Hughes	Yea		
Ms. Jane Hurd	Yea		

- Extension was approved as written.

## Minutes

**January 26, 2023** – Carried to March 23, 2023

## Adjournment

### Decision

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

Mr. Anastasios Diacogiannis – Alt. 2	Yea	Mr. Alex LaSalle	Yea
Mr. Mark Engel, Alt. 1	Yea	Mr. Michael Schulz	Yea
Mr. Paul Giglio	N/A	Chairman Paul Santorelli, Jr	Yea
Ms. Pamela Hughes	Yea		
Ms. Jane Hurd	Yea		