



Mr. Anastasios Diacogiannis –	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	josullivan@westlongbranch.org	Mr. Jerry Moczerniuk Alt 2
Ms. Jane Hurd	(732) 229-1756 Ext. 111	

ZONING BOARD MINUTES

April 27, 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 April 27, 2022, 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:

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

Carried Application

ZB 2022-08 –Cedar Village Group, LLC Block(s): 61 Lot(s): 93 & 94 Zone: R-22

Address: 241 Monmouth Road

Application Type: Preliminary Site Plan

The applicant is seeking to open a multifamily Senior Living Building.

The application was to be carried to the July 27, 2023, meeting.

ZB 2022-07- Marc Edelstein Block(s): 60 Lot(s): 58 Zone: R-22

Address: 399 Monmouth Rd – Application Type: Bulk Variance

The applicant is seeking to legalize an existing treehouse location.

The application was to be carried to the August 24, 2023, meeting.

New Applications

ZB 2023-04–McDonald’s Corporation Block(s):20 Lot(s):8 Zone: NC

Address: Monmouth Road and Cedar Avenue Application Type: USE Variance

The applicant is seeking authorization to construct a side-by-side drive-through accessory use.

Completeness Wavier Hearing.

For the Applicant

- Michael Miceli, Esq.

From the Public

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

Summary

The property contains an existing fast-food restaurant. The applicant proposes to modify the facility by adding a side-by-side drive-through lane to the restaurant. A single-lane drive-through exists on the site.

The site is located on Monmouth Rd and Locust Avenue, with access from both Monmouth Road and Locust Ave. The site is located within the NC zone. A restaurant use is a conditional use in the zone. The site does not meet the conditions of conditional use. The applicant has applied for an expansion of the non-conforming use in the zone.

Decision

- Motion: Anastasios Diacogiannis
- Second: Michael Schulz
- Roll Call:

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

- Application waivers were granted.

Resolutions

ZB 2022-21 – Valdimer Mesquita Block(s): 18 Lot(s): 2 Zone: R-15

Address: 170 Locust Ave. Application Type: Bulk Variance

- **Eligible to Vote Roll Call**

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

Decision

- Motion: Mark Engle
- Second: Anastasios Diacogiannis
- All in favor. None Opposed.
- Resolution adopted as written.

ZB 2022-18 – Amended-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	Absent
Mr. Mark Engel, Alt. 1	Yea	Mr. Michael Schulz	Yea
Mr. Paul Giglio	Absent	Chairman Paul Santorelli, Jr	Yea
Ms. Pamela Hughes	Yea	Mr. Jerry Moczerniuk Alt 2	N/A
Ms. Jane Hurd	Yea		

Decision

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

Other Business

Christopher Borriello. ZB 2021-15 Block 28, Lot: 70 is seeking a time extension on the resolution adopted on April 29, 2022

Application Type: Major Preliminary and Final Site Plan

- Applicant is seeking an extension of time.

Decision

- Motion: Mark Engle Alt#1
- Second: Jane Hurd
- Roll Call:

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

- Extension was approved as written.

Monmouth University ZB 2019-12 Block(s):30 Lot(s):1-5,7-9 11. 12 & 12.01 – Administrative Issues

Decision

- Motion: Jane Hurd
- Second: Mark Engle Alt#1
- Roll Call:

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

- Administrative changes were approved as written.

Minutes

March 23, 2023, carried to May 18, 2023

Adjournment

Decision

- Motion: Mark Engel Alt#1
- Second: Jane Hurd
- All in favor. None Opposed
- Roll Call:

Mr. Anastasios Diacogiannis – Alt. 2	Yea	Mr. Alex LaSalle	Absent
Mr. Mark Engel, Alt. 1	Yea	Mr. Michael Schulz	Yea
Mr. Paul Giglio	Absent	Chairman Paul Santorelli, Jr	Yea

Ms. Pamela Hughes	Yea	Mr. Jerry Moczerniuk Alt 2	N/A
Ms. Jane Hurd	Yea		