



Chairman Paul Santorelli, Jr	95 Broadway	Mr. Alex LaSalle
Ms. Pamela Hughes (VC)	West Long Branch, NJ 07764	Mr. Michael Schulz
Mr. Anastasios Diacogiannis	Jennifer O'Sullivan, Board Secretary	Mr. Mark Engel Alt. #1
Mr. Paul Giglio	josullivan@westlongbranch.org	Mr. Jerry Moczerniuk Alt. #2
Ms. Jane Hurd	(732) 229-1756 Ext. 111	

ZONING BOARD MINUTES

June 15, 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 **June 15, 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:

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)	Absent	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		

Carried Applications

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. If the artificial turf is not considered Impervious, then the impervious coverage would conform at 29.9%.

Carried to August 24, 2023; re-noticing is not required.

New Applications

ZB 2023-05 Jack and Victoria Skaba Block(s): 41 Lot(s): 85 & 86 Zone: R-22 Address: 516-518 Cedar Ave
Application Type: Bulk Variance. The applicant is seeking approval to relocate an existing fence on the property to the front yard.

For the Applicant

- Rick Brodsky, Esq.
- Matthew DuBois, PE, of Nelson Engineering Associates
- The applicant, Mr. Jack Skaba,

From the Public

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

Summary

- The property contains a single-family dwelling. The applicant is seeking a variance to relocate the existing fence into the front yard. The property is located on Cedar Ave in the R22 zone. Access to the site is from Cedar Avenue
- The applicant submitted the following exhibits into evidence: Survey, prepared by Robert H. Morris, PLS, of Nelson Engineering Associates, Inc., consisting of one sheet, dated 6/1/23 (A-1); Variance Plan, prepared by Matthew R. DuBois, PE, of Nelson Engineering Associates, Inc., consisting of one sheet, dated 12/9/21, last revised 2/15/23 (A-2); Color-enhanced Variance Plan, prepared by Matthew R. DuBois, PE, of Nelson Engineering Associates, Inc., consisting of one sheet, dated 6/14/23 (A-3); and 8 Photographs of the subject property (A-4(a) through and including A-4(h)).

Decision

- Motion: Ms.
- Second: Anastasios Diacogiannis
- 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	Yea	Chairman Paul Santorelli, Jr	Yea
Ms. Pamela Hughes	Absent	Mr. Jerry Moczerniuk Alt 2	Yea
Ms. Jane Hurd	Yea		

- Application denied.

ZB 2022-22 – Christine McClelland Block(s): 107 Lot(s): 15 Zone: R-10 Address: 18 Pine Avenue
Application Type: Bulk Variance. The applicant is seeking a variance to construct a deck at the rear of the house.

For the Applicant

- The applicant, Ms. Christine McClelland, and her spouse, Mr. Charles McClelland

From the Public

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

Summary

- The property contains a single-family dwelling. The applicant is seeking a variance to construct a deck at the rear of the house. The property is located in an R-10 zone and has access from Pine Ave.
- The applicant submitted the following exhibits into evidence: Survey, prepared by Frank J. Ernst, PLS, of Seneca Survey Co., Inc., consisting of one sheet, dated 12/29/98. (A-1); Survey, prepared by Justin J. Hedges, PLS, of InSite Surveying, LLC, consisting of one sheet, dated 5/4/23 (A-2); and Survey, prepared by Justin J. Hedges, PLS, of InSite Surveying, LLC, consisting of one sheet, dated 5/4/23 and revised to 6/14/23 to include lot coverage calculations (A-3).

Decision

- Motion: Paul Giglio
- Second: Mark Engle Alt#1
- 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	Yea	Chairman Paul Santorelli, Jr	Yea
Ms. Pamela Hughes	Absent	Mr. Jerry Moczerniuk Alt 2	N/A
Ms. Jane Hurd	Yea		

- Application approved with conditions.

Resolutions

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

Application Type: Bulk Variance

- **Eligible to Vote Roll Call**

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

Decision

- Motion: Paul Giglio
- Second: Jane Hurd
- All in favor. None Opposed.
- Resolution adopted as written.

ZB 2023-02 – 96 Beechwood Block(s): 35 Lot(s): 6 Zone: R-22 Address: 96 Beechwood Avenue

Application Type: Bulk Variance -**DENIAL**

Eligible to Vote Roll Call

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

Decision

- Motion: Jane Hurd
- Second: Paul Giglio
- All in favor. None Opposed.
- Resolution adopted as written.

Adjournment

Decision

- Motion: Jane Hurd
- Second: Paul Giglio
- 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	Yea	Chairman Paul Santorelli, Jr	Yea
Ms. Pamela Hughes	Absent	Mr. Jerry Moczerniuk Alt 2	Yea
Ms. Jane Hurd	Yea		