



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 22, 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 22, 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	Absent	Mr. Michael Schulz	Present
Ms. Pamela Hughes (Vice-Chair)	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		

Carried Applications

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

Application Type: Bulk Variance

The Applicant is seeking approval for a previously constructed permeable pavement sports court in the rear yard. The sports court was constructed out of permeable pavement. There are removable rubber tiles installed on top of the permeable pavement, which is also permeable.

Carried to July 27, 2023, 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.

Carried to August 24, 2023, without re-noticing.

New Applications

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.

For the Applicant

- Mr. Adalberto Demelo, the applicant
- Juscelucio DaSilva, Jr., Esq

From the Public

- Mr. Ronald Karpe, residing at 43 Victor Avenue
- Ms. Vanessa Pinheiro, residing at 38 Victor Avenue
- Mr. Gary Wersinger, residing at 59 Victor Avenue

Summary

- The applicant previously sought relief to construct a detached two (2) car garage, covered front porch, relocate the rear deck step, remove the existing fence and construct a new fence on the rear deck to the proposed garage, and extend the driveway to the proposed garage in a prior application (2019-08). The resolution granted relief for the existing lot width, and the side and rear setback for the garage.
- The applicant submitted the following exhibits into evidence: Survey (unsigned and unsealed), prepared by Charles Surmonte, PE & PLS, consisting of one sheet, dated 11/21/19, upon which is penned a proposed location of the motor home (A-1); Survey (unsigned and unsealed), prepared by Charles Surmonte, PE & PLS, consisting of one sheet, dated 6/12/23, upon which is penned (not to scale) the proposed location of the motor home (A-2); and Survey (unsigned and unsealed), prepared by Charles Surmonte, PE & PLS, consisting of one sheet, dated 6/12/23 (A-3).

Decision

- Motion: Anastasios Diacogiannis
- Second: Mark Engle Alt#1
- Roll Call:

Mr. Anastasios Diacogiannis	Yea	Mr. Alex LaSalle	Yea
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	Yea
Ms. Jane Hurd	Yea		

- Application denied.

New Applications

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.

For the Applicant

- The applicant, Mr. Mark Edelstein
- Jessica Sweet, Esq.
- Robert Kiser, PE & PP, the applicant's Professional Engineer and Professional Planner

From the Public

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

Summary

- The property contains an existing residential dwelling and related improvements. The applicant looks to legalize an existing treehouse location. The property is located on and has access from Monmouth Road. The property is located within the R-22 Zone
- The applicant submitted the following exhibits into evidence: Variance Plan, prepared by Craig W. Stires, PE, of Stires Associates, PA, consisting of 3 sheets, dated 2/4/22 (A-1); "Proposed Play House" plans, prepared by Patrick M. Jones, AIA, consisting of 3 sheets, dated 10/26/20 (A-2); Photograph of the "play house" (A-3); Zoning Permit dated 8/23/19 (A-4); Proposed Alterations & Additions For Edelstein Residence plans, prepared by Anthony M. Condouris, AIA, dated 2/7/19, last revised 8/1/19 (A-5); Aerial Photograph of the site from Google Earth dated 2/4/22 (A-6); and Site Rendering, prepared by Stires Associates, PA, consisting of one sheet, dated 2/4/22 (A-7).

Decision

- Motion: Anastasios Diacogiannis
- Second: Pamela Hughes
- Roll Call:

Mr. Anastasios Diacogiannis	Yea	Mr. Alex LaSalle	Yea
Mr. Mark Engel, Alt. 1	Recused	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 denied.

ZB 2023-01– James LoBello Block(s): 90 Lot(s): 15 Zone:R-10 Address: 19 Walnut Place Application Type: Bulk Variance

The Applicant is seeking to demolish the existing 270 Ft deck in the rear yard and construct a second-story addition and associated improvements.

For the Applicant

- The applicant, Mr. James LoBello, and his spouse, Mrs. Mary Ellen LoBello,
- Anthony Busch, Jr., AIA, the applicant's Architect

From the Public

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

Summary

- The applicant submitted the following exhibits into evidence: Location & Topographic Survey, prepared by James B. Goddard, PLS, of Land Control Services, LLC, dated 10/20/22 (A-1); and Proposed Alterations & Additions Plans, prepared by Anthony Busch, Jr., AIA, consisting of 5 sheets, dated 9/10/22 (A-2).
- The applicant submitted the following exhibits into evidence: Location & Topographic Survey, prepared by James B. Goddard, PLS, of Land Control Services, LLC, dated 10/20/22 (A-1); and Proposed Alterations & Additions Plans, prepared by Anthony Busch, Jr., AIA, consisting of 5 sheets, dated 9/10/22 (A-2).

Decision

- Motion: Mark Engle Alt#1
- Second: Mr. Jerry Moczerniuk Alt 2
- Roll Call:

Mr. Anastasios Diacogiannis – Alt. 2	Yea	Mr. Alex LaSalle	Recused
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	Yea
Ms. Jane Hurd	Yea		

- Application approved with conditions.

Resolutions

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 Resolution carried to July 27, 2023

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 Resolution carried to July 27, 2023

Other Business

No other business

Minutes

No minutes to adopted.

Adjournment

Decision

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