



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	<i>Mr. Mark Engel Alt. #1</i>
Mr. Paul Giglio	<i>josullivan@westlongbranch.org</i>	Mr. Jerry Moczerniuk-Alt #2
Ms. Jane Hurd	(732) 229-1756 Ext. 111	

ZONING BOARD MINUTES

September 28, 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 September 28, 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.	Present	Mr. Alex LaSalle	Present
Ms. Pamela Hughes (Vice-Chair)	Present	Mr. Michael Schulz	Present
Mr. Anastasios Diacogiannis	Present	Mr. Mark Engel, Alt. 1	Absent
Mr. Paul Giglio	Present	Mr. Jerry Moczerniuk Alt. 2	Present
Ms. Jane Hurd	Absent		

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		

New Applications

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.

For the Applicant

- The applicant, Mr. Adriano Pereira
- Juscelucio DaSilva, Jr., Esq., applicant's counsel

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 allow his motor home to be parked on the premises. The property is in an NC zone and has access from Oceanport Ave. Single Family homes are not permitted in the NC zone
- The applicant submitted the following exhibits into evidence: Survey, prepared by Jeffrey S. Grunn, PLS, of Lakeland Surveying, consisting of one sheet, dated 12/5/19(A-1); Survey, prepared by Jeffrey S. Grunn, PLS, of Lakeland Surveying, consisting of one sheet, dated 9/1/22 (A-2); Survey, prepared by Jeffrey S. Grunn, PLS, of Lakeland Surveying, consisting of one sheet, dated 9/1/22 and "marked up" by the applicant so show the proposed location of the motor home, although same is noted as not being to scale (A-3); and Photograph taken from Google Earth 2020 of the auto repair shop located adjacent to the subject property (A-4).

Decision

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

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

- Application denied.

Resolutions

ZB 2021-03–Amir Schacher & Caryn Lubin Block(s):60 Lot(s):214.13 R-22 Address: 2 Friendship Lane Application Type: Bulk Variance The applicant is seeking amendment to a previously granted approvals regarding proposed modification to plans.

- **Eligible to Vote Roll Call**

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

Decision

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

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 applicant has requested to withdraw the application. The resolution is to with draw the application.

- **Eligible to Vote:**

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

Decision

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

Other Business

ZB-2023-09-Sal Abecasis Block: 42 Lot:19 Address: 13 Bridle Drive Application Type: Interpretation to appeal the decision of the Zoning Officer, which denied the application to construct a new wooden deck to the side of the dwelling and expand the rear deck. The property is located on and has access from Bridle Dr. The property is located within the R-22 Zone.

Decision

- Motion: Alex LaSalle
- Second: Pamela Hughes
- Roll Call:

Chairman Paul Santorelli, Jr.	Yea	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	Yea
Ms. Jane Hurd	Absent		

- Extension was approved as written.

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 applicant has requested to withdraw the application.

Decision

- Motion: Alex LaSalle
- Second: Paul Giglio
- Roll Call:

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

- Application was withdrawn without prejudice.

Minutes

July 27, 2023

Decision

- Motion: Mr. Jerry Moczerniuk Alt. 2
- Second: Pamela Hughes
- Eligible to vote

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

- Minutes adopted as written.

Adjournment

Decision

- Motion: Pamela Hughes
- Second: Anastasios Diacogiannis
- All in favor. None Opposed
- Roll Call:

Chairman Paul Santorelli, Jr.	Yea	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	Yea
Ms. Jane Hurd	Absent		