



Borough of
West Long Branch
New Jersey

Mr. Mark Engel	965 Broadway	Mr. Michael Schulz
Ms. Pamela Hughes	West Long Branch, NJ 07764	Mr. Jerry Moczerniuk-Alt #1
Mr. Anastasios Diacogiannis	Jennifer O'Sullivan, Board Secretary	Mr. Matthew Clark -Alt #2
Mr. Paul Giglio	josullivan@westlongbranch.org	
Mr. Alex LaSalle	(732) 229-1756 Ext. 111	

ZONING BOARD MINUTES

February 22, 2024

Regular Meeting 7:00 P.M.

(Council Chambers)

Mr. Mark Engel called to order *the Meeting* of the Borough of West Long Branch Zoning Board according to the Sunshine Law. This is the **February 22, 2024**, 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:

Mark Engel	Present	Mr. Alex LaSalle	Absent
Mr. Paul Giglio VC	Present	Mr. Michael Schulz	Present
Mr. Anastasios Diacogiannis	Present	Mr. Jerry Moczerniuk Alt. 1	Absent
Ms. Pamela Hughes	Present	Mr. Mathew Clark Alt #2	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		

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.

The applicant requests to be carried to March 28, 2024.

ZB-2023-15 457 Monmouth Road. Block: 3 Lot: (s) 27 Zone R-22 Address: 45 Hollywood Renovate and remodel the house with additions to the left, right, and rear. The house has a preexisting non-confirming third level. **The applicant requests to be carried to April 25, 2024.**

ELECTION OF THE OFFICERS CONTINUED.

Election of Chairman- On a motion made by Pamela Hughes, seconded by Paul Giglio, Mark Engel was nominated as Chairman of the Zoning Board for 2024.

There were no other nominations.

Mark Engel	Yea	Mr. Alex LaSalle	Absent
Mr. Paul Giglio VC	Yea	Mr. Michael Schulz	Yea
Mr. Anastasios Diacogiannis	Yea	Mr. Jerry Moczerniuk Alt. 1	Absent
Ms. Pamela Hughes	Yea	Mr. Mathew Clark Alt #2	Absent

Election of Vice-Chairman On a motion made by Anastasios Diacogiannis, seconded by Pamala Hughes Paul Giglio was nominated as Vice Chairman of the Zoning Board for 2023.

There were no other nominations.

Mark Engel	Yea	Mr. Alex LaSalle	Absent
Mr. Paul Giglio VC	Yea	Mr. Michael Schulz	Yea
Mr. Anastasios Diacogiannis	Yea	Mr. Jerry Moczerniuk Alt. 1	Absent
Ms. Pamela Hughes	Yea	Mr. Mathew Clark Alt #2	Absent

New Applications

ZB-2024-01 Marino Residence Block: 101 Lot (s): 2 Zone: R-15 Address: 182 Oakwood Avenue

The applicant is seeking bulk variance approval to demolish the existing dwelling and construct new.

The property is located on and has access from Oakwood Ave

For the Applicant

- David Boesch, L.A., of Nelson Engineering Associates, Inc
- Matthew R. DuBois, PE, of Nelson Engineering Associates, Inc
- Keith Mazurek, R.A., the applicant's Architect,

From the Public

- Mr. Ismael Rivera, an interested party residing at 184 Oakwood Avenue (Lot 3, adjacent to the south of the subject property), appeared and stated that he is in favor of the application. He added that he has no objections

Summary

- The property contains an existing residential house that was damaged by fire. The applicant is seeking bulk variance approval to demolish the existing dwelling and construct new. The property is located on and has access from Oakwood Ave. The property is located within the R-15 Zone.
- Variance relief to permit the existing lot area of 11,191 square feet, whereas 15,000 square feet is otherwise the minimum required; Variance relief to permit the existing lot width of 73.61 feet, whereas 100 feet is otherwise the minimum required; Variance relief to permit the proposed north side yard setback of 8.5 feet, and the proposed south side yard setback of 8.1 feet (the latter as measured to the chimney and egress window), all as depicted on the plans, whereas a minimum of 10 feet is otherwise required for each; Variance relief to permit the proposed total combined side yard setbacks of 16.6feet as depicted on the plans, whereas a minimum of 30 feet is otherwise required; and Variance relief to permit the proposed side yard setback of 6 feet for the air

conditioning compressor units (and backup generator) as depicted on the plans, whereas a minimum of 10 feet is otherwise required.

- Subject to the Applicant obtaining and complying with the approval of any other reviewing agency having jurisdiction over the Property and/or the Project, including but not limited to the Board of Health, the municipal Engineer, the municipal Fire Official, and any County, State, or Federal agency; provided, however, that in the event that any other agency or authority shall require any changes in the plans herein approved, then any such changes must be submitted to this Board for review and approval.

Decision

- Motion: Mark Engel
- Second: Anastasios Diacogiannis
- Roll Call:

Mark Engel	Yea	Mr. Alex LaSalle	Absent
Mr. Paul Giglio VC	Yea	Mr. Michael Schulz	Yea
Mr. Anastasios Diacogiannis	Yea	Mr. Jerry Moczerniuk Alt. 1	Absent
Ms. Pamela Hughes	Yea	Mr. Mathew Clark Alt #2	Absent

- Application approved with conditions.

Resolutions

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

- **Eligible to Vote Roll Call**

Mark Engel	Yea	Mr. Alex LaSalle	Absent
Mr. Paul Giglio VC	Yea	Mr. Michael Schulz	Yea
Mr. Anastasios Diacogiannis	Yea	Mr. Jerry Moczerniuk Alt. 1	Absent
Ms. Pamela Hughes	Yea	Mr. Mathew Clark Alt #2	Absent

Decision

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

Other Business

No other business

Minutes

October 26, 2023

Decision

- Motion: Michael Schulz
- Second: Anastasios Diacogiannis
- Eligible to vote.

Mark Engel	Yea	Mr. Alex LaSalle	Absent
Mr. Paul Giglio VC	Yea	Mr. Michael Schulz	Yea
Mr. Anastasios Diacogiannis	Yea	Mr. Jerry Moczerniuk Alt. 1	Absent
Ms. Pamela Hughes	Yea	Mr. Mathew Clark Alt #2	Absent

- Minutes adopted as written.

November 16, 2023

Decision

- Motion: Anastasios Diacogiannis
- Second: Paul Giglio
- Eligible to vote.

Mark Engel	Yea	Mr. Alex LaSalle	Absent
Mr. Paul Giglio VC	Yea	Mr. Michael Schulz	Yea
Mr. Anastasios Diacogiannis	Yea	Mr. Jerry Moczerniuk Alt. 1	Absent
Ms. Pamela Hughes	Yea	Mr. Mathew Clark Alt #2	Absent

- Minutes adopted as written.

December 7, 2023

Decision

- Motion: Mark Engel
- Second: Anastasios Diacogiannis
- Eligible to vote.

Mark Engel	Yea	Mr. Alex LaSalle	Absent
Mr. Paul Giglio VC	Yea	Mr. Michael Schulz	Yea
Mr. Anastasios Diacogiannis	Yea	Mr. Jerry Moczerniuk Alt. 1	Absent
Ms. Pamela Hughes	Yea	Mr. Mathew Clark Alt #2	Absent

- Minutes adopted as written.

Adjournment

Decision

- Motion: Paul Giglio
- Second: Pamela Hughes
- All in favor. None Opposed
- Roll Call:

Mark Engel	Yea	Mr. Alex LaSalle	Absent
Mr. Paul Giglio VC	Yea	Mr. Michael Schulz	Yea
Mr. Anastasios Diacogiannis	Yea	Mr. Jerry Moczerniuk Alt. 1	Yea
Ms. Pamela Hughes	Yea	Mr. Mathew Clark Alt #2	Yea