



Borough of
West Long Branch
New Jersey

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	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

October 26, 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 October 26, 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	Absent
Ms. Pamela Hughes (Vice-Chair)	Present	Mr. Michael Schulz	Present
Mr. Anastasios Diacogiannis	Present	Mr. Mark Engel, Alt. 1	Present
Mr. Paul Giglio	Absent	Mr. Jerry Moczerniuk Alt. 2	Absent
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 2023-12 – Nathan and Florence Doueck Block(s): 57 Lot(s): 12&13 Zone: R-22 Address: 24 Mount Drive Application Type: Bulk Variance Applicants are seeking approval to raze the existing dwelling and construct a new, 2-1/2 story dwelling on the property along with related site improvements.

The applicant requested to be carried to the next available meeting date.

The application was carried out on January 25, 2024, with re-noticing required.

New Applications

ZB 2022-11 – Leonardo DeBorda Block(s): 108 Lot(s): 17 Zone: R-10 Address: 38 Rivington Avenue Application Type: Bulk: The applicant is seeking to construct a second-story addition, add a paver walkway from the house to the pool patio, and reduce the impervious driveway coverage.

Carried from the August 24, 2023, meeting.

For the Applicant

- Mr. Leonardo DeBorba, the applicant
- Paul G. Amelchenko, R.A., the applicant's Architect

From the Public

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

Summary

- The property contains an existing single-family dwelling. The application indicates the applicant is seeking to construct a second-story addition, add a paver walkway from the house to the pool patio, and reduce the impervious coverage of the driveway. The property has access from Rivington Ave. The property is located within the R-10 Zone.
- The applicant requested to adjourn the meeting to be able to provide more information for the board to review.

Decision

- Motion: Pamela Hughes
- Second: Jane Hurd
- Roll Call:

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

- *The meeting was adjourned to December 7, 2023.*

ZB 2022-09 – Marcos DeCosta Block(s): 28 Lot(s): 12.01 Zone: R-15 Address: 21 Hendrickson Place
Application Type: Bulk Variance. The applicant is seeking to construct a 350 SF one-story roof over an existing patio. The property is an undersized lot and has access from Wall Street.

For the Applicant

- Mr. Marcos DaCosta, the applicant
- John A. Buletza, PE & PP, of Nelson Engineering Associates

From the Public

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

Summary

- The property contains an existing single-family dwelling. The applicant is seeking to construct a 350 SF one-story roof over an existing patio. The property is an undersized lot and has access from Wall Street. The property is located within the R-15 Zone.
- The Board granted the following bulk (“C”) variance relief: 1. Variance relief to permit the proposed patio roof to laterally extend the existing 5.3 feet eastern rear yard setback of the dwelling as depicted on the plans, whereas a setback of 25 feet is required; 2. Variance relief to permit the proposed patio roof to be set back 19.5 feet from the southern rear property line as depicted on the plans, whereas a setback of 25 feet is required; and 3. Variance relief to permit the existing location of the two air conditioning compressor units within the setback area as depicted on the plans.
- The applicant must comply with all requirements and recommendations set forth in the Board Engineer’s review letter dated October 24, 2023.

Decision

- Motion: Michael Schulz
- Second: Mark Engle Alt#1
- Roll Call:

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

- **Application approved with conditions.**

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.

For the Applicant

- Mr. Brian Crowe, the applicant
- Douglas D. Clelland, PE, of InSite Engineering, LLC, the applicant's Professional Engineer.

From the Public

- Ms. Deborah Smith, residing adjacent to the subject property at 43 Hilltop Road, advised that she has no issues with the proposal, she has experienced no drainage problems, and she supports the application.
- Mr. Paul Smith, also residing at 43 Hilltop Road, stated that he is in favor of the application.
- Mr. Richard Egan, residing to the rear of the subject property at 35 Fairway Avenue, stated that he has no objections to the project, and added that he has experienced no noise or water problems.

Summary

- This application was adjourned from the July 27, 2023 meeting.
- The property contains an existing residential house. The applicant proposes to legalize a sports court constructed in the rear yard. The property is located on and has access from Hilltop Rd. The property is located within the R-15 Zone.
- Variance relief to permit total lot coverage at the site of 44.1% as such coverage is specifically depicted on the plan last revised 10/11/23 (exhibit A-1 10/26/23), whereas 38% lot coverage is the maximum allowed; Variance relief to permit rear yard coverage at the site of 40.6% as such coverage is specifically depicted on the plan last revised 10/11/23 (exhibit A-1 10/26/23), whereas 25% rear yard coverage is the maximum allowed
- Variance relief to permit the height of the existing pool cabana/shed of 16.5 feet, whereas 15 feet is the maximum height permitted for accessory structures, as well as variance relief to permit the 14.4 feet existing setback of the pool cabana/shed from the northern property sideline as depicted on the plans, whereas a setback of 16.5 feet would otherwise be required (to match the height of the structure).
- Subject to the applicant complying with all requirements and recommendations set forth in the Board Engineer's review letter dated August 20, 2023, and supplements

Decision

- Motion: Jane Hurd
- Second: Anastasios Diacogiannis Alt #2
- Roll Call:

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

- **Application approved with conditions.**

ZB -2023-11– Brian and Wendy Kraiem Block(s): 23 Lot(s): 14 Zone: R-22

Address: 105 Hollywood Avenue Application Type: Bulk Variance Application- The applicants are seeking approval to raze the existing dwelling and construct a new, 2-story dwelling on the existing foundation along with related site improvements

For the Applicant

- Jennifer S. Krimko, Esq.
- Enkela Malellari, RA, the applicant's Architect
- Patrick R. Ward, PE & PP, the applicant's Professional Engineer and Professional Planner

From the Public

- Mr. Greg Malinowski, an interested party residing at 91 Hollywood Avenue, appeared and stated that the applicant removed trees from the site without approvals.

Summary

- The property contains an existing single-family dwelling. The applicant is seeking to raze the existing dwelling and construct a new, two-story dwelling on the existing foundation along with related site improvements. The property is a corner lot with frontages on Hollywood Ave and Larchwood Ave in the R-22 zone.
- Variance relief to permit the 31.3 feet front yard setback of the existing stairs from the Hollywood Avenue frontage, whereas a setback of 35 feet is otherwise required.
- Variance relief to permit the proposed 29.6 feet front yard setback of the new dwelling from the Larchwood Avenue frontage as depicted on the plans, based upon the applicant preserving and reusing (without removal or reconstruction) the foundation of the existing dwelling, whereas a setback of 35 feet is required.
- The applicant must comply with all requirements and recommendations set forth in the Board Engineer's review letter dated October 22, 2023, and supplements.

Decision

- Motion: Mark Engle Alt#1
- Second: Pamela Hughes
- Roll Call:

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

- Application approved with conditions.

ZB-2022-15- Michael Stout Block-93 Lot(s):4 Zone R-10 Address: 25 Bampton Place Application Type: Amended Bulk Variance. Applicant The applicant received approval by resolution of the Board dated January 30, 2023, to construct a two-story structure on the property. The applicant proposes to amend the approval to renovate the one-story and basement of the existing single-family home on the property and not construct the second story.

For the Applicant

- Mr. Michael Stout, The applicant
- James J. Monteforte,AIA

From the Public

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

Summary

- The property contains a single-family dwelling. The applicant received approval by resolution of the Board dated January 30, 2023to construct a two-story structure on the property. The applicant proposes to amend the approval to renovate the one-story and basement of the existing single-family home on the property and not construct the second story. The property is located in an R-10 zone and has access from Bampton Place.
- Variance relief to permit existing lot area of 9,375 square feet, whereas 10,000 square feet is otherwise required. Variance relief permits an existing lot width of 75 feet, whereas 100 feet is required.
- Variance relief to permit the proposed front yard setback of 31.57 feet for the new covered front porch as depicted on the plan, whereas 35 feet is required (but whereas the front facade of the dwelling exists with a setback of 34.93 feet).
- Variance relief to permit the existing side yard setbacks of 5.68 feet (south side) and 5.81 feet (north side), and total combined side yard setbacks of 11.49 feet, whereas 10 feet is required for each side and 30 feet is required for the combined total of both sides, as well as variance relief for the lateral extension of the side yard setback deviations and combined total side yard setback deviations toward the rear via the proposed improvements, all as depicted on the plans. Variance relief permits a total lot coverage of 42.67%, whereas 40% lot coverage is the maximum otherwise permitted in the zone.
- The applicant must comply with all requirements and recommendations set forth in the Board Engineer's review letter dated October 25, 2023, and supplements.

- Decision

- Motion: Pamela Hughes
- Second: Jane Hurd
- Roll Call:

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

- Application approved with conditions.

Resolutions

ZB 2022-19– Adriano Pereira Block(s): 12 Lot (s): 13 Zone: R-10 Address: 63 Oceanport Avenue

- **Eligible to Vote Roll Call**

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

Decision

- Motion: Michael Schulz
- Second: Anastasios Diacogiannis Alt #2
- All in favor. None Opposed.
- Resolution adopted as written.

Resolutions

ZB-2023-09-Sal Abecasis Block: 42 Lot:19 Address: 13 Bridle Drive Application Type: Interpretation to appeal the decision of the Zoning Officer

- **Eligible to Vote Roll Call**

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

Decision

- Motion: Michael Schulz
- Second: Anastasios Diacogiannis Alt #2
- All in favor. None Opposed.
- Resolution adopted as written.

Other Business

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 is scheduled to be heard on 11/16/23 and would like to be scheduled for the next meeting date 1/25/2024..

ZB-2019-13-The Church of Christ the King Block(s):15 Lot (s) 21.01 (f/k/a Lots 21,22,23,24,24 and 26. Address: 105 Wall Street Application Type: Amended Final Site Plan approval. The Applicant is submitting the attached Amended Final Site Plan to memorialize these changes and request others, such as modifications of the landscaping and sidewalks, a confirmation on the use of a shed as storage to support burials, the relocation of the sign, and the addition of a fence on the property.

Decision

- Motion: Mark Engle Alt#1
- Second: Anastasios Diacogiannis Alt #2
- Roll Call:

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

- **Administrative approval denied, the applicant must submit a formal application..**

Minutes

August 24, 2023

Decision

- Motion: Mark Engel Alt#1
- Second: Jane Hurd
- Eligible to vote.

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

- Minutes adopted as written.

September 28, 2023

Decision

- Motion: Michael Schulz
- Second: Anastasios Diacogiannis Alt #2
- Eligible to vote

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

- Minutes adopted as written.

Adjournment

Decision

- Motion: Pamela Hughes
- Second: Jane Hurd
- All in favor. None Opposed
- Roll Call:

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