



Borough of  
**West Long Branch**  
New Jersey

Chairman Marl 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	<i>josullivan@westlongbranch.org</i>	
Mr. Alex LaSalle	<i>(732) 229-1756 Ext. 111</i>	

**ZONING BOARD MINUTES**

**January 25, 2024**

**Regular Meeting 7:00 P.M.**

**(Council Chambers)**

Mark Engel called the Meeting of the Borough of West Long Branch Zoning Board to order according to the Sunshine Law.

This is the January 25, 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	Present
Ms. Pamela Hughes	Absent	Mr. Mathew Clark Alt #2	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		

**ELECTION OF OFFICERS:**

*Appointment of Board Attorney*—On a motion made by Paul Giglio, seconded by Mark Engel, the Board voted to adopt Michael Irene. Esq. as Zoning Board Attorney 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	Yea
Ms. Pamela Hughes	Absent	Mr. Mathew Clark Alt #2	Yea

*Appointment of Board Engineer/Planner*- On a motion made by Paul Giglio, seconded by Mark Engel, the Board voted to adopt Libby Waterbury of E.M. Waterbury & Associates PA as Zoning Board Engineer/Planner 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	Yea
Ms. Pamela Hughes	Absent	Mr. Mathew Clark Alt #2	Yea

*Appointment of Special Planner*-On a motion made by Paul Giglio, seconded by Mark Engel, the Board voted to adopt Andy Thomas of Thomas Associates as Zoning Board *Special Planner* 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	Yea
Ms. Pamela Hughes	Absent	Mr. Mathew Clark Alt #2	Yea

*Election of Chairman*- Motion to nominate a Chairman of the Zoning Board for 2024 Was carried to the next meeting On February 22, 2024.

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	Absent	Mr. Mathew Clark Alt #2	Yea

*Election of Vice-Chairman* Motion to nominate a Chairman of the Zoning Board for 2024 Was carried to the next meeting On February 22, 2024.

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

*Appointment of Secretary* On a motion made by Mark Engel, seconded by Paul Giglio, the Board voted to adopt Jennifer O'Sullivan as Secretary of the West Long Branch Zoning Board for 2024.

There were no other nominations.

Chairman 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	Absent	Mr. Mathew Clark Alt #2	Yea

*Appointment of Recording Secretary*—On a motion by Mark Engel, seconded by Paul Giglio, the Board voted to adopt Lisa Norman as the Zoning Board's recording secretary for 2024.

There were no other nominations.

Chairman 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

The Establishment of Meeting Schedule for 2024 and setting Reorganization Meeting date for 2025. On a motion made by Paul Giglio, seconded by Mark Engel, the Board voted to adopt the 2024 meeting schedule and the first meeting in 2025.

Chairman 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	Absent	Mr. Mathew Clark Alt #2	Yea

The Official Newspapers of the Board are the Asbury Park Press and Star Ledger, Board Regulations and Procedures, etc. On a motion made by Mark Engel, seconded by Anastasios Diacogiannis, the Board voted to adopt the official newspaper for 2024.

Chairman 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

**Carried Applications**

ZB 2022-17–Azar Kada & Victoria Hara Block(s): 41Lot(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%.

*The application was carried out on March 28, 2024, without re-noticing.*

**Withdrawal Application:**

ZB-2023-16 – 390 Monmouth Road, Block (s): 59 Lot (s): 18 Zone: R-22 Address: 390 Monmouth Road Application Type: Bulk Variance The applicant proposes to construct an addition to the existing residence.

Decision

- Motion: Mark Engel
- Second: Matthew Clark #2
- Roll Call:

Chairman 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	Absent	Mr. Mathew Clark Alt #2	Yea

- *The application was withdrawn with prejudice.*

**New 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.

For the Applicant

- Attorney Jennifer Krimko
- David H. Feldman, Architect

From the Public

- No interested parties from the public.

Summary

- The property contains an existing single-family dwelling. The applicant is 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 property fronts on Mount Drive and Baker Drive in the R-22 zone.

Decision

- Motion: Mark Engel
- Second: Paul Giglio
- Roll Call:

Chairman 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	Absent	Mr. Mathew Clark Alt #2	Yea

- *Application is being adjourned to March 28, 2024, without re-noticing.*

**ZB-2023-13—Baker Levy** Block (s) 41 Lot (s): 11&12 Zone: R-22 Address: 24 Baker Drive Application Type: Bulk Variance, The applicant proposes constructing an addition to the existing residence, a pool, and related fencing.

For the Applicant

- Attorney Jennifer Krimko
- PO YI WU Architect
- Gary Chiang, PE of MGC Associates
- David J. von Steenburg, PLS of Morgan Engineering & Surveying

From the Public

- No interested parties from the public

Summary

- The property contains an existing residential house. The applicant proposes to construct an addition to the existing residence, a pool, and related fencing. Bulk Variances are required for the site improvements. The property is located on Baker Drive and has access. The property is located within the R-22 Zone.

Decision

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

Chairman 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	Absent	Mr. Mathew Clark Alt #2	Yea

- *Application was adjourned to March 28, 2024, without re-noticing.*

**Resolutions**

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

- Eligible to Vote Roll Call

Chairman 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	Absent	Mr. Mathew Clark Alt #2	Yea

Decision

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

**Other Business**

ZB-2021-15 - Borriello Residence Resolution Compliance Block 28, Lot 70; Zone: R-15 29 Maple A venue  
The Applicant has requested administrative changes. Approving Administrative Amendment Regarding a Specific Condition of The Previously Granted Relief.

- Roll Call:

Chairman 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	Absent	Mr. Mathew Clark Alt #2	Yea

Decision

- Motion: Mark Engel
- Second: Anastasios Diacogiannis
- All in favor. None Opposed.
- Resolution adopted as written Approving Administrative Amendment Regarding a Specific Condition of The Previously Granted Relief.

**Minutes:**

No minutes to be adopted.

**Adjournment**

Decision

- Motion: Paul Giglio
- Second: Anastasios Diacogiannis
- All in favor. None Opposed
- Roll Call:

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