



Borough of
West Long Branch
New Jersey

Chairman 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

March 28, 2024

Regular Meeting 7:00 P.M.

(Council Chambers)

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

This is the March 28, 2024, regular meeting of the West Long Branch Zoning Board, in which Mr. Engel 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 Mark Engel	Present	Mr. Alex LaSalle	Absent
Mr. Paul Giglio VC	Absent	Mr. Michael Schulz	Present
Mr. Anastasios Diacogiannis	Present	Mr. Jerry Moczerniuk Alt. 1	Present
Ms. Pamela Hughes	Present	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		

Carried Applications

ZB-2024-17-WLB Dental Block:13 Lot(s):20 Zone: NC Address: 879 Monmouth Road Application Type: Variance and Site Plan The property contains an existing apartment and dental office. The applicant proposes to modify both elements by expanding the dental office to utilize the full first floor and into the basement and modifying the residential apartment to contain the apartment only on the second floor. In addition, modifications are proposed to the site to increase parking. The site is located on Monmouth Rd and Locust Avenue with access from both Monmouth Road. The site is located within the NC zone.

Chairman Mark Engel	Yea	Mr. Alex LaSalle	Absent
Mr. Paul Giglio VC	Absent	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 Application was carried to May 23, 2024, with re-noticing required.

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 to construct an addition to the existing residence, a pool, and related fencing.

Chairman Mark Engel	Yea	Mr. Alex LaSalle	Absent
Mr. Paul Giglio VC	Absent	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 Application was carried to April 24, 2024, without re-noticing.

ZB-2023-14-St Jerome Church and School Block: 60 Lot: 83, Zone R:22 Address: 250 Wall Street Application Type: Waiver Hearing. The property contains an existing church and associated parochial school. The applicant proposes to convert the identification sign to an LED sign, replace an existing trailer, and legalize recreational improvements added to the site. The site is located on and has access to Wall St.

Decision

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

Chairman Mark Engel	Yea	Mr. Alex LaSalle	Absent
Mr. Paul Giglio VC	Absent	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 Applicant was advised of the items needed to proceed to a public hearing. The date will be determined once the documents are submitted and noticing is required.

Withdrawn 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.

Chairman Mark Engel	Yea	Mr. Alex LaSalle	Absent
Mr. Paul Giglio VC	Absent	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 applicant requests to withdraw the pending application for the above-referenced property without prejudice.

New 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. If the artificial turf is not considered Impervious, then the impervious coverage would conform at 29.9%.

For the Applicant

- Jennifer Krimko, Esq.
- David Boesch, Nelson Engineer
- Andrew Janiw, PP, the applicant's Professional Planner
- Mr. Hara, Owner of the property

From the Public

- No objectors from the public.

Summary.

- The property contains a single-family dwelling. The applicant had prior submitted an application seeking an Appeal of the Zoning Officer's Determination concerning the use of artificial turf on the property. I had prepared a completeness report dated October 13, 2022, for that application. The applicant has submitted an amended application to request a variance for lot coverage should it be determined the turf counts toward lot coverage, and, therefore, a variance is required. The property is located on the corner of Cedar Avenue and Mount Drive in the R22 zone. Access to the site is from Mount Drive.
- (A-1); Variance Plan, prepared by John A. Buletza, PE & PP, of Nelson Engineering Associates, Inc., consisting of one sheet, dated 2/7/23 (A-2); Engineer's Report on Permeability of Artificial Turf System, prepared by John A. Buletza, PE & PP, of Nelson Engineering Associates, Inc., dated 11/7/22 (A-3); Zoning Permit Denial dated 9/16/22 (A-4); Letter regarding Soils Testing at the site from Nelson Engineering Associates, Inc., dated 11/9/23 (A-5); Email from Lisa Weiner of the Borough Environmental Commission, dated 6/15/23 (A-6); 7-page Photo Packet showing bamboo encroaching into the subject site from neighboring property (A-7); and Final As-Built Plan, prepared by Robert H. Morris, PLS, of Nelson Engineering Associates, Inc., consisting of one sheet, dated 10/12/22, last revised 3/16/23 (A-8).

Decision

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

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

- Application approved with conditions.

Resolutions

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.

Decision

- Motion: Pamela Hughes
- Second: Anastasios Diacogiannis
- Eligible to vote.

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

- Minutes adopted as written.

Minutes

January 25, 2024

Decision

- Motion: Pamela Hughes
- Second: Anastasios Diacogiannis
- Eligible to vote.

Chairman Mark Engel	Yea	Mr. Alex LaSalle	Absent
Mr. Paul Giglio VC	Absent	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.

February 22, 2024

Decision

- Motion: Mark Engel
- Second: Pamela Hughes
- Eligible to vote.

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

- Minutes adopted as written.

Adjournment

Decision

- Motion: Mark Engel
- Second: Anastasios Diacogiannis
- All in favor. None Opposed
- Roll Call:

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