



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

ZONING BOARD MINUTES

**December 7, 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 December 7, 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.	Absent	Mr. Alex LaSalle	Present
Ms. Pamela Hughes (Vice-Chair)	Absent	Mr. Michael Schulz	Present
Mr. Anastasios Diacogiannis	Present	Mr. Mark Engel, Alt. 1	Present
Mr. Paul Giglio	Present	Mr. Jerry Moczerniuk Alt. 2	Present
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

### **No Carried Applications**

## 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.

### 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 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.
- Variance relief to permit the existing lot area of 7,113 square feet, whereas 10,000 square feet is otherwise required;2. Variance relief to permit the existing lot width of 50 feet, whereas 100 feet is otherwise required;3. Variance relief to permit the existing front yard setback of 25.3 feet and the vertical exacerbation of the same as shown on the plans, whereas a setback of 35 feet is required;4. Variance relief to permit the side yard setback of the north elevation of the dwelling of 4 feet (after removal of the part of the structure containing the exterior entrance to the cellar) and the proposed vertical exacerbation of same as shown on the plans, as well as the north side yard setback of the proposed rear two-story addition of 5.5 feet as shown on the plans, whereas a side yard setback of 10 feet is otherwise required;5. Variance relief to permit the total combined side yard setbacks of 14.8 feet (after removal of the part of the structure containing the exterior entrance to the cellar) measured at the footprint of the existing structure, and total combined side yard setbacks of 18.8 feet measured at the footprint of the proposed rear addition, whereas total combined side yard setback of 30 feet are otherwise required;6. Variance relief to permit rear yard coverage of 37.9%, whereas 25% is the maximum allowed, but whereas 41.3% rear yard coverage currently exists.7. Variance relief to permit total lot coverage not to exceed 50.5%, whereas 40% is the maximum allowed, but whereas 45.2% total lot coverage currently exists.8. Variance relief to permit the pool equipment to remain set back 5 feet from the property line as shown on the plans, whereas a setback of 25 feet is required.9. If, but only if, the proposed wall depicted on the plans to be constructed at the property line adjacent to Lot 16 is deemed to be necessary by the Board Engineer in conjunction with the approved stormwater mitigation plan, then variance relief to the extent necessary to permit the property line setback of the wall as shall be approved by the Board Engineer, whereas a setback calculated based upon the height of the wall is otherwise required. (If the Board Engineer does not deem the wall to be necessary as part of the stormwater mitigation plan, the wall shall thereupon be eliminated from the plan).
- Subject to the applicant complying with all requirements and recommendations set forth in the Board Engineer's review letter dated November 30, 2023, and supplements.

Decision

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

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

- Application approved with conditions.

Resolutions

ZB 2023-10 – KHDR SWED Block(s): 41 Lot(s): 24 Zone: R-22 Address: 43 Henderickson Place  
Application Type: Bulk Variance.

- **Eligible to Vote Roll Call**

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

Decision

- Motion: Paul Giglio
- Second: Mark Engle Alt#1
- All in favor. None Opposed.
- Resolution adopted as written.

## Other Business

Annual Report prepared by Libby Waterbury

### Decision

- Motion: Paul Giglio
- Second: Mark Engle Alt#1
- Roll Call:

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

- The Board approves the 2022 annual review for consideration.

Borriello Residence Resolution Compliance (File No. WLBZB 2021-15)

Block 28, Lot 70; Zone: R-15 29 Maple Avenue. The Applicant has requested administrative changes by email.

### Decision

- Motion: Choose an item
- Second: Choose an item
- Roll Call:

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

- Extension was approved as written.

## Minutes

### **DATE**

### Decision

- Motion: Choose an item
- Second: Choose an item
- Eligible to vote

Chairman Paul Santorelli, Jr.	Choose an item.	Mr. Alex LaSalle	Choose an item.
Ms. Pamela Hughes (Vice-Chair)	Choose an item.	Mr. Michael Schulz	Choose an item.
Mr. Anastasios Diacogiannis	Choose an item.	Mr. Mark Engel, Alt. 1	Choose an item.

Mr. Paul Giglio	Choose an item.	Mr. Jerry Moczerniuk Alt. 2	Choose an item.
Ms. Jane Hurd	Choose an item.		

- Minutes adopted as written

## DATE

### Decision

- Motion: Choose an item
- Second: Choose an item
- Eligible to vote

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

- Minutes adopted as written

## Adjournment

### Decision

- Motion: Choose an item
- Second: Choose an item
- All in favor. None Opposed
- Roll Call:

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