



Borough of
West Long Branch
New Jersey

ZONING BOARD MEETING AGENDA
Borough of West Long Branch
Borough Hall, 965 Broadway, West Long Branch, NJ
Meeting Agenda
October 26, 2023
Regular Meeting 7:00 P.M.
(Council Chambers)

1. Open Public Meeting Act

2. Roll Call

Chairman Paul Santorelli, Jr.,
Ms. Pamela Hughes (Vice-Chair)
Mr. Anastasios Diacogiannis
Mr. Paul Giglio
Ms. Jane Hurd

Mr. Alex LaSalle
Mr. Michael Schulz
Mr. Mark Engel Alt. 1
Mr. Jerry Moczerniuk Alt. 2

3. Pledge of Allegiance

4. New and 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.

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.

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.

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.

Carried from the August 24, 2023, meeting.

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.



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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.

5. Resolutions:

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

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

6. 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.

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.

7. Minutes to be Adopted. 8-24-23 and 9-28-23

8. Adjournment