



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
February 22, 2024
Regular Meeting 7:00 P.M.
(Council Chambers)

1. Open Public Meeting Act

2. Roll Call

Ms. Pamela Hughes (Vice-Chair)
Mr. Mark Engel
Mr. Anastasios Diacogiannis
Mr. Paul Giglio

Mr. Alex LaSalle
Mr. Michael Schulz
Mr. Jerry Moczerniuk Alt. 1
Mr. Matthew Clark Alt. 2

3. Pledge of Allegiance

2024 Reorganization

A. Election of Officers
Chairperson

4. New and Carried 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.

The applicant requests to be carried to March 28, 2024

ZB-2024-01 Marino Residence Block: 101 Lot (s): 2 Zone: R-15 Address: 180 Oakwood Avenue
The applicant is seeking bulk variance approval to demolish the existing dwelling and construct new.
The property is located on and has access from Oakwood Ave.

ZB-2023-15 457 Monmouth Road. Block: 3 Lot: (s) 27 Zone R-22 Address: 45 Hollywood Renovate and remodel the house with additions to the left side, right side, and rear of the structure. The house has a pre-existing non-confirming third level.

5. Resolutions

Board Attorney, Board Engineer/Planner, Special Planner, Board Recording Secretary, and Certified Shorthand Reporter

6. Other Business:

7. Minutes to be Adopted. October 26, 2023, November 16, 2023, and December 7, 2023

8. Adjournment

****Agenda schedule is subject to change at the discretion of the Chairperson****