



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
March 28, 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

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 requests to withdraw the pending application for the above-referenced property without prejudice.

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.
The applicant requests to carry the application to the next available meeting.

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.
The applicant requests to carry the application to the next available meeting.

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%

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. The site is located within the R22 zone. A place of worship is a conditional use in the zone. A parochial school is not permitted in the zone. The applicant has submitted an application for an expansion of the non-conforming use.

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



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5. 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.
6. Other Business:
7. Minutes to be Adopted: January 25, 2024, and February 22, 2024
8. Adjournment: