



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
April 27, 2023
Regular Meeting 7:00 P.M.
(Council Chambers)

1. Open Public Meeting Act

2. Roll Call

Mr. Anastasios Diacogiannis

Chairman Paul Santorelli, Jr.

Mr. Mark Engel *Alt. 1*

Mr. Michael Schulz

Mr. Paul Giglio

Mr. Alex LaSalle

Ms. Pamela Hughes (Vice-Chair)

Mr. Jerry Moczerniuk *Alt. 2*

Ms. Jane Hurd

3. Pledge of Allegiance

4. New and Carried Applications

ZB 2023-04–McDonald’s Corporation Block(s):20 Lot(s):8 Zone: NC

Address: Monmouth Road and Cedar Avenue Application Type: USE Variance

The applicant is seeking authorization to construct a side-by-side drive-through accessory use.

Completeness Waiver Hearing.

ZB 2022-07- Marc Edelstein Block(s): 60 Lot(s): 58 Zone: R-22

Address: 399 Monmouth Rd – Application Type: Bulk Variance

The applicant is seeking to legalize an existing treehouse location.

The Applicant has requested that the application be carried.

ZB 2022-08 –Cedar Village Group, LLC Block(s): 61 Lot(s): 93 & 94 Zone: R-22

Address: 241 Monmouth Road

Application Type: Preliminary Site Plan

The applicant is seeking to open a multifamily Senior Living Building.

The applicant has requested to be carried to the July 27, 2023, meeting.

5. Resolutions- ZB 2022-21 – Valdimer Mesquita Block(s): 18 Lot(s): 2 Zone: R-15

Address: 170 Locust Ave. Application Type: Bulk Variance

ZB 2022-18 – Amended-Zikry Residence Block(s): 60 Lot(s): 222 Zone: R-22

Address: 10 Whale Pond Rd. Application Type: Bulk Variance

6. Other Business-

Christopher Borriello. ZB 2021-15 Block 28, Lot: 70 is seeking a time extension on the resolution adopted on April 29, 2022.

Monmouth University ZB 2019-12 Block(s):30 Lot(s):1-5,7-9 11. 12 & 12.01 – Administrative Issues.

7. Minutes to be Adopted - March 23, 2023

8. Adjournment:

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