



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
May 18, 2023
Regular Meeting 7:00 P.M.
(Council Chambers)

1. Open Public Meeting Act

2. Roll Call:

Mr. Anastasios Diacogiannis

Mr. Mark Engel *A/t. 1*

Mr. Paul Giglio

Ms. Pamela Hughes (Vice-Chair)

Ms. Jane Hurd

Mr. Alex LaSalle

Mr. Jerry Moczerniuk *A/t. 2*

Paul Santorelli, Jr. (Chair)

Mr. Michael Schulz

3. Pledge of Allegiance

4. New and Carried Applications

ZB 2023-01– James LoBello Block(s): 90 Lot(s): 15 Zone:r-10 Address: 19 Walnut Place

Application Type: Bulk Variance

The Applicant is seeking to demolish the existing 270 Ft deck in the rear yard and construct a second-story addition and associated improvements.

ZB 2023-02 – 96 Beechwood Block(s): 35 Lot(s): 6 Zone: R-22 Address: 96 Beechwood Avenue

Application Type: Bulk Variance

The applicant is seeking to renovate and modify the existing residence to add four bedrooms and three full bathrooms.

ZB 2023-03 – 56 Elmwood, LLC Block(s):37 Lot(s): 11 Zone: R-22 Address: 56 Elmwood Avenue

Application Type: Bulk Variance

The applicant is seeking to erect a pool and security fence.

ZB 2022-14- Sami Abadi Block(s): 46 Lot(s): 1 Zone: R-15 Address: 28 Ridge Road.

Application Type: Bulk Variance

The applicant is seeking to install a 5'PVC fence in the yard to go from the property line before the retaining wall.

5. Resolutions

Christopher Borriello. ZB 2021-15 Block 28, Lot: 70, Amending/Correcting Prior Resolution Granting Approval of Bulk (“C”) Variance Relief to Correct Omission of Fence Height Variance And Granting Extension of Time Pertaining to The Variance Relief at Issue

Monmouth University ZB 2019-12 Block(s):30 Lot(s):1-5,7-9 11. 12 & 12.01 Amending Prior Resolution Granting Approval of Preliminary and Final Site Plan, Minor Subdivision, Use, And Bulk Variance, And Design and Submission of Waiver Relief, To Eliminate Conditions of Approval Pertaining To Minor SUBDIVISION

6. Other Business

7. Minutes to be Adopted. March 23, 2023, and April 20, 2023

8. Adjournment

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