



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  
**July 27, 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 2023-03 – 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.

**The applicant has chosen to withdraw its application.**

**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 is requesting an adjournment of the presently scheduled July 27 hearing date.**

**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.

**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. If the artificial turf is not considered Impervious, then the impervious coverage would conform at 29.9%.

**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. Removable rubber tiles are installed on top of the permeable pavement, which is also permeable.



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5. Resolutions

**ZB 2022-07-Marc Edelstein** Block(s): 60 Lot(s): 58 Zone: R-22 Address: 399 Monmouth Rd

**ZB 2023-05 Jack and Victoria Skaba** Block(s): 41 Lot(s): 58 & 86 Zone: R-22 Address: 516-518 Cedar Ave

**ZB 2022-20-Alberto DeMelo** Block(s): 6 Lot(s): 6.01 Zone: R-10 Address: 36 Victor Avenue

**ZB 2022-22-Christine McClelland** Block(s): 107 Lot(s): 15 Zone: R-10 Address:

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

6. Other Business

**ZB-2023-07 FER Properties** Block 68 L-8.01 Address: 103 Monmouth Rd

*The applicant has chosen to withdraw its application.*

7. Minutes to be Adopted. April 27, 2023, & May 18, 2023

8. Adjournment