



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
August 24, 2023
Regular Meeting 7:00 P.M.
(Council Chambers)

1. Open Public Meeting Act

2. Roll Call:

Mr. Anastasios Diacogiannis

Mr. Mark Engel **Alt. 1**

Mr. Paul Giglio

Ms. Pamela Hughes (Vice-Chair)

Ms. Jane Hurd

Mr. Alex LaSalle

Mr. Jerry Moczerniuk **Alt. 2**

Paul Santorelli, Jr. (Chair)

Mr. Michael Schulz

3. Pledge of Allegiance

4. New and Carried Applications

ZB 2022-19— Adriano Pereira Block(s): 12 Lot(s): 13 Zone: R-10 Address: 63 Oceanport Avenue Application Type: Bulk Variance The applicant is seeking to obtain a variance allowing his motor home to be parked on the premises.

The applicant requested to be carried to September 28, 2023, without re-noticing.

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 requested to be carried.

ZB 2022-11 — Leonardo DeBorda Block(s): 108 Lot(s): 17 Zone: R-10 Address: 38 Rivington Avenue Application Type: Bulk The applicant is seeking to construct a second-story addition, add a paver walkway from the house to the pool patio, and reduce the impervious driveway coverage.

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.

ZB 2023-10- KHDR SWED Block(s): 41 Lot(s): 25 & 26 Zone: R-22 Address: 43 Hendrickson Place Application Type: Bulk Variance The applicant proposes to construct a shed on the property.

5. Resolutions

ZB 2023-04—McDonald's Corporation Block(s):20 Lot(s):8 Zone: NC Address: Monmouth Road and Cedar Avenue Application Type: USE Variance



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6. Other Business

ZB 2021-15 – Christopher Borriello Block(s): 28 Lot(s): 70 Zone: R-15 Address: 29 Maple Ave
Application Type: Bulk Variance requesting administrative.
change.

ZB 2022-15- Michael Stout Block(s): 93 Lot(s): 4 Zone: R-10 Address: 25 Bampton Place - Application Type: Bulk Variance.
The Applicant seeks administrative approval new proposed layout, along with coordinating architectural plans.

ZB-2023-08-Bet Yankov JS Block:20 Lot: (s) 13-15 Address:210 Wall Street-Application type: Bulk Variance.
The applicants seek to put up an outdoor tent at the camp-**Application withdrawn.**

7. Minutes to be Adopted. June 15, 2023, and June 22, 2023

8. Adjournment