



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
February 17, 2026
Regular Meeting 7:00 P.M.
(Council Chambers)

1. Open Public Meeting Act

2. Roll Call

Mr. Matthew Clark

Mr. Paul Giglio

Mr. Vincent Vuocolo

Mr. Anastasios Diacogiannis

Mr. Michael Schulz

Ms. Nicole Catelli, Alt. 1

Chairman Mark Engel

Mr. Jerry Moczerniuk

Ms. Beth Sarfaty, Alt. 2

Pledge of Allegiance

3. New and Carried Applications:

Appeal Application

Minor Subdivision (PB-2018-02)

63 & 65 Summers Ave-West Long Branch Block 71, Lots 14.01 & 14.02

The applicant proposed demolishing the existing dwelling located at 63 Summers Avenue and subdividing the 0.52-acre (22,500 square feet) tract (currently identified as Lots 14, 15, and 16) into two (2) single-family residential building lots, to be designated as Lots 14.01 and 14.02. Each proposed lot would be an interior lot containing 11,250 square feet, with 75 feet of frontage on Summers Avenue. New dwellings are proposed for both lots, which comply with all bulk requirements except for the required side yard and combined side yard setbacks.

The property is located in the R-22 Residential Zone District, which permits single-family residential lots with a minimum lot area of 22,500 square feet.

4. Resolutions

Election of Officers: Chairperson, Vice Chairperson, and Secretary

Appointment for Professionals and Staff: Attorney, Engineer/Planner, Special Planner

Appointment of Certified Shorthand Reporter / Recording Secretary

Resolution Designating the Time and Place of Meetings

Resolution Designating the Official Newspapers of the Board

5. Other Business

6. Minutes to be Adopted. January 20, 2026, Carried to March 17, 2026

7. Adjournment

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