



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  
March 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. **Carried Application**

Krysta Parker (ZB 2025-15) Bulk Variance Application

110 Wall Street; Block 25 Lot 7, Zone R-15

The property contains an existing single-family dwelling. The applicant proposes to construct a second floor onto the existing dwelling. The existing improvements on the site do not conform to the ordinance. The property is located on and has access from Wall Street. The property is located in the R-15 zone. **Requested to be carried to the June 21, 2026, meeting.**

**Leo and Eleusa Nunes (ZB 2025-08) Bulk Variance Application**

3 Beechwood Avenue; Block 29 Lot 4, Zone R-22

The property contains an existing single-family dwelling. The applicant proposes to provide a first-floor addition and a second-floor addition to the existing dwelling. The existing improvements on the site do not conform to the ordinance. The property is located on and has access from Beechwood Avenue. The property is located in the R-22 zone.

**Requested to be carried to the next available date.**

4. **New Applications:**

**Matthew Pillari (ZB 2025-09) Bulk Variance Application**

346 Norwood Avenue; Block 28 Lot 85, Zone R-15

The property contains an existing single-family dwelling and garage. The existing garage is deficient in setbacks. The applicant proposes to remove the existing garage and build a new one in approximately the same location. The property is located on and has access from Norwood Avenue. The property is located in the R-15 zone.



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**Moses and Yvette Nasar (ZB 2025-13) Bulk Variance Application**

304 Wall Street; Block 60 Lot 216.01, Zone R-22

The property contains an existing single-family dwelling. The applicant proposes to remove existing coverage on the site. However, the applicant worked on constructing an addition to the existing dwelling and a detached garage. The applicant should address the status of this work. Bulk variances are required for total and rear lot coverage. The applicant indicates they received zoning approval for the addition to the dwelling and the garage which was later rescinded when the Zoning Officer determined that the work was no longer a renovation/addition as permitted by the Zoning approval. The property is on Wall Street in the R-22 zone

**David and Julie Botton (ZB 2025-16) Bulk Variance Application**

465 Monmouth Road; Block 46 Lot 21, Zone R-22

The property contains an existing single-family dwelling. In addition to the dwelling, the site contains a swimming pool, patio, driveway, walkways, and basketball court. No improvements are proposed to the dwelling. The applicant proposes to demolish the existing improvements and construct new ones. Bulk Variances are required for the application. The site is located on the corner of Monmouth Road and West Palmer Ave.

5. Resolutions

DISMISS-Appeal Application

Minor Subdivision (PB-2018-02)

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

6. Other Business

ZB-2024-06-Fredrick Jurosky- Block:77 Lot: 27.01 & 28 Zone R-10 Address: 21 Lakeview Ave. The applicant is requesting administrative approval to change the style of the front window on his home.

7. Minutes to be Adopted. **January 20, 2026, and February 20, 2026**

8. Adjournment

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