

HIGHLIGHTS OF 1999

Cedars & Beeches, 247 Cedar Ave., was granted approval to convert an existing rooming house into a bed & breakfast.

Dr. Zaater, 411 Prospect St., received approval to create 8 single-family lots and an 8-unit apartment house at the old Baldanza Bakery site.

Benmar Oceanbreeze was granted an use variance to construct an assisted living facility at 124 Bath Ave.

Monmouth University was granted approval to construct a parking lot on Cedar & Norwood Avenues.

Westwood Hebrew Nursing Home was granted an approval to expand and add an assisted living facility.

SUMMARY OF 1999

The Zoning Board of Adjustment began 1999 with 15 pending files. During the year, 20 “NEW” applications were received, 29 were heard while 27 of those heard were completed. This has left the Board 8 pending files entering the year 2000. The Board is optimistic and looking forward to the new year.

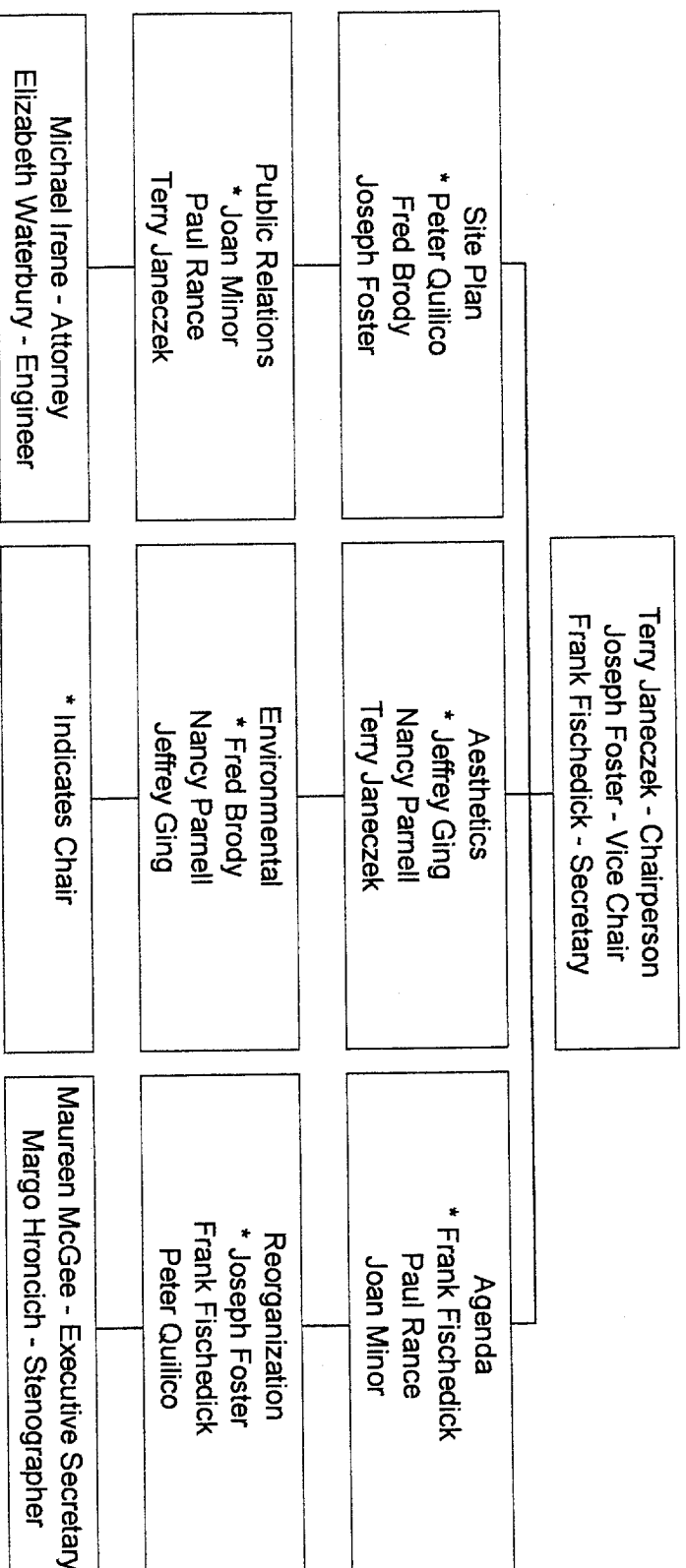
ZONING BOARD OF ADJUSTMENT ANNUAL REPORT 1999

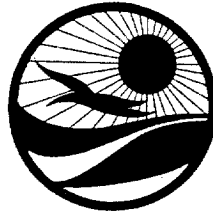
City of Long Branch

Important Notes for 1999

In April 1999, the Long Branch Zoning Board of Adjustment denied a use variance to Dr. Long on Sairs Ave. to use the premises as a professional office and three residential units, in a single-family residential zone. The Boards decision was appealed in Superior Court in 1999. Michael Irene, the Board's attorney represented the Board in this matter and the Board's decision was upheld, as anticipated.

COMMITTEES





CITY OF LONG BRANCH, MUNICIPAL BUILDING, 344 BROADWAY, LONG BRANCH, N. J. 07740 (908) 222-7000

ZONING BOARD OF ADJUSTMENT

8:00 PM

JANUARY 8, 2001

1. ROLL CALL

2. COMMUNICATIONS

3. RESOLUTIONS TO BE READ

4. APPLICATIONS TO BE CONSIDERED

A)	ZB 00-26	PALAIA	BLK: 450	LOT: 5
B)	ZB 00-27	METZGER	BLK: 1	LOT: 8
C)	ZB 00-28	TARANTINO	BLK: 3	LOT: 6
D)	ZB 00-29	CAYNE	BLK: 3	LOT: 2
E)	ZB 00-21	SUNOCO	BLK: 6	LOTS: 1 & 4
F)	ZB 99-15	DEBONIS	BLK: 84	LOT : 1
G)	ZB 00-15	DISAKIAS	BLK: 11	LOTS: 15 TO 18

5. RESOLUTIONS TO BE ADOPTED

1)	ZB 00-01	KASSIN	BLK: 3	LOT: 8
2)	ZB 00-20	COLON	BLK: 337	LOT: 8.01

6. ADJOURNMENT

**By order of: Terry Janeczek
Chairperson**



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APPLICATIONS BEFORE THE BOARD ON MONDAY, JANUARY 8, 2001.

ZB 00-26 PALAIA – Block 450, Lot 5 – Airsdale Avenue

Attorney: Jennifer S. Krimko

Zone: R-3 – One Family Residential

The Applicant seeks to construct a Single-Family home on a currently vacant lot. *This is a pre-existing non-conforming lot. The following bulk variances are requested: Lot area of 5000 sq. ft where 9000 is required, lot depth of 100 ft. where 120 ft. is required, front yard setback of 31 ft. where 35 ft. is required and rear yard setback of 31 ft. where 35 ft. is required.*

ZB 00-27 METZGER – Block 1, Lot 8 – 4 Garfield Road, Elberon

Attorney: Barnard D. Karasic

Zone: -R-1 – One Family Residential

The Applicant proposes to construct a 1600 sq. ft. single-family dwelling to be attached by breezeway to an existing garage. *The property formally consisted of a two-story dwelling and attached garage. The dwelling has been demolished, leaving a vacant lot, except for the garage.*

ZB 00-28 TARANTINO – Block 3, Lot 6 – 3 Lincoln Gardens

Attorney: Pro Se

Zone: R-1 – One Family Residential

The Applicant wishes to remove existing one-car garage and replace it with a two-car carriage shed garage providing additional storage in the upper level of the new structure.

ZB 00-29 CAYNE – Block 3, Lot 2 – 60 Lincoln Avenue

Attorney: Bernard D. Karasic

Zone R-1 – One Family Residential

The applicant wishes to maintain separate resident caretaker/housekeeper quarters in a single-family dwelling located over the attached garage in the One-Family Residential Zone and all other relief which may be necessary. *This applicant received Approval of Variance Relief to Permit Change in Grade on February 14, 2000 under ZB 99-21*

ZB 00-21 SUNOCO – Block 6, Lots 1 & 4 – Norwood Avenue

Attorney: ~~James M. Siciliano~~ Joseph M. Arabin Henry Ramez

Zone: C-2 – Professional Office and Related Services

The applicant wishes to relocate the existing Sunoco Service Station sign and replacement of a free-standing sign. *The applicant needs a variance for size and location – within ten feet of property boundary and 24" high, 8+ wide (approx. 120SF) and a Use Variance is necessary because of non-conforming status of service station.*

ZB 99-15 DEBONIS – 112 Cedar Avenue

Attorney: Peter Falvo

Zone: R-5 – One to Four Family/Townhouse Residential

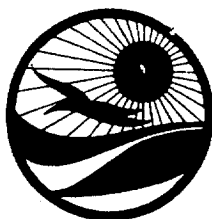
This application was heard on January 24, September 11 and November 27th. The applicant is seeking a use variance for a 10 unit apartment building which already exists at 112 Cedar Avenue. It was originally a rooming house and then used as an apartment house. Applicant seeks use variance(s), bulk variance(s) and minor site plan approval.

ZB 00-15 DISAKIAS – Block 11, Lots 15, 16, 17 and 18 – Lincoln Court

Attorney: Peter S. Falvo

Zone: C-3 Neighborhood Commercial

This application has been carried from October 23, 2000 and heard on November 27, 2000. The applicant seeks to expand an existing onsite building and conversion from former commercial use to 10-unit, apartment multi-family use.



CITY OF LONG BRANCH, MUNICIPAL BUILDING, 344 BROADWAY, LONG BRANCH, N. J. 07740 (908) 222-7000

ZONING BOARD OF ADJUSTMENT

8:00 PM

JANUARY 22, 2001

1. ROLL CALL

2. COMMUNICATIONS

3. RESOLUTIONS TO BE READ

4. APPLICATIONS TO BE CONSIDERED

- | | | | | |
|----|----------|-----------------------------|----------|-------------|
| A) | ZB 00-28 | TARANTINO | BLK: 3 | LOT: 6 |
| B) | ZB 00-21 | LONG BRANCH COVENANT CHURCH | BLK: 328 | LOT: 5, 7-9 |
| C) | ZB 00-12 | CALVARY ASSEMBLY OF GOD | BLK: 229 | LOT: 37 |

5. RESOLUTIONS TO BE ADOPTED

- | | | | | |
|----|----------|--------------|---------|------------|
| 1. | ZB 00-15 | DISAKIAS | BLK: 11 | LOT: 15-18 |
| 2. | ZB 00-23 | SUNOCO, INC. | BLK: 6 | LOT: 1 & 4 |
| 3. | ZB 00-27 | METZGER | BLK: 1 | LOT: 8 |

6. ADJOURNMENT

By order of: Terry Janeczek
Chairperson



APPLICATIONS BEFORE THE BOARD ON MONDAY, JANUARY 22, 2001.

ZB 00-28 TARANTINO – Block 3, Lot 6 – 3 Lincoln Gardens

Attorney: Pro Se

Zone: R-1 – One Family Residential

The Applicant wishes to remove existing one-car garage and replace it with a two-car carriage shed garage providing additional storage in the upper level of the new structure.

ZB 00-21 LONG BRANCH COVENANT CHURCH - Route 36 Spruce Street – B/328 L/5,7-9

Attorney: Joseph Meehan

Zone: R-5 One to Four Family/Townhouse Residential

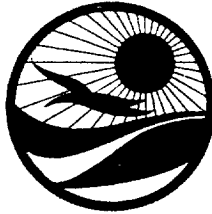
The applicant proposes to build a church with customary effects which will include a recreation field. The existing site is vacant land.

ZB 00-12 CALVARY ASSEMBLY OF GOD CHURCH – 119 Morris Avenue B/229 L/37

Attorney: Joseph Meehan

Zone: R-4 One Family Residential

The applicant seeks Conditional and Bulk Variances and Preliminary and Final Site Plan approvals to convert the property into a Church Use. The applicant also seeks a use variance to permit the second and third floors of the existing building to be used as a residence of a Minister of the Applicant, with the basement and first floor to be used for other Church purposes. *The applicant previously received approval for the Conditional Church Use. The conversion will include the temporary use of the existing main structure and site, and within 3 years, construction of an additional building and site improvements.*



CITY OF LONG BRANCH, MUNICIPAL BUILDING, 344 BROADWAY, LONG BRANCH, N. J. 07740 (908) 222-7000

ZONING BOARD OF ADJUSTMENT
8:00 PM
FEBRUARY 26, 2001

1. ROLL CALL

2. COMMUNICATIONS

3. RESOLUTIONS TO BE READ
Special Telecommunications Consultant

4. APPLICATIONS TO BE CONSIDERED

A)	ZB 00-30	ASBURY UNITED METHODIST	BLK: 469	LOT: 9.01
B)	ZB 00-32	RUDY	BLK: 60	LOT: 6
C)	ZB 00-15	DEBONIS	BLK: 84	LOT: 1
D)	ZB 00-19	OMNIPOINT	BLK: 87	LOT: 1

5. RESOLUTIONS TO BE ADOPTED

1.	ZB 00-28	TARANTINO	BLK: 3	LOT: 6
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6. ADJOURNMENT

By order of: Terry Janeczek
Chairperson



APPLICATIONS BEFORE THE BOARD ON MONDAY, FEBRUARY 26, 2001

ZB 00-30 ASBURY UNITED METHODIST CHURCH BLK: 469 LOT: 9.01

Zone: R-3 – One Family Residential

Location - 61 Atlantic Avenue

Attorney: Robert Fisher

Applicant seeks a variance for additional illuminated ecclesiastical changeable letter ground sign, referring to service and events to be held on the premises.

ZB 00-32 RUDY

BLK: 60 LOT: 6

Zone: R-1 – One Family Residential

Location – Vacant Lot/Plaza Court

Attorney: Peter S. Falvo, Jr.

Applicant seeks Approval of Extension of Time Pertaining to Bulk Variance(s). *A previous extension was granted on November 8, 1999, with the Resolution adopted on November 22, 1999. Applicant had a contract purchaser for the property however, the contract fell through. An extension is requested so that the applicant can still market the property or, in the alternative, construct their own single family home.*

ZB 99-15 DEBONIS

BLK: 84 LOT: 1

Zone: R-5 – One to Four Family/Townhouse Residential Location: 112 Cedar Avenue

Attorney: Peter S. Falvo, Jr.

This application was heard on January 24, September 11 and November 27th of 2000. It was scheduled for January 8, 2001 but carried due to a full agenda. The applicant is seeking a use variance for a 10 unit apartment building which already exists at 112 Cedar Avenue. It was originally a rooming house and then used as an apartment house. Applicant seeks use variance(s), bulk variance(s) and minor site plan approval.

ZB 00-19 OMNIPOINT COMMUNICATIONS

BLK: 87 LOT: 1

Zone: C-4 – Resort Commercial

Location: 787 Ocean Avenue – Imperial House

Attorney: Richard D. Stanzione

This application was heard on December 11, 2000 and carried to this agenda. The Applicant seeks to add Wireless Communications Facility consisting of antennas and equipment cabinet on rooftop of existing hotel and convention center.

APPLICATIONS TO BE HEARD BEFORE THE BOARD ON MONDAY, MARCH 12, 2001

ZB 00-16 PLATZER-BUTLER, BLOCK 70 – LOT 15 375 KIRBY AVENUE

Attorney: George J. Otlowski, Jr., Esq.

Applicant seeks permission to permit a two-family dwelling with two bedrooms in each apartment. *These conditions already exist and have been in violation for over a year. Applicant remains in violation pending outcome of Zoning Board Hearing.*

ZB 00-26 PALAIA BLOCK 450 – LOT 5 AIRSDALE AVENUE

Attorney: Jennifer S. Krimko, Esq.

Applicant seeks to construct a single-family home on a pre-existing nonconforming lot.

ZB 00-35 PALONE BLOCK 15 – LOT 10.01 1187 OCEAN AVENUE

Attorney: Peter S. Falvo, Esq.

Applicant seeks to construct an addition to the single family home existing on the property. This is a pre-existing nonconforming lot.

ZB 00-15 DISAKIAS BLOCK 11- LOTS 15-17 & 18 LINCOLN COURT

Attorney: Peter S. Falvo, Esq.

Applicant seeks to expand an existing onsite building and conversion from former commercial use to 10-unit apartment multi-family use. This application has been granted Use Variance @ the January 08, 2001 meeting.

ZB 00-25 SCOTT BLOCK 364 – LOT 16 ATLANTIC AVENUE

Attorney: James M. Siciliano, Esq.

Applicant seeks to construct a single-family two-story dwelling on existing vacant lot.

APPLICATIONS TO BE HEARD BEFORE THE BOARD ON MONDAY, MARCH 26, 2001

ZB 00-31 IVY HEDGE NURSERY SCHOOL

BLK: 117 LOT: 28

237 Brighton Avenue – Vacant Land

ZONE: R-2 One Family Residential

Attorney: Mark A. Steinberg, Esq.

The Applicant, Lucille Hoffman, seeks to construct a Nursery School/Day Care Facility with on-site residential unit for owner. The site was formerly occupied by a house, which has been demolished.

ZB 00-34 NASTASI

BLK: 70 LOT: 09

750 Van Court Avenue

ZONE: R-2 One Family Residential

Attorney: Mark A. Steinberg, Esq.

The applicant seeks to construct an addition to an existing single-family home, expanding the garage and adding a second story to utilize as residential living space to accommodate the needs of her family. *This applicant originally applied to create an addition and expand the garage for storage – a permit for this use was issued. After the building inspection was done, it was discovered that a third floor bedroom and bathroom were created in this space without prior approvals. The Zoning Officer, Anna Wainright, visited the site and a “Notice of Violation” was issued. Mr. and Mrs. Nastasi stated that after building the addition, they felt it was so nice, they wanted to keep it for them as a bedroom. See copies of violation and zoning permit issued.*

ZB 00-33 PENTA

BLK: 178 LOT: 1

Exchange Place

ZONE: R-4 One Family Residential

Attorney: Gregory Vella, Esq.

Applicant seeks to build a single-family residence on a vacant lot. Variances are needed for Lot Depth (115' vs 92.03) and Front Setback (25' vs 24.40).

ZB 00-36 NEXTEL COMMUNICATIONS

BLK: 142 LOT: 3.101 & 4

480 Ocean Avenue - Anchorage Condo Association

ZONE: C-4 Resort Commercial

Attorney: Richard D. Stanzione, Esq.

Applicant proposes to add antennas and unmanned equipment shelter on rooftop with cabling to construct a wireless communications facility for Nextel to fill a significant gap in its wireless system.

ZB 00-38 BROWN

BLK: 167 LOT: 19

681 Gerard Avenue

ZONE: R-4 One Family Residential

Attorney: Jennifer S. Krimko, Esq.

Applicant seeks variance relief for reconstructing a two-story frame and block garage which had been destroyed by storms. *The applicant received a letter from the Zoning Officer, Anna Wainright, rescinding his zoning permit because the building “exceeds the pre-existing non-conforming structure shown on the survey.”*

only 423-01

APPLICATIONS TO BE HEARD BEFORE THE BOARD ON MONDAY, April 23, 2001

ZB 00-38 BROWN
681 Gerard Avenue

BLK: 167 LOT: 19
ZONE: R-4 One Family Residential

Attorney: Peter Falvo, Esq.

Applicant seeks variance relief for reconstructing a two-story frame and block garage, which had been destroyed by storms. *The applicant received a letter from the Zoning Officer, Anna Wainright, rescinding his zoning permit because the building "exceeds the pre-existing non-conforming structure shown on the survey."*

ZB 00-29 CAYNE
60 Lincoln Avenue

BLK: 3 LOT: 2
ZONE: R-1 One Family Residential

Attorney: Bernard D. Karasic, Esq.

Applicant seeks to maintain separate resident caretaker/housekeeper quarters in a single-family dwelling and all other relief which may be necessary or required by the ordinances of the municipality and by the Board in order that applicant be permitted to develop and use the subject premises as proposed herein.

ZB 00-22 SGRO
12 Jackson Street

BLK: 243 LOT: 3.01
ZONE: C-1 Central Commercial

Attorney: Jennifer S. Krimko, Esq.

Applicant seeks to open an auto repair and servicing in westerly portion of building only, to be used in conjunction with permitted uses on Lots 2 and 3.02 in Block 243 and automotive graphic design in easterly portion of building. *Applicant was previously denied a use variance for this site; however, that was prior to his purchasing the automotive repair shop existing on adjacent lots 2 and 3.02. Accordingly, many of the concerns/objections by the board and public can now be mitigated through the use of the westerly portion of the building in conjunction with the adjacent properties, which are approved for automotive uses.*

ZB 00-15 DISAKIAS
Lincoln Court

BLK: 11 LOTS: 15-18
ZONE: C-3 Neighborhood Commercial

Attorney: Peter S. Falvo, Esq.

Applicant seeks to expand an existing onsite building and conversion from former commercial use to 10-unit apartment multi family use. This application has been granted Use Variance @ the January 08, 2001 meeting. (See copy of Resolution enclosed)

ZB 00-37 MAFFIA
Sampson Place – Vacant Land

BLK: 407 LOT: 25.02
ZONE: R-5 1-4 Family Residential

Attorney: Jeffrey Resnikoff, Esq.

Applicant seeks to build a single-family home on a vacant lot. There was a previous formal request which was approved by the Board of Adjustment – (See copy of Resolution ZB 87-81 attached)

APPLICATIONS TO BE HEARD BEFORE THE BOARD ON MONDAY, May 14, 2001

ZB 00-33 PENTA
Exchange Place

BLK: 178 LOT: 1
ZONE: R-4 One-Family Residential

Attorney: Gregory Vella, Esq.

Applicant seeks to build a single-family residence on a vacant lot. *This application was scheduled for March 26, 2001 and carried due to the late hour. There was no necessity for re-notice.*

ZB 99-15 DEBONIS
112 Cedar Avenue

BLK: 84 LOT: 1
ZONE: R-5 One-Four Family/Townhouse Residential

Attorney: Peter S. Falvo, Esq.

The applicant seeks a use variance for a 10-unit apartment building. *Note: This application has been revised to reduce the number of units to 7. The 10-unit apartment building already exists. Records indicate that it was originally a rooming house and then converted into apartments. The applicant seeks use variance(s), bulk variance(s) and minor site plan approval. This application has been heard on January 24, 2000, September 11, 2000 and November 27, 2000. It was scheduled for January 8, 2001 but carried to February 26, 2001 due to a full agenda. At the February 26, 2001 meeting, the applicant requested an adjournment to May 14, 2001.*

ZB 00-21 LONG BRANCH COVENANT CHURCH
36 Spruce Street

BLK: 328 LOT: 5, 7-9
ZONE: R-5 One-Four Family/Townhouse Residential

Attorney: Joseph Meehan, Esq.

The applicant seeks to build a church with customary effects, which will include a recreation field. The existing site is vacant land. *This application was heard on 1/22/01 and carried to tonight. Revised site plan, Engineer's report and response to E.M. Waterbury's letter of 12/5/00 were submitted on 4/16/01 for review.*

ZB 00-12 CALVARY ASSEMBLY OF GOD CHURCH
119 Morris Avenue

BLK: 229 LOT: 37
ZONE: R-4 One-Family Residential

Attorney: Joseph Meehan, Esq.

The applicant seeks to convert the property into a Church Use. The applicant also seeks permission to permit the second and third floor of the existing building to be used as a residence for the Minister of the Church. The first floor and basement will be used for Church purposes. *This application was heard on 1/22/01 and carried to tonight.*

APPLICATIONS TO BE HEARD BEFORE THE BOARD ON MONDAY, May 21, 2001

SPECIAL MEETING

ZB 00-36 NEXTEL COMMUNICATIONS BLK: 142 LOT: 3.101
480 Ocean Avenue – The Anchorage Condominiums Zone: C-4 Resort Commercial
Attorney: Richard D. Stanzione, Esq.

The applicant seeks a use variance, height variance, preliminary and final site plan approval to construct a wireless communications facility atop the existing Anchorage Condominiums. The purpose of the wireless communications facility is to fill a significant gap in the FCC licensed system of Nextel Communications.

APPLICATIONS TO BE HEARD BEFORE THE BOARD ON MONDAY, June 11, 2001

ZB 00-16 PLATZER-BUTLER
375 Kirby Avenue

BLK: 70 LOT: 15
ZONE: R-2 One-Family Residential

Attorney: George J. Otlowski, Jr. Esq.

The applicant seeks to permit a two-family dwelling with two bedrooms in each apartment - upstairs and downstairs. *This application was heard on March 12, 2001 and carried to tonight without the necessity of re-notice. Please refer to the minutes of March 12, 2001 (enclosed with your packet) to summarize the existing conditions. Due to the circumstances of the case, the applicant's attorney agreed to research whether or not an interpretation by the board should be requested rather than a multiple-family dwelling approval.*

ZB 00-26 PALAIA
Airsdale Avenue

BLK: 450 LOT: 5
ZONE: R-3 One-Family Residential

Attorney:

The applicant seeks to construct a single family home on a vacant parcel. *This application was heard on March 12, 2001 and carried to tonight without the necessity of re-notice. Please refer to the minutes of March 12, 2001 (enclosed with your packet) to summarize the existing conditions. Please note that there were two letters submitted from Peter S. Falvo, Esq., the applicant's prior attorney, regarding intention of acquiring additional land and why res judicata (relitigating a second time) should not bar the instant application (copies enclosed).*

ZB 00-38 BROWN
681 Gerard Avenue

BLK: 167 LOT: 19
ZONE: R-4 One-Family Residential

Attorney: Michael I. Halfacre, Esq.

The applicant seeks variance relief for the reconstruction of a two-story frame and block garage. *The applicant testified that the previous structure was destroyed by storms. The applicant received a letter from the Zoning Officer, Anna Wainright, rescinding his zoning permit due to the fact that the new structure exceeds the pre-existing non-conforming structure shown on the survey. This application was heard on April 23, 2001 and carried to tonight without the necessity of re-notice. Please refer to the minutes of April 23, 2001 (enclosed in your packet) to summarize the existing conditions. Mr. Brown was asked to return with a clearer survey, old photographs of the prior existing structure and certified verification on the height of the new structure.*

ZB 00-21 SCOTT
Atlantic Avenue

BLK: 364 LOT: 16
ZONE: R-4 One-Family Residential

Attorney: James M. Siciliano, Esq.

The applicant seeks to construct a single-family two-story dwelling on an existing vacant lot. *The applicant is seeking a variance for lot frontage (existing and proposed is 40.33' and required is 50'). This application was scheduled for March 12, 2001 but carried to tonight due to a busy schedule.*

**APPLICATIONS TO BE HEARD BEFORE THE ZONING BOARD OF ADJUSTMENT ON
MONDAY, July 9, 2001**

ZB 01-01 SACHKOWSKY
175 Airsdale Avenue

BLOCK: 453 LOT: 18
Zone: R-3 One Family Residential

Attorney: pro ce

The applicant seeks permission from the Board to leave the deck, in the back of the house, remain as built by the former owner. The original owner built the deck over a concrete slap without permits. The deck borders on the property line. This violation came about due to a neighbor calling to complain of the noise on the deck when parties were thrown and to state that the owners were "flicking cigarettes" at her children and or/pets. Anna Wainright, Zoning Officer, issued a violation (copy enclosed) on 2/14/01 for construction of the deck without approvals. Ms. Sachkowsky is currently living in the residence although Mr. Sachkowsky owns it. (I believe they are divorced and Mrs. Sachkowsky retained the house as part of a settlement) Mr. Sachkowsky has filed for "Proposed Abandonment" (see copy enclosed) of the property. It does appear that the deck was built prior to the ownership by the Sachkowsky's and that the neighbor was aware of the setbacks for a number of years. She chooses to wait until now to lodge her complaint.

ZB 00-34 NASTASI
750 Van Court Avenue

BLOCK: 70 LOT: 9
Zone: R-2 One-Family Residential

Attorney: Mark A. Steinburg, Esq.

This application was scheduled for March 26, 2001 and carried without the necessity of re-notice to tonight. The applicant seeks permission to permit use of the third story as additional residential living space to accommodate the needs of her family. A Zoning permit was issued on 3/3/00 to construct an addition to the existing single-family home, expanding the garage and adding a second story for storage. After a building inspection was performed, it was discovered that a third floor bedroom was created as well as a bathroom which was not requested in the original application for a zoning permit. Anna Wainright issued a Violation on 11/13/00. Mr. and Mrs. Nastasi contend that after construction of the addition, they felt it was too nice not to utilize for a master bedroom for them. They also stated that they were unaware of any conflict a change of use may cause. They have provided color photographs of the surrounding houses with similar third-floor living spaces (see file).

ZB 00-31 IVY HEDGE NURSERY SCHOOL
237 Brighton Avenue – Vacant Land

BLOCK: 117 LOT: 28
Zone: R-2 One-Family Residential

Attorney: Mark A. Steinburg, Esq.

This application was heard on March 26, 2001 and carried to tonight without the necessity of re-notice. The Applicant seeks to construct a Nursery School/Day Care Facility with on-site residential living quarters for the owner. The site was formerly occupied by a single-family home and has since been demolished. See minutes of 3/26/01 for further information (enclosed).

ZB 00-21 LONG BRANCH COVENANT CHURCH

BLK: 328 LOT: 5, 7-9

36 Spruce Street

Zone: R-5 One-Four Family/Townhouse Residential

Attorney: Joseph Meehan, Esq.

The applicant seeks to build a church with customary effects, which will include a recreation field on a vacant piece of land. *This application was heard on 1/21/01 and 5/14/01 at which time "Approval of "D" Variance (Deviation from standard pertaining to conditional use)" was granted. The applicant is back seeking Preliminary and Final Site Plan Approval.*

ZB 01-04 ST. STEPANO'S CHURCH

BLK: 13 LOT: 1

Ocean Avenue and Elberon Square

Zone: R-1 One-Family Residential

Attorney: Pro se

The Applicant seeks approval for erecting two additional changeable-letter signs. *The signs will be placed 10 feet off the Ocean Avenue Right-Of-Way line.*

ZONING BOARD OF ADJUSTMENT – REGULAR MEETING
APPLICATIONS TO BE HEARD BEFORE THE BOARD ON MONDAY, August 13, 2001

ZB 01-02 HABITAT FOR HUMANITY BLK: 335 LOT: 13
442 Hendrickson Place Zone: R-5 One-Four Family Residential/Townhouse
Attorney: Mark R. Aikens, Esq.
The applicant proposes to construct a single-family home on a lot to be acquired from the City of Long Branch. The proposed house will front on Hendrickson Avenue. The applicant is seeking variances for Lot Area (6,601' vs. 9000' required), Lot Depth (113.16' vs. 120' required), Lot Width (67.45' vs. 75' required) and Front Setback (15.39' vs. 35' required).

ZB 00-02 SACHKOWSKY BLK: 453 LOT: 18
175 Airsdale Avenue Zone: R-3 One-Family Residential
Attorney: Pro se
The applicant seeks permission to leave the existing deck, in the back of the house, remain as built by the original owner. This application was scheduled for July 9, 2001 and carried with the necessity of re-notice to tonight. The original noticing was not in order and the board did not have jurisdiction. The deck was built before the applicant purchased the house. It was erected over a concrete slab without permits. The neighbor has filed a complaint against the Sachkowsky's for noise and flicking cigarettes over the fence. The neighbor has waited until now to lodge her complaint, even though the deck has been there for years. Mr. and Mrs. Sachkowsky are divorced and she resides in the house. Mr. Sachkowsky has filed for "Proposed Abandonment" (see enclosed). Please note that the Zoning Officer, Anna Wainright has issued a violation notice for construction of the deck without permits and non-conformity to the required setbacks (10' on each side). This still remains a pending violation.

ZB 00-02 KEEZER BLK: 60 LOT: 8 & 9
875 Ocean Avenue Zone: R-1 One-Family Residential
Attorney: In lieu of the attorney, the architect, James Watt will appear. The Attorney of record is Gordon N. Gemma, Esq.
The applicant is back before the board due to revisions that were made, to build a single family home, after the original approval was granted. The applicant previously received approval from the Zoning Board for height, change of grade and bulk variances to demolish an existing home and build a new one slightly further away and raised from the ocean so as to diminish the impact of flooding. The applicant then submitted revised plans to the building department and as a result, the applicant was referred back to the board for review and consideration of the revised plans. The Board considered this matter on April 23, 2001 and determined that the revisions were significant enough that the applicant should return to the Board for review.

**ZONING BOARD OF ADJUSTMENT – REGULAR MEETING
APPLICATIONS TO BE HEARD BEFORE THE BOARD ON MONDAY,
November 26, 2001**

ZB 01-05

WILKOW

BLK: 378

LOT: 12

344 Liberty Street

ZONE: R-4 One-Family Residential

Attorney: Jeffrey Resnikoff, Esq.

The applicant also requests that the board certify the lawful use of this property as a three-family pre-existing non-conforming use. *The applicant wishes to continue the use of the premises as two rentals in the front home and one rental in the rear home. (See application for more detailed information). See copies of Violations issued by the Zoning Officer, Anna Wainright on 10/6/00 and 1/26/01 for creating additional residential space without approvals. Also please note that the applicant (Wilkow) went before the Planning Board on March 27, 1987 asking for a Minor Subdivision with bulk variances to create the third unit in the rear. The Planning Board denied the request. We have received several complaints concerning this property. I have enclosed a letter from Joan B. Thompson, a neighbor, dated July 31, 2001 (although it is considered "hearsay") to give you an idea of the living conditions that currently exist. This application was scheduled for October 22, 2001 and adjourned until tonight at the applicant's request. Conditions remain outstanding w/violations pending.*

ZB 00-26

PALAIA

BLK: 450

LOT: 5

Airsdale Avenue – Vacant Lot

Zone: R-3 One-Family Residential

Attorney: Michael L. Halfacre, Esq.

The applicant seeks to construct a single family home on a vacant parcel. *This is the 3rd hearing for this application. Please see letter to James Aaron, Esq., from Mike Irene, Esq. regarding lot merging which is dated 9/28/01. Also enclosed is the response from Mr. Aaron dated October 4, 2001. Prior testimony is included in your packets. Escrow funds remain outstanding as of 11/20/01.*

ZB 98-10 BENMAR
124 Bath Avenue

Attorney: Robert L. Podvey, Esq.

BLOCK: 153 LOT: 2.01, 3.01 & 3.02
ZONE: R-4 One-Family Residential

The applicant proposes to develop the property into a 74 unit assisted living residence. The use variance has already been approved. This application was previously denied by Resolution, which was memorialized on November 27, 2001. The applicant has since revised the number of units from 120 to 74. This application is seeking Bulk Variances and Preliminary and Final Site Plan Approval. This application was heard on September 10, 2001 and carried to tonight. Note: Transcripts for this hearing were provided to you via mail back in October of 2001.

ZB 01-03 KONVITZ
47 Lincoln Avenue

Attorney: Michael T. Wenning, Esq.

BLOCK: 18 LOT: 1
ZONE: R-1 – One Family Residential

The applicant is proposing demolition to an existing single-family home and the construction of a new single home. The proposed house will need a variance for the front-yard setback proposing 26.8' where 70' is required. The proposed house also sits on a corner so therefore is considered to have two fronts This application was scheduled for September 10, 2001 and adjourned until tonight at the applicant's request.

ZONING BOARD OF ADJUSTMENT – REGULAR MEETING
APPLICATIONS TO BE HEARD BEFORE THE BOARD ON MONDAY, September 24, 2001

ZB 00-26 PALAIA BLK: 450 LOT: 5
Airsdale Avenue – Vacant Lot Zone: R-3 One-Family Residential

Attorney: Michael I. Halfacre, Esq.

The applicant seeks to construct a single family home on a vacant parcel. This application was heard on March 12, 2001, June 11, 2001 and carried to tonight. Please refer to the minutes for both meetings in your packet. Please note the copies of letters submitted from Peter S. Falvo, Jr. Esq. (the Applicant's prior attorney) regarding intention of acquiring additional land and why res. judicata should not bar the instant application.

ZB 00-38 BROWN BLK: 167 LOT: 19
681 Gerard Avenue ZONE: R-4 One-Family Residential

Attorney: Michael I. Halfacre, Esq.

The applicant seeks variance relief for the reconstruction of a two-story frame and block garage and an addition to the front porch. The applicant testified that the previous accessory structure in the back yard was destroyed by storms. The applicant received a letter from the Zoning Officer, Anna Wainright, rescinding his zoning permit due to the fact that the new structure exceeds the pre-existing non-conforming structure shown on the survey. This application was heard on April 23, 2001 and scheduled for June 11, 2001 but not heard due to insufficient number of qualified voters on the Board. The application was carried to tonight, and, in the interim, Mr. Brown amended his application to include a front porch addition, which would encroach on the front-yard setback. The amended application and plans are included for your review. Please refer to the minutes of April 23, 2001 to summarize the existing conditions of the rear structure. Mr. Brown was asked to return with a clearer survey, old photographs of the prior existing structure and certified verification on the height of the new structure.

ZB 01-04 ST. STEPANO'S CHURCH BLK: 13 LOT: 1
Ocean Avenue and Elberon Square Zone: R-1 One-Family Residential

Attorney: Pro se

The Applicant seeks approval for erecting two additional changeable-letter signs. The signs will be placed 10 feet off the Ocean Avenue right-of-way line. This application was scheduled for August 13, 2001 but not heard due insufficient noticing – the Board could not take jurisdiction.

ZB 00-39 DELUCA BLK: 418 LOT: 7
266 Ocean Avenue Zone: RC-1 Beachfront Mixed

Attorney: Pro se

The applicant seeks to construct a single-family home. Peter S. Falvo, Jr., Esq. (the applicant's previous attorney) telephoned on September 18, 2001 to say that he had forgotten to notice for the meeting and asked if they could be carried to the next available date.

ZONING BOARD OF ADJUSTMENT – REGULAR MEETING
APPLICATIONS TO BE HEARD BEFORE THE BOARD ON MONDAY, September 10, 2001

ZB 01-03 KONVITZ

47 Lincoln Avenue

Attorney: Michael T. Wenning, Esq.

The applicant is proposing demolition to an existing single-family home and the construction of a new single home. *The proposed house will need a variance for the front-yard setback proposing 26.8' where 70' is required. The proposed house also sits on a corner so therefore is considered to have two fronts.*

BLOCK: 18 LOT: 1

ZONE: R-1 – One Family Residential

ZB 98-10 BENMAR

124 Bath Avenue

Attorney: Robert L. Podvey, Esq.

The applicant proposes to develop the property into a 74 unit assisted living residence. The use variance has already been approved. *This application was previously denied by Resolution, which was memorialized on November 27, 2001. The applicant has since revised the number of units from 120 to 74. This application is seeking Bulk Variances and Preliminary and Final Site Plan Approval. Please note that the applicant has obtained a new Attorney listed above.*

BLOCK: 153 LOT: 2.01, 3.01 & 3.02

ZONE: R-4 One-Family Residential



CITY OF LONG BRANCH, MUNICIPAL BUILDING, 344 BROADWAY, LONG BRANCH, N. J. 07740 (908) 222-7000

**BOARD OF ADJUSTMENT
8:00 PM
MARCH 12, 2001
EXECUTIVE SESSION 7:30 PM**

1. ROLL CALL

2. COMMUNICATIONS

3. RESOLUTIONS TO BE READ

4. APPLICATIONS TO BE CONSIDERED

A)	ZB 00-16	PLATZER-BUTLER	BLK: 70	LOT: 15
B)	ZB 00-26	PALAIA	BLK: 450	LOT: 5
C)	ZB 00-35	PALLONE	BLK: 15	LOT: 10.01
D)	ZB 00-15	DISAKIAS	BLK: 11	LOTS: 15-17 & 18
E)	ZB 00-25	SCOTT	BLK: 364	LOT: 16

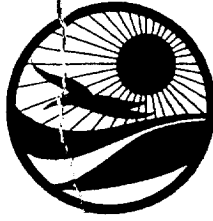
5. RESOLUTIONS TO BE ADOPTED

A)	ZB 00-30 Asbury United Methodist	BLK: 469	LOT: 9.01
B)	ZB 00-32 Rudy	BLK: 60	LOT: 6

6. ADJOURNMENT

**By order of: Terry Janeczek
Chairperson**





CITY OF LONG BRANCH, MUNICIPAL BUILDING, 344 BROADWAY, LONG BRANCH, N. J. 07740 (908) 222-7000

ZONING BOARD OF ADJUSTMENT

8:00 PM

March 26, 2001

1. ROLL CALL

2. COMMUNICATIONS

3. RESOLUTIONS TO BE READ

4. APPLICATIONS TO BE CONSIDERED

A)	ZB 00-31	IVY HEDGE NURSERY	BLK: 117	LOT: 28
B)	ZB 00-34	NASTASI	BLK: 79	LOT: 09
C)	ZB 00-33	PENTA	BLK: 178	LOT: 01
D)	ZB 00-36	NEXTEL	BLK: 142	LOT: 3.101
E)	ZB 00-38	BROWN	BLK: 167	LOT: 19

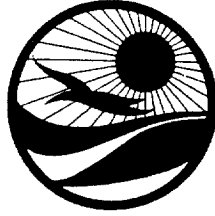
5. RESOLUTIONS TO BE ADOPTED

1. ZB 00-35	PALLONE	BLK: 15	LOT: 10.01
2. ZB 00-19	OMNIPOINT	BLK: 87	LOT: 01

6. ADJOURNMENT

**By order of: Terry Janeczek
Chairperson**





CITY OF LONG BRANCH, MUNICIPAL BUILDING, 344 BROADWAY, LONG BRANCH, N. J. 07740 (908) 222-7000

ZONING BOARD OF ADJUSTMENT

8:00 PM

April 23, 2001

1. ROLL CALL

2. COMMUNICATIONS

3. RESOLUTIONS TO BE READ

4. APPLICATIONS TO BE CONSIDERED

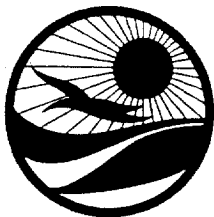
- | | | | | |
|----|----------|----------|----------|------------|
| A) | ZB 00-38 | BROWN | BLK: 167 | LOT: 19 |
| B) | ZB 00-29 | CAYNE | BLK: 3 | LOT: 2 |
| C) | ZB 00-22 | SGRO | BLK: 243 | LOT: 3.01 |
| D) | ZB 00-15 | DISAKIAS | BLK: 11 | LOT: 15-18 |
| E) | ZB 00-37 | MAFFIA | BLK: 407 | LOT: 25.02 |

5. RESOLUTIONS TO BE ADOPTED

6. ADJOURNMENT

**By order of: Terry Janeczek
Chairperson**





CITY OF LONG BRANCH, MUNICIPAL BUILDING, 344 BROADWAY, LONG BRANCH, N. J. 07740 (908) 222-7000

ZONING BOARD OF ADJUSTMENT

8:00 PM

May 14, 2001

1. ROLL CALL

2. COMMUNICATIONS

3. RESOLUTIONS TO BE READ

4. APPLICATIONS TO BE CONSIDERED

- | | | | | |
|-----|----------|--------------------|----------|-------------|
| A.) | ZB 00-33 | PENTA | BLK: 178 | LOT: 1 |
| B.) | ZB 99-15 | DEBONIS | BLK: 84 | LOT: 1 |
| C.) | ZB 00-21 | LB COVENANT CHURCH | BLK: 328 | LOT: 5, 7-9 |
| D.) | ZB 00-12 | CALVARY ASSEMBLY | BLK: 229 | LOT: 37 |

5. RESOLUTIONS TO BE ADOPTED

- | | | | | |
|-----|----------|------|----------|-----------|
| A.) | ZB 00-22 | SGRO | BLK: 243 | LOT: 3.01 |
|-----|----------|------|----------|-----------|

6. ADJOURNMENT

By Order of: Terry Janeczek
Chairperson





CITY OF LONG BRANCH, MUNICIPAL BUILDING, 344 BROADWAY, LONG BRANCH, N. J. 07740 (908) 222-7000

ZONING BOARD OF ADJUSTMENT

6:00 PM

May 21, 2001

SPECIAL MEETING

1. ROLL CALL

2. COMMUNICATIONS

3. RESOLUTIONS TO BE READ

4. APPLICATIONS TO BE CONSIDERED

1. ZB 00-36 NEXTEL COMMUNICATIONS BLK: 142 LOT: 3.101

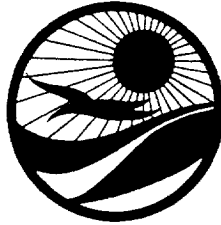
5. RESOLUTIONS TO BE ADOPTED

1. ZB 00-29	CAYNE	BLK: 3	LOT: 19
2. ZB 00-15	DISAKIAS	BLK: 11	LOT: 15-18
3. ZB 00-37	MAFFIA	BLK: 407	LOT: 25.02

6. ADJOURNMENT

By Order of: **Terry Janeczek**
 Chairperson





CITY OF LONG BRANCH, MUNICIPAL BUILDING, 344 BROADWAY, LONG BRANCH, N. J. 07740 (732) 222-7000

**ZONING BOARD OF ADJUSTMENT
MEETING
June 11, 2001**

1. ROLL CALL

2. COMMUNICATIONS

3. RESOLUTIONS TO BE READ

4. APPLICATIONS TO BE CONSIDERED

A.	ZB 00-16	PLATZER-BUTLER	BLK: 70	LOT: 15
B.	ZB 00-26	PALAIA	BLK: 450	LOT: 5
C.	ZB 00-38	BROWN	BLK: 167	LOT: 19
D.	ZB 00-21	SCOTT	BLK: 364	LOT: 16

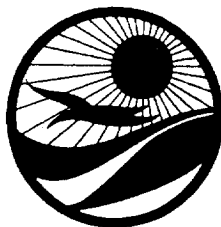
5. RESOLUTIONS TO BE ADOPTED

A.	ZB 00-33	PENTA	BLK: 178	LOT: 1
B.	ZB 00-12	CALVARY ASSEMBLY	BLK: 229	LOT: 37
C.	ZB 00-36	NEXTEL	BLK: 142	LOT: 3.101
D.	ZB 00-21	LONG BR COVENANT	BLK: 328	LOT: 5, 7-9

6. ADJOURNMENT

**By Order of: Terry Janeczek
Chairperson**





CITY OF LONG BRANCH, MUNICIPAL BUILDING, 344 BROADWAY, LONG BRANCH, N. J. 07740 (732) 222-7000

**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

**8:00 PM
July 9, 2001**

1. ROLL CALL

2. COMMUNICATIONS

3. RESOLUTIONS TO BE READ

4. APPLICATIONS TO BE CONSIDERED

1. ZB 01-01	SACHKOWSKY	BLK: 453	LOT: 18
2. ZB 00-34	NASTASI	BLK: 79	LOT: 09
3. ZB 00-31	IVY HEDGE NURSERY	BLK: 117	LOT: 28

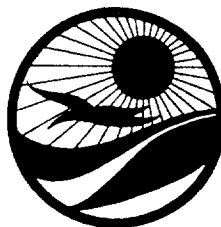
5. RESOLUTIONS TO BE ADOPTED

1. ZB 00-16	PLATZER-BUTLER	BLK: 70	LOT: 15
2. ZB 00-25	SCOTT	BLK: 364	LOT: 16

6. ADJOURNMENT

**By Order of: Terry Janeczek
Chairperson**





CITY OF LONG BRANCH, MUNICIPAL BUILDING, 344 BROADWAY, LONG BRANCH, N. J. 07740 (732) 222-7000

**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA
8:00 P.M.
AUGUST 13, 2001**

1. ROLL CALL

2. COMMUNICATIONS

3. RESOLUTIONS TO BE READ

4. APPLICATIONS TO BE CONSIDERED

1. ZB 01-02	HABITAT FOR HUMANITY	BLK: 335	LOT: 13
2. ZB 01-01	SACHKOWSKY	BLK: 453	LOT: 18
3. ZB 00-02	KEEZER	BLK: 60	LOT: 8 & 9
4. ZB 00-21	LONG BRANCH COVENANT	BLK: 328	LOT: 5, 7-9
5. ZB 01-04	ST. STEPANO'S	BLK: 13	LOT: 1

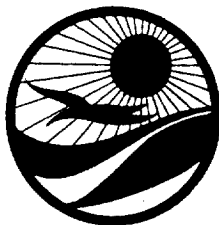
6. RESOLUTIONS TO BE ADOPTED

1. ZB 00-34	NASTASI	BLK: 79	LOT: 9
2. ZB 00-31	IVY HEDGE NURSERY	BLK: 117	LOT: 28

6. ADJOURNMENT

By Order of: **Terry Janeczek**
Chairperson





CITY OF LONG BRANCH, MUNICIPAL BUILDING, 344 BROADWAY, LONG BRANCH, N. J. 07740 (732) 222-7000

**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA
8:00 P.M.
SEPTEMBER 10, 2001**

1. ROLL CALL

2. COMMUNICATIONS

3. RESOLUTIONS TO BE READ

4. APPLICATIONS TO BE CONSIDERED

- | | | | |
|-------------|---------|----------|------------------------|
| 1. ZB 01-03 | KONVITZ | BLK: 18 | LOT: 1 |
| 2. ZB 98-10 | BENMAR | BLK: 153 | LOT: 2.03, 3.01 & 3.02 |

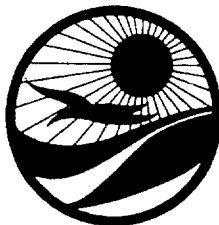
5. RESOLUTIONS TO BE ADOPTED

- | | | | |
|-------------|----------------------|----------|-------------|
| 1. ZB 00-21 | LONG BRANCH COVENANT | BLK: 328 | LOT: 5, 7-9 |
| 2. ZB 01-01 | SACHKOWSKY | BLK: 453 | LOT: 18 |
| 3. ZB 00-02 | KEEZER | BLK: 60 | LOT: 8 & 9 |
| 4. ZB 01-02 | HABITAT FOR HUMANITY | BLK: 335 | LOT: 13 |

6. ADJOURNMENT

By Order of: Terry Janeczek
 Chairperson





CITY OF LONG BRANCH, MUNICIPAL BUILDING, 344 BROADWAY, LONG BRANCH, N. J. 07740 (732) 222-7000

**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA
8:00 P.M.
SEPTEMBER 24, 2001**

1. ROLL CALL

2. COMMUNICATIONS

3. RESOLUTIONS TO BE READ

4. APPLICATIONS TO BE CONSIDERED

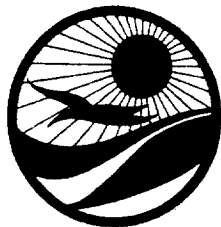
1. ZB 00-26	PALAIA	BLOCK: 450	LOT: 5
2. ZB 00-38	BROWN	BLOCK: 167	LOT: 19
3. ZB 01-04	ST. STEPANOS	BLOCK: 13	LOT: 1
4. ZB 00-39	DELUCA	BLOCK: 418	LOT: 7

5. RESOLUTIONS TO BE ADOPTED

6. ADJOURNMENT

**By Order of: Terry Janeczek
Chairperson**





CITY OF LONG BRANCH, MUNICIPAL BUILDING, 344 BROADWAY, LONG BRANCH, N. J. 07740 (732) 222-7000

**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA
8:00 P.M.
OCTOBER 22, 2001**

1. ROLL CALL

2. COMMUNICATIONS

3. RESOLUTIONS TO BE READ

4. APPLICATIONS TO BE CONSIDERED

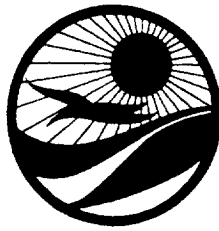
1. ZB 01-06	BEECHWOODS	BLK: 185	LOT: 6
2. ZB 00-39	BROWN	BLK: 167	LOT: 19
3. ZB 01-05	WILKOW	BLK: 378	LOT: 12
4. ZB 01-07	H.R. MARCUS – A	BLK: 153	LOT: 19
5. ZB 01-08	H.R. MARCUS – B	BLK: 153	LOT: 21

5. RESOLUTIONS TO BE ADOPTED

1. ZB 01-04	ST. STEPANOS	BLOCK: 13	LOT: 1
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6. ADJOURNMENT

**By Order of: Terry Janeczek
Chairperson**



CITY OF LONG BRANCH, MUNICIPAL BUILDING, 344 BROADWAY, LONG BRANCH, N. J. 07740 (732) 222-7000

ZONING BOARD OF ADJUSTMENT

8:00 PM

NOVEMBER 26, 2001

1. ROLL CALL

2. COMMUNICATIONS

3. RESOLUTIONS TO BE READ

4. APPLICATIONS TO BE CONSIDERED

- | | | | |
|-------------|---------|----------|-----------------------|
| A) ZB 00-26 | WILKOW | BLK: 378 | LOT: 2 |
| B) ZB 01-05 | PALAIA | BLK: 450 | LOT: 5 |
| C) ZB 98-10 | BENMAR | BLK: 153 | LOT: 2.03, 3.01, 3.02 |
| D) ZB 01-03 | KONVITZ | BLK: 18 | LOT: 1 |

5. RESOLUTIONS TO BE ADOPTED

6. ADJOURNMENT

**By order of: Terry Janeczek
Chairperson**



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