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January 6, 2004

Long Branch Zoning Board of Adjustment
344 Broadway
Long Branch, New Jersey, 07740
Attn: Kelly Kaufmann, Board Secretary

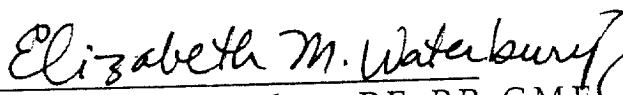

Re: 2003 Annual Report

Dear Board Members:

As the Zoning Board Engineer and Planner, I am pleased to provide the Long Branch Zoning Board of Adjustment with the 2003 LBZB Annual Report. This report includes all applications heard throughout 2003 and is sorted by zone.

If you should have any questions or require additional information, kindly advise. We look forward to serving the Long Branch Zoning Board of Adjustment in 2004.

Very truly yours,


Elizabeth M. Waterbury, P.E., P.P., C.M.E. 
City of Long Branch
Zoning Board Engineer and Planner

Long Branch Zoning Board of Adjustment 2003 Annual Report

2003 APPLICATIONS HEARD

Prepared By:
E.M. Waterbury & Associates

Printed December 31, 2003

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HEARING DATE	APPROVAL STATUS	APPLIC.	NAME	BLK	LOT	ZONE	DESCRIPTION AND VARIANCE REQUESTED
C-1 ZONE							
01/13/03	Dismissed without prejudice	ZB 02-07	Garcia 192 Belmont Ave.	280	17	C-1	Use Variance for operation of a Laundromat at the site of an existing apartment building; waiver of site plan approval requested (previously a Laundromat)
C-2 ZONE (MIXED)							
02/10/03	Need revised plans; Received extension until Seashore Day Camp Submitted	ZB 02-08	E&L Paving 63 Community Pl.	237	Many	C-2 & 1	Use Variance & Site Plan Approval for the operation of an asphalt paving company with ancillary activities including temporary storage; Plans required 10 days prior to meeting to be heard
11/10/03	Approved	ZB 03-12	Seashore Day Camp 404/410 Broadway	237	35.01, 38.01, 40, 50, 51 & 52	C-2/ R-4	Requesting amendments for an addition on NE corner of 404 Broadway and alteration of the parking / traffic flow to Approved Resolution dated October 23, 2000 for Preliminary and Final Site Plan approval; Seeks use variance for ball fields; Seeks sub-vision approval of Lot 52 and consolidation of other lots; Seeks bulk variances for setbacks, frontage, lot coverage & lot area.
C-3 ZONE							
09/22/03	Approved	ZB 02-23	Mahlof 183 Lincoln Sq.	11	6	C-3	Use variance to expand the pre-existing non-conforming use of a 2 family unit with a 2nd floor addition; Application originally written for R-1; Resubmitted as C-3, Requesting variances for R-5
01/13/03	Approved	ZB 02-19	Fragale 198-200 Westwood Ave.	196	12	C-3	Interpretation Only; Wishes Adjudication that the Pre-existing non-conforming use for a 2 family dwelling is lawful
09/22/03	Withdrawn 9/23/03	ZB 03-19	Fragale 198-200 Westwood Ave.	196	12	C-3	Renovations to pre-existing non-conforming use for a 2 family dwelling
R-1 ZONE							
07/14/03	Approved	ZB 03-02	Getzler 4 Garfield Terrace	15	7.01	R-1	Bulk variance sought for setbacks for an addition to the existing non-conforming single-family home and a second story deck above existing front porch
06/09/03	Approved	ZB 02-10	Horowitz 3 Plaza Court	60	3	R-1	Bulk Variance (Height) for 2-1/2 story wood frame addition and covered front porch with second floor deck
R-2 ZONE							
10/27/03	Zoning Permit issued 8/1/03 for cabana use; Carried to 1/12/04	ZB 03-04	Fallas/Erani Norwood Ave.	8	26	R-2	Recent renovations of Single family dwelling with pool; Seeking Bulk variances for relief for setbacks and cabana use & location; Cabana over 10% over height requirement but, as per Carl, pre-existing so does not require 'D' variance; Carl Turner Zoning Permit for cabana use without kitchen 8/1/03
3/24/03	Extension Requested & Granted	ZB 02-20	Levy 955 Woodgate Ave.	31	1	R-2	Bulk Variance sought for setbacks and parking requirements for a second story addition and site improvements
12/08/03	Carried to 2/23/04	ZB 03-05	Hirsch Norgrove Ave.	46	12	R-2	Requesting a single home on vacant land; Variances required for lot area, setback, use (existing non-conforming condition?)

HEARING DATE	APPROVAL STATUS	APPLIC.	NAME	BLK	LOT	ZONE	DESCRIPTION AND VARIANCE REQUESTED
04/14/03	Approved	ZB 02-15	Bressler 668 Westwood Ave.	101	11.01	R-2	Variance to install a pool; Application submitted August 27, 2002 (July 19, 2002 revision date) as a condition of July 8 th Resolution for Bressler ZB 99-11
09/22/03	Approved	ZB 03-09	Andersen 276 West End Ave.	112	19 & 20	R-2	Requesting additional living space in attic; Section 345-103 does not permit more than 2 stories of habitable space (7' ceiling)
11/24/03	Carried to 2/9/04	ZB 03-20	LaCorte 237 Brighton Ave	117	28	R-2	Requested Special Meeting. Provided individual LBZB Meeting. Requesting Bifurcation of use versus design. Use and Bulk variances requested for 8 town homes in R-2 Zone. Previously Hoffman file (Proposed nursery school/day care).
Transferred to Planning Board	No Technical review or approval required	ZB 03-08	Ferraina 107 Matilda Terrace	147	10 & 11	R-2	Previous Application ZB 02-04; Minor sub-division; Requesting change in lot lines for larger lot area; transferred to Planning Board
R-3 ZONE							
06/23/03	Approved	ZB 03-15	Boniello 149 Atlantic Ave.	448	6	R-3	Bulk variance for lot area, depth, coverage, setbacks, etc. to construct a 1-family home and a height variance for proposed garage on a vacant lot.
08/11/03	Approved	ZB 03-10	Walker 458 West Street	464	5	R-3	Bulk variance relief for setbacks to a proposed 20'x40' garage for an existing 2-story single family dwelling; applicant stated it was for boat storage
12/08/03	May require NJDEP approval; Carried to 1/26/04 hearing	ZB 03-22	Gorman 1 Beach Ave	477	3, 4	R-3	2-story addition to 1-family home; Height 30' plus/minus - may require height variance; May require NJDEP approvals since adjacent to tidelands and Manhasset Creek
R-4 ZONE							
07/14/03	Withdrawn 8/4/03	ZB 03-06	Mara / Desmond 113 West End Ave	131	21	R-4	Interpretation of letter requested to obtain a certificate of non-conforming use; EMW did not receive from LBZB
10/27/03	Withdrawn 10/27/03	ZB 02-21	Patella 101 Avery Unit 1	145	7	R-4	Bulk & Minor sub-division variances requested for an existing 2-family on existing lot to remain on smaller sub-divided lot; Full site plan review not required; See Sect. 300-6 & 300-10 for lots & plat or deed
05/12/03	Approved	ZB 98-24	Westwood Hall Assoc.	186	2, 3, 4 & 5.02	R-4	Requesting extension to perform construction of nursing home/ assisted living facility (existing building demolished); resolution date 9/27/99; Passed 2 year appeal after final approval
01/13/03	Approved	ZB 02-22	Rodrigues Hillside Ave.	194	20	R-4	Bulk variance to construct a single family home and seeks variances for frontage requirements.
03/24/03	Withdrawn	ZB 02-18	Throckmorton Myrtle Avenue	243	37 & 66	R-4	Minor Sub-Division; Seeking variances for frontage, building coverage, to re-divide 3 existing lots with an apartment building into 3 usable lots; Dismissed from Planning Board via 7/25/02 letter; Lot C does not have street frontage
09/22/03	Approved	ZB 02-16	Gemignani 44 Cypress Street	243	75.01 & 73.01	R-4	Minor Sub-Division to confirm previous resolution that existing non-conforming two-family home was approved within 2-lot subdivision; Variances sought for existing dwelling within smaller lot lines
10/27/03	Carried to 1/12/04	ZB 03-16	Zambrano 33 Washington Street	257	25	R-4	Bulk variances for setbacks to proposed parking area and driveway. Detail of retaining wall but no indication of proposed wall.
01/13/03	Approved	ZB 02-14	Honymar 169 Chelsea Ave.	278	3	R-4	Use Variance & Minor Site Plan approval required to modify an existing 4-family home into a 3-family dwelling

HEARING DATE	APPROVAL STATUS	APPLIC.	NAME	BLK	LOT	ZONE	DESCRIPTION AND VARIANCE REQUESTED
10/27/03	Carried to 1/12/04	ZB 03-13	Cioffi Stokes Place	278	6.02	R-4	Use and setback variances to construct a two-family home on a vacant lot; Seeking a waiver from submitting the requirement of elevations and dimensions since home will be MODULAR
07/14/03	Withdrawn 09/04/03	ZB 00-14	Henry 234 Allen Place	377	11	R-4	Extension of time for use variance for ADA access for a two-story addition (single family deed restriction for two-family use); EMW did not receive original application from LBZB; Revised plans resubmitted May 8, 2003 for a one-story addition for a 1-family
R-5 ZONE							
10/27/03	Approved	ZB 00-21	Covenant Church Joline Ave. and Spruce Street	328	5.19	R-5	Received Use Variance for Conditional Use in R-5 Zone; Seeking Site Plan Approval
R-6 ZONE							
06/23/03	Approved	ZB 03-03	Silverio 301 Second Ave.	213	5	R-6	Bulk Variances sought for lot width, front and side yard and driveway setbacks for the construction of a driveway and parking area; Application resubmitted 4/30 for correct R-6 Zone; Denial Letter? No architectural or site plans required
R-7 ZONE							
12/08/03	For Appeal only; Carried to 2/23/04 hearing	ZB 03-18	Martelli	455	6.71-6.80	R-7	Appealing Zoning Officer decision that was denied August 2002
R-8 ZONE							
08/11/03	Approved	ZB 02-13	Collett 290 Ocean Blvd.	221	6 & 7	R-8	Variance for 6' stockade fence and 4' block wall to remain; Attorney submitted letter May 1 for adjournment due to scheduling conflict and still awaiting City attorney notification regarding obtaining an easement for the block wall; Previously dismissed without prejudice
05/12/03	Approved	ZB 03-11	Janczek 97 Franklin Avenue	226	7.01	R-8	Requesting setback variances for expanding the existing one-family home into a two-family development; homes are attached by a breezeway due to the existing city culvert dissecting the property
RC-1 ZONE							
03/10/03	Denied Partially	ZB 00-39	DeLuca 266 Ocean Ave.	418	7	RC-1	Height and Bulk variances (setbacks) to construct a single-family home on an undersized lot
10/27/03	Discussed at 10/27/03 hearing; Carried to 1/12/04	ZB 00-39	DeLuca 266 Ocean Ave.	418	7	RC-1	Revised Application from 3/10/03 Denial; Height and Bulk variances (setbacks) to construct a single-family home on an undersized lot - Continuation of previous application that was denied by reducing size and height of building
S-1 ZONE							
09/08/03	Denied	ZB 03-07	Bravil 127 Pavilion Ave.	228	26	S-1	Use and "D" Variances to utilize the vacant second and third floors of an existing 3-story building. First floor houses a medical office and the upper two floors appear to have been separate apartments; Abandoned use? (yes, as per 5/27 letter)

**RESOLUTION ADOPTING
THE 2003 ANNUAL REPORT OF
THE ZONING BOARD OF ADJUSTMENT
OF THE CITY OF LONG BRANCH**

WHEREAS, the Municipal Land Use Law requires that the Zoning Board of Adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendments or revisions, if any; and

WHEREAS, the Board has prepared its annual report in this regard for the calendar year 2003 and said report reviews the decisions of the Board on applications and appeals as required by the Municipal Land Use Law, and further sets forth findings of the Board on zoning ordinance provisions which were the subject of variance requests as well as the recommendations of the Board, if any, as may be set forth in said report, regarding zoning ordinance amendments and/or revisions;

NOW, THEREFORE, the Board hereby adopts said Annual Report, and the Board hereby further respectfully submits said Annual Report along with this Resolution adopting same, to the governing body and Planning Board of the City of Long Branch.

ROLL CALL VOTE

The above resolution was moved by Robin Levin, seconded by

Terry Janeczek, and on a roll call, the following vote was recorded:

THOSE IN FAVOR: 4

THOSE OPPOSED: 0

THOSE ABSTAINING: 1

THOSE ABSENT: 2

CERTIFICATION

I, KELLY KAUFMAN, Secretary of the Zoning Board of Adjustment of the City of Long Branch, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Zoning Board of Adjustment at its regular meeting held on April 26, 2004.

DATED: 4-26-04

Kelly Kaufman
KELLY KAUFMAN, Secretary