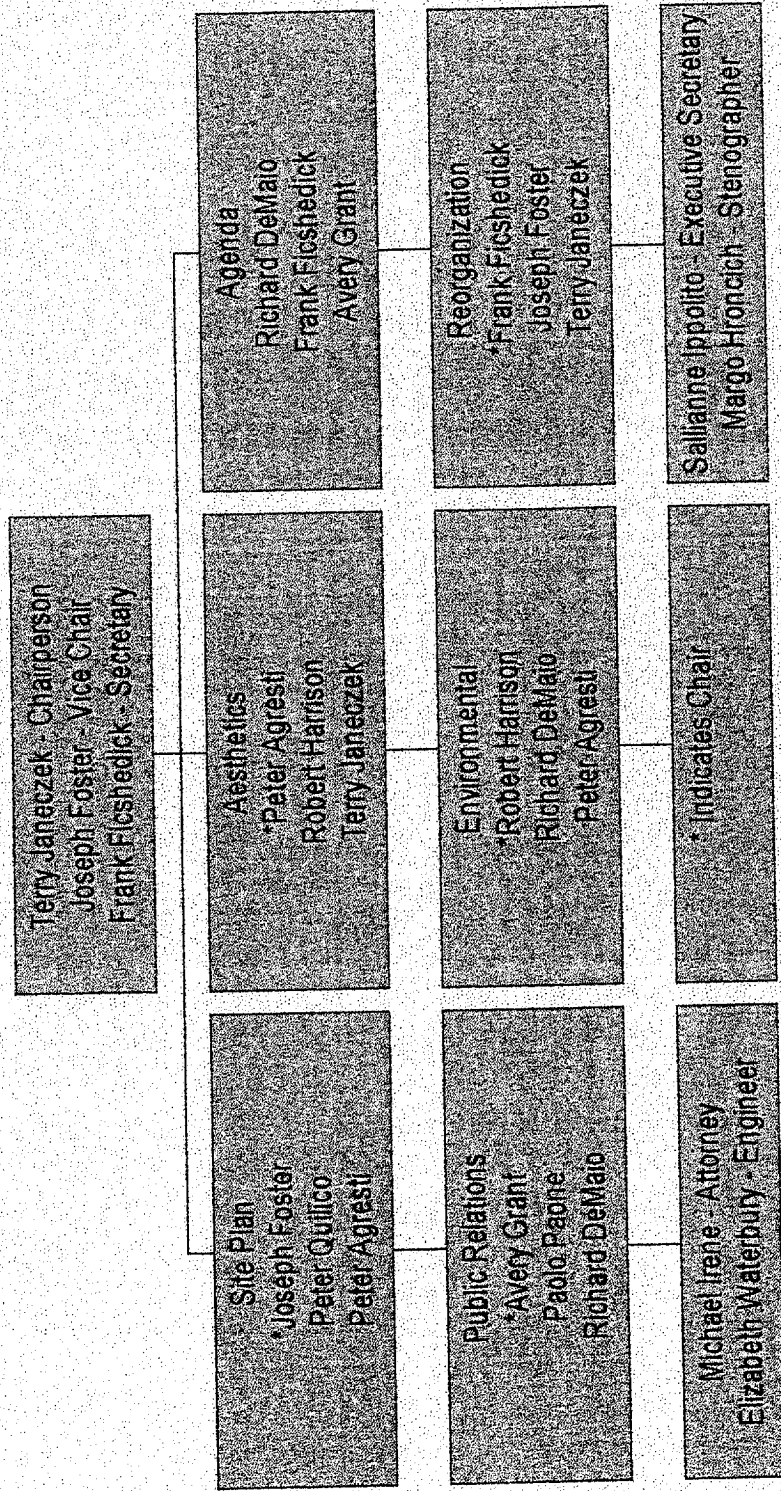


*1998 ANNUAL REPORT*

Long Branch Zoning Board  
of Adjustment

# COMMITTEES

## OFFICERS



## *Important Notes for 1998*

In August 1997, the Long Branch Zoning Board of Adjustment denied a use variance for Monmouth University to construct six(6) dormitories on Cedar Avenue, in a single family residential zone. The Board's decision was appealed in Superior Court in 1998. Michael Irene, the Board's attorney represented the Board in this matter and the Board's decision was upheld, as anticipated.



## *SUMMARY*

The Zoning Board of Adjustment has had an extremely busy year. In January 1998, there were 15 pending applications from 1997. During the year, the board received 26 "NEW" applications, heard 30 and closed 26 of those heard. This has left the board with 15 pending files for the new year. Enclosed, please find compilations of the following: Applications, Applications Heard in 1998 and 1998 ZBA Meetings.

# APPLICATIONS

FILE #	NAME	BLOCK	LOT(S)	TYPE / RESULT
ZB98-01	Sephardic Torah Center	55 & 56	8 & 19	USE / WITHDRAWN
ZB98-02	NEHMAD	76.01	7	BULKS / APPROVED
ZB98-03	RUDY / extension	60	6	BULKS / APPROVED
ZB98-04	GIDDIO	477	18 & 16	USE / WITHDRAWN
ZB98-05	LONG	153	1	USE / PENDING
ZB98-06	HALVORSEN	201	6	USE / APPROVED
ZB98-07	CLARK	172	22	BULKS / APPROVED
ZB98-08	BEYDA	89	1	BULKS / APPROVED
ZB98-09	DENGROVE	99	6	USE / DENIED
ZB98-10	BENMAR	153	2.03, 3.01, 3.02	USE / PENDING
ZB98-11	HAYES	52	7	BULKS / APPROVED
ZB98-12	ANANIA	477	5.01	BULKS / APPROVED
ZB98-13	TOPHAM	453	9	USE / PENDING
ZB98-14	GINDI	80	2	BULKS / APPROVED
ZB97-23	ZAATER	187	13.01	USE / PENDING
ZB98-15	LEWIS	453	3	BULKS / APPROVED
ZB98-16	SORRENTINO	192	25	USE / PENDING
ZB98-17	CEDARS & BEECHES	99	5.01, 5.02	BULKS / APPROVED
ZB98-18	DIBIASE	37	16	USE / PENDING
ZB98-19	SITT	18	25.07	BULKS / PENDING
ZB98-20	DELORENZO	3	10	BULKS / PENDING
ZB98-22	MONMOUTH UNIVERSITY	70	1, 2, 3.01, 3.02, 4	USE / APPROVED
ZB98-21	Missionary Pentecostal Church	280	17	USE / PENDING
ZB98-23	VALENTINO	383	2	BULKS / PENDING
ZB98-24	Westwood Hebrew Nursing Hm	186	2, 3, 4, 5.02	USE / PENDING
ZB98-25	B & M WELDING	322	10	USE / PENDING
ZB98-26	KURLAND	15	1	BULKS / PENDING

# APPLICATIONS HEARD IN 1998

NAME	BLOCK	LOT(S)	APP FEE	ESCRON	APPROVAL	TYPE	4/27/98
ZB98-03	29, 16	1, 1.01, 1.02, 1.02, 12, 13	150	200	bulks appvd/tgt denied		
ZB97-01	16	8	150	200	pending on 3/22/98	New 1 family	
J. COHEN	62	4.01	150	200	APPROVED 1/26/98	32 unit apartment complex	
BRANCH ENT.	118	1, 2, 3	3350	13300	APPROVED 12/22/97 on 1/25/99	2-1 family on 1 lot	
MONMOUTH ENT	243	3.01			App 4/13	Commercial, expnd med distr	
ZB97-10	159	1			app 3/23/98		
SGRO - PV							
CASKEY			450	1000	dismissed 6/22/98	New 1 family	
DUTCH PRIME	18	24	150	200	APPROVED 2/23/98	1 family	
ZB97-14	463	1	150	200	APPROVED 4/13/98		
PROCTOR	132	3.01			APPROVED 1/12/99	Addition to a 2 fam.	
ZB97-17	468	1	400	400	app 4/13		
ROSHANSKI	187	13.01	1150	2200	dismissed 6/22/98	Rooming House	
ZB97-18					DENIED 11/23/98	New 1 family	
ZB97-20	425	36	4400	13400	WITHDRAWN	1 family	
ZB97-21	55 & 56	8 & 19	150	200	app 5/11/98	NEW 1 family	
ZB97-22			200	200	app 3/23/98		
BARBARA					WITHDRAWN		
ZB97-23					heard 8/25 / on 1/12/99	USE	
ZAATER					400 on 6/8 appvd 8/22	Addition to a 2 fam	
LOPEZ - PV					200 on 6/8 appvd 8/22	1 family	
IRVIN					200 on 6/22 appvd	1 family	
ZB97-25					250 200 DENIED 11/23/98	Prof office in 1 family home	
ZB98-01					6500 on 2/9/99	USE	
Sephardic Torah					200 appvd 8/24	1 family	
NEHMAD					150 200 appvd 8/24	USE	
RUDY - extension					800 on 3/6/99	1 family	
GIDDIO					200 appvd 10/26	USE	
LONG					14750 on 3/6/99	USE	
HALVORSEN					200 appvd 9/14	1 family	
CLARK					650 1500 on 1/11/99	USE	
BEYDA					450 2100 on 2/23/99	USE	
DENGROVE					150 400 APPROVED 11/9/98	1 family	
BENMAR					400 NEW on 1/11/99	BULKS	
HAYES					300 NEW on 1/25/99	BULKS	
ANANIA					2150 APPROVED on 12/7/98	USE	
TOPHAM					1000 New on 4/12/99	BULKS	
GINDI					150 200 New on 2/8/99	USE	
ZAATER					3900 3000 New	USE	
LEWIS					450 1000 NEW	BULKS	
SORRENTINO - PV					150		
Cedars & Beeches							
DIBASE							
SITT							
DeLORENZO							
Monmouth University							
Missionary Pent Church							
VALENTINO							
Westwood Hebrw Nrs							
B & M WELDING							
KURLAND							

APPROVED  
DENIED, dismissed or withdrawn  
Pending or NEW

# 1998 ZBA MEETINGS

## DATE OUTCOME

1/12/98 ZB97-15 - Solano, application withdrawn  
 ZB96-03 - Chehebar, heard & carried to 3/9/98  
 ZB97-13 - Caskey, carried to 2/9/98  
 ZB97-20 - Anzalone, carried to 4/13/98  
 ZB97-21 - Circle A, approved, final site plan  
 1/26/98 ZB97-04 - Branch Enterprises, approved, bulks  
 ZB97-14 - Dutch Prime Foods, carried to 3/23/98  
 2/9/98 ZB97-01 - J. Cohen, heard & carried to 5/11/98  
 ZB97-10PV - Sgro, carried to 4/27/98  
 ZB97-13 - Caskey, carried to 4/13/98  
 ZB97-17PV - Proctor, carried to 3/23/98  
 2/23/98 ZB97-18 - Roshanski, approved, height & bulks  
 ZB97-23 - Zaater, carried to 3/30/98 (Special)  
 ZB97-25 - Irvin, approved, bulks  
 3/9/98 ZB96-03 - Chehebar, heard & carried to 4/27/98  
 3/23/98 ZB98-03 - Rudy, extension approved  
 ZB97-14 - Dutch Prime Foods, approved, use & bulks  
 SP3/30/98 ZB97-23 - Zaater, heard & carried to 6/22/98  
 4/13/98 ZB97-20 - Anzalone, approved, bulks  
 ZB97-13 - Caskey, approved, use & bulks  
 ZB97-22 - Barbara, approved, use & bulks  
 4/27/98 ZB96-03 - Chehebar, denied height, approved all bulks  
 ZB97-10PV - Sgro, heard & carried to 7/13/98  
 5/11/98 ZB98-02 - Nehmad, approved, bulks  
 ZB97-01 - J. Cohen, carried to 7/13/98  
 6/8/98 ZB97-23 - Zaater, application dismissed by board  
 ZB97-17PV - Proctor, application dismissed by board  
 ZB98-07 - Clark, approved, bulks  
 ZB98-06 - Halvorsen, carried to 6/22/98  
 6/22/98 ZB98-09 - Dengrove, heard & carried to 8/10/98  
 ZB98-06 - Halvorsen, approved, use  
 ZB98-08 - Beyda, approved, bulks  
 7/13/98 ZB97-10PV - Sgro, carried to 9/14/98  
 ZB97-01 - J. Cohen, heard & carried to 10/26/98  
 7/27/98 ZB98-01 - Sephardic Torah Center, heard & carried to 9/28/98  
 8/10/98 ZB97-24PV Lopez, carried to 11/23/98  
 ZB98-09 - Dengrove, carried to 11/23/98  
 8/24/98 ZB98-11 - Hayes, approved, bulks  
 ZB98-12 - Anania, approved, bulks  
 ZB98-05 - Long, heard & carried to 1/11/98  
 9/14/98 ZB98-15 - Lewis, approved, bulks  
 ZB97-10PV - Sgro, carried to 1/25/99  
 ZB97-23 - Zaater, application re-instated  
 9/28/98 ZB98-01 - Sephardic Torah Center, heard & carried to 11/9/98  
 10/26/98 ZB08-01 - Sephardic Torah Center, withdrawn  
 ZB98-14 - Gindi, approved, bulks  
 ZB98-16PV Sorrentino, carried to 1/11/99  
 11/9/98 ZB98-18 - DiBiase, approved, bulks  
 ZB97-23 - Zaater, heard & carried to 3/8/99

## KEY

PV = Pending Violations

SP= Special Meeting

11/23/98 ZB97-24PV - Lopez, DENIED, use, 11/23/98  
ZB98-09 - Dengrove, DENIED, use, 11/23/98  
ZB98-13 - Topham, carried to 3/8/99  
SP12/7/98 ZB98-22 - Monmouth University, approved, use