

1025 CONNECTICUT AVENUE, NORTHWEST  
SUITE ONE THOUSAND  
WASHINGTON, D.C. 20036

11 BROADWAY  
SUITE 615  
NEW YORK, N.Y. 10004

TEL (202) 857-9766  
FAX (202) 315-3996

TEL (212) 943-4343  
FAX (202) 315-3996

**STORZER & GREENE, P.L.L.C.**

---

**March 17, 2016  
FOR IMMEDIATE RELEASE**

Contact: Roman P. Storzer  
(202) 857-9766

**Ocean Township Zoning Board of Adjustment Ordered to Hold Two More Hearings  
And Decide Yeshiva Application by April 25, 2016**

On March 17, 2016, the federal court for the District of New Jersey issued an order in the litigation brought by Yeshiva Gedola Na'os Yaakov against the Township of Ocean and its Zoning Board of Adjustment. The order requires the Board to hold hearings on April 5 and April 25 for a total maximum of ten hours, and to vote on the matter on the latter date. Limitations on the testimony of represented and unrepresented objectors to the Yeshiva's application were also imposed. The Order is available at <http://tinyurl.com/jhvtbhh>.

Storzer & Greene client Yeshiva Gedola Na'os Yaakov filed suit against Ocean Township, N.J. and its Zoning Board of Adjustment on January 8, 2016, challenging the Township's zoning regulations and Board's denial of the Yeshiva's variance application to use an existing school building as a small Talmudic academy--a 96-student boarding school for advanced Jewish studies--at 1515 Logan Road in Ocean Township. The Complaint was filed in federal district court and alleges violations of the First and Fourteenth Amendments to the U.S. Constitution, the federal Religious Land Use and Institutionalized Persons Act ("RLUIPA") and the Fair Housing Act. The Yeshiva is also represented by New Jersey attorney Donna M. Jennings of Wilentz, Goldman & Spitzer, P.A.

The Complaint (available at <http://tinyurl.com/z6t9qqj>) stated in part:

Ocean Township residents opposed to the Yeshiva packed Board hearings in order to delay the application, shut down proceedings because of capacity limitations, and prolonged proceedings with lengthy, repetitive, irrelevant and improper testimony and questioning of Yeshiva's witnesses. This animus resulted in the Board's protracted 511-day review of the Yeshiva's use variance application, far beyond the statutory requirement of 120 days under New Jersey law. The Board also refused to place reasonable restrictions on objector questioning and testimony, and refused to schedule sufficient hearings to render a timely decision. The Yeshiva had repeatedly consented to continuations of the Board's hearings on the application, but could not continue to consent to proceedings that were going to continue for at least one to two more years while its temporary facilities are soon going to become unavailable. This led to the Board's ultimate denial "without prejudice," where it refused to deny the use variance on its merits but stated that it was unwilling to render such a decision without granting the objectors unlimited time to oppose the application, New Jersey law notwithstanding.

Religious land uses are protected from undue burdens, discrimination and arbitrary treatment under RLUIPA, which was passed by Congress fifteen years ago to prevent discrimination against religious institutions in land use regulation. The attorneys of Storzer and Greene, P.L.L.C. have represented scores of churches, temples, mosques and synagogues in land use conflicts from Hawaii to Florida. Storzer has been described by the Religion Newswriters Association as "one of the country's most experienced litigators" in religious land use law, and has successfully represented Christian, Jewish, Muslim, Hindu, Buddhist, Native American, Sikh and other religious organizations in RLUIPA and First Amendment cases throughout the nation.

Ms. Jennings is a shareholder on the land use team at Wilentz, Goldman & Spitzer, P.A., a full-service law firm with four offices throughout New Jersey, New York and Pennsylvania. She has represented a number of religious institutions before local municipal planning and zoning boards, and successfully litigated appeals on their behalf.