

**Tentative Agenda**  
**Manalapan Township Zoning Board**  
**July 16, 2015**  
**7:30 PM**

Call to Order

Salute to the Flag – All

Open Public Meetings Act Notice – Chairman Budai

Roll Call – Stephanie Gregorzek

Minutes – None

**Resolutions:**

1. Application No. ZBE1304  
Jewish Learning Center Community Synagogue  
Resolution of Memorialization  
Pine Brook Road – Block 13, Lots 22.04 & 23.01  
Members Eligible to Vote: Mr. Fisher, Mr. Leviton,  
Mrs. Siminerio & Chairman Budai
  
2. Application No. ZBE1519  
Tom Orr  
Resolution of Memorialization  
90 HWY 33 – Block 6515, Lot 36.05  
Members Eligible to Vote: Mr. Cooper, Mr. Fisher, Mr. Leviton,  
Mr. Rosenthal, Mrs. Siminerio, Mrs. Strauss & Chairman Budai
  
3. Application No. ZBE1534  
Ralph & Eleanor Ruggiero  
Resolution of Memorialization  
17 Church Lane – Block 21, Lot 10.02  
Members Eligible to Vote: Mr. Cooper, Mr. Fisher, Mr. Leviton,  
Mr. Rosenthal, Mrs. Siminerio, Mrs. Strauss & Chairman Budai
  
4. Application No. ZBE1522  
Steven Kairys  
Resolution of Memorialization  
108 Oakland Mills Road – Block 83, Lot 16.01  
Members Eligible to Vote: Mr. Cooper, Mr. Fisher, Mr. Leviton,  
Mr. Rosenthal, Mrs. Siminerio, Mrs. Strauss & Chairman Budai
  
5. Application No. ZBE1530  
Vincent & Kristy DiFilippo  
Resolution of Memorialization  
4 Darby Court – Block 1820, Lot 13  
Members Eligible to Vote: Mr. Cooper, Mr. Fisher, Mr. Leviton,  
Mr. Rosenthal, Mrs. Siminerio, Mrs. Strauss & Chairman Budai

## Public Hearings:

1. Application No. ZBE1529 (carried from 6/18)  
Type: Commercial  
Owner/Applicant: Stress Care of New Jersey  
Proposal: Adult Partial Care Facility  
Request: Use Variance  
Location: 500 Park Avenue  
Block 74, Lot 24.10; Zone SED20/W  
**Board must act by 9/3/15**
  
2. Application No. ZBE1525 (carried from 7/2)  
Type: Residential  
Owner/Applicant: Edis Baftjari  
Proposal: Proposed pool house, garage & breakfast nook extension, deck & porch  
Request: Variances for front, side, and rear yard setback relief  
Location: 3 Coventry Court  
Block 404, Lot 24; Zone R-20  
**Board must act by 9/17/15**
  
3. Application No. ZBE1531  
Type: Residential  
Owner/Applicant: Sulley Enterprises  
Proposal: Proposed construction of a single family home  
Request: Variances for front yard setback relief & minimum lot requirements  
Location: 123 Millhurst Road  
Block 67, Lot 17.01; Zone RAG-4  
**Board must act by 10/1/15**
  
4. Application No. ZBE1532  
Type: Residential  
Owner/Applicant: Bob Fruhmann  
Proposal: Proposed 12x16 shed  
Request: Variance for rear yard setback relief  
Location: 79 Old Queens Boulevard  
Block 1406, Lot 23; Zone R-20  
**Board must act by 10/1/15**
  
5. Application No. ZBE1537  
Type: Residential  
Owner/Applicant: Kristopher Campbell  
Proposal: Proposed 10x10 shed  
Request: Variance for a second shed on a residential lot  
Location: 17 Heather Drive  
Block 711, Lot 17; Zone R-20  
**Board must act by 10/15/15**

## Public Portion

## Correspondence

## Open Workshop

## Adjournment