

MANALAPAN ZONING BOARD OF ADJUSTMENT  
**MINUTES OF THE REGULAR MEETING**  
Thursday, September 19, 2019  
TOWNSHIP OF MANALAPAN – Courtroom  
Manalapan, NJ 07726

Chairman Stephen Leviton called the meeting to order with the reading of the Open Public Meetings Act at 7:30 PM followed by the salute to the flag.

Roll Call: Janice Moench

In attendance at the meeting: Terry Rosenthal, Larry Cooper, Adam Weiss, Eliot Lilien, Eric Nelson, Stephen Leviton, Mary Anne Byan, David Schertz, Robert Gregowicz.

Absent from the meeting: Mollie Kamen

Also, present John Miller, Esq., Zoning Board Attorney  
Nancy DeFalco, Zoning Officer  
Janice Moench, Recording Secretary

**MINUTES:**

A Motion was made by Mr. Cooper, Seconded by Mr. Nelson, to approve the Minutes of **September 5, 2019** as written.

Yes: Rosenthal, Cooper, Leviton, Nelson, Byan, Schertz Gregowicz  
No: None  
Abstain: None  
Absent: Kamen, Lilien  
Not Eligible: Weiss

**PUBLIC HEARINGS:**

**Application No. ZBE1917**

Applicant: Englishtown Business Park (Ambe Holding)  
Proposal: Four New Office warehouse  
**Request: (Use/Preliminary & Final Major Site)**  
Location: Freehold Road & McGellairds  
Block/Lot: 20/70-74 and Block/Lot: 2013/1 & 2  
Zone: R20

Mr. Miller explained there are Board Members that have conflicts with the application on the agenda. Mr. Nelson advised he would need to recuse himself from the application. Mr. Nelson received notice of this application being he resides within 200' of the property address. Mr. Cooper explained he spoke with the Board Attorney prior to the meeting and would also need to recuse himself from the application due to a conflict. Mr. Miller advised the recused Board Members would need to step out of the room.

Mr. Nelson and Mr. Cooper exited the meeting.

Mr. Licata, Esq., of Sonnenblick, Parker and Selvers, P.C. appeared before the Board on behalf of the applicant, Ambe Holdings. Mr. Licata explained, in the late afternoon an error in the noticing was brought to his attention. One of the labels had a typing error. On the label of one addressee Harrison Street was confused with Hamilton Street, therefore the noticing was insufficient and the application was not able to be heard.

Mr. Licata asked the Board to consider a new date on the Zoning Board agenda. The applicant will republish and re-mail the notices paying additional attention to proofreading the labels.

Ms. Moench advised the next available agenda date to be November 7, 2019. Mr. Licata advised November 7, 2019 would work for his professionals as well as his client.

Mr. Lilien entered the proceedings at 7:36 pm

Mr. Miller advised application ZBE1917 is now on the Zoning Board agenda for November 7, 2019 subject to the applicant's notice complying with the Municipal Land Use Law.

Mr. Miller stated anyone that resides within 200' of the subject property would receive a new written notice via mail. Anyone is welcome to contact Janice Moench, Board Secretary to schedule an appoint to review the application and documents on file at the Zoning office during business hours for this application.

Mr. Licata had nothing further.

Chair Leviton opened the meeting to the public. Being there were no comments Chair Leviton closed public.

**ADJOURNMENT:**

A Motion was offered by Mr. Weiss, and Seconded by Mr. Schertz to adjourn the meeting at 7:45pm. All were in favor and none opposed.

Respectfully Submitted,

Janice Moench

Recording Secretary

RECORDED COMPACT DISCS OF THE ZONING BOARD OF ADJUSTMENT ARE  
AVAILABLE FOR REVIEW, IN THE PLANNING/ZONING BOARD OFFICE BY  
APPOINTMENT.