

MANALAPAN ZONING BOARD OF ADJUSTMENT
MINUTES OF THE REGULAR MEETING
Thursday, September 5, 2019
TOWNSHIP OF MANALAPAN – Courtroom
Manalapan, NJ 07726

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

Roll Call: Janice Moench

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

Absent from the meeting: Adam Weiss

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

MINUTES:

A Motion was made by Ms. Byan, Seconded by Mr. Cooper, to approve the Minutes of **August 15, 2019** as written.

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

RESOLUTIONS:

A Motion was made by Mr. Cooper, Seconded by Mr. Schertz, to approve the Resolution of memorialization of approval for **Application ZB1927- Williams**

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

A Motion was made by Ms. Byan, Seconded by Mr. Cooper to approve the Resolution of memorialization of approval for **Application ZBE1928 - Koslow**

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

A Motion was made by Mr. Cooper, Seconded by Mr. Schertz to approve the Resolution of memorialization of approval for **Application ZB1929 - Lisi**

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

A Motion was made by Ms. Byan, Seconded by Mr. Cooper, to approve the Resolution of memorialization of approval for **Application ZBA1935 Feit**

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

Mr. Lilien entered the proceedings at 7:35pm and is now marked present

PUBLIC HEARINGS:

Application No. ZBE1912

Applicant: 693 Tennent Rd, LLC
Proposal: New Office/Retail Building w/Parking
Request: Use Variance
Location: 693 Tennent Road
Block/Lot: 11/3.07
Zone: RT

Mr. Miller advised the Board that shortly after 5:00pm on September 5, 2019, Ms. DeFalco received an email from Mr. Pape, the applicant's attorney. Mr. Pape requested an adjournment to the next available hearing date for his client. The next available date on the Zoning Board agenda was Thursday, January 16, 2020.

Mr. Miller advised the members of the public that Application ZBE1912, 693 Tennent Rd., LLC would be adjourned until Thursday, January 16, 2020 at 7:30pm. Mr. Miller further advised that any member of the public that received notice for the hearing tonight, would not receive written notice for the January 16, 2020 hearing. The application is on file with the Zoning Board Secretary for review.

A Motion to adjourn Application ZBE1912 until January 16, 2020 was made by Mr. Cooper and Seconded by Mr. Schertz.

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

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

ADJOURNMENT:

A Motion was offered by Mr. Cooper and Seconded by Ms. Kamen 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.