

MANALAPAN ZONING BOARD OF ADJUSTMENT
MINUTES OF THE REGULAR MEETING
Thursday, May 6, 2021
TOWNSHIP OF MANALAPAN
Manalapan, NJ 07726

PUBLIC MEETING~ HD OFFICE SUITES

DUE COVID-19, IN ACCORDANCE WITH GOVERNOR MURPHY'S EXECUTIVE ORDER
NO. 103 & 107, THE PUBLIC WAS PERMITTED TO PARTICIPATE IN THIS MEETING
VIA HD OFFICE SUITES BY ACCESSING THE LINK AND MEETING ID

HD-Office Meeting Number: Password:

Open Public Meetings Act: Stephen Leviton

Oath of Office Joshua Shalika, Board Attorney, John Miller
Third Alternate Board Member

Roll Call: Janice Moench

In attendance at the meeting: Robert Gregowicz, Mollie Kamen, Terry Rosenthal,
David Schertz, Joshua Shalika, Stephen Leviton

Absent from the meeting: Larry Cooper, Adam Weiss, Basil Mantagas, Rob
DiTota

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

MINUTES:

A Motion was made by Mr. Schertz, seconded by Ms. Kamen, to approve the Minutes of
April 15, 2021 as written.

Yes: Gregowicz, Kamen, Schertz, Leviton
No: None
Abstain: None
Absent: Cooper, Mantagas, Weiss, DiTota
Not Eligible: Shalika, Rosenthal

RESOLUTIONS:

A Motion was made by Ms. Kamen, seconded by Mr. Schertz
to approve the Resolution of memorialization for **Application ZBE1901 Manalapan
Land Holdings**

Yes: Gregowicz, Kamen, Schertz, Leviton
No: None
Abstain: None
Absent: Cooper, Mantagas, Weiss, DiTota
Not Eligible: Rosenthal, Shalika

A Motion was made by Mr. Gregowicz, seconded by Ms. Kamen
to approve the Resolution of memorialization for **Application ZBE2102~Sigismondi**

Yes: Gregowicz, Kamen, Schertz, Leviton
No: None
Abstain: None
Absent: Cooper, Mantagas, Weiss, DiTota
Not Eligible: Rosenthal, Shalika

A Motion was made by Mr. Schertz, seconded by Mr. Gregowicz to approve the Resolution of memorialization for **Application ZBE2103~Cohen**

Yes: Gregowicz, Kamen, Schertz, Leviton
No: None
Abstain: None
Absent: Cooper, Mantagas, Weiss, DiTota
Not Eligible: Rosenthal, Shalika

PUBLIC HEARINGS:

Application No. ZBE1912

Applicant: 693 Tennent Rd.
Proposal: Mixed Use Commercial & Residential
Request: Use Variance
Location: 693 Tennent Rd
Block/Lot: 11/3.07
Zone: RT (Residential Transition)

The Board Secretary, Ms. Moench received an email earlier in the day from Mr. Pape, the Applicant's Attorney. Mr. Pape asked the Board to carry the application to the May 20, 2021 agenda due to a medical emergency to member of the Applicant's team

The application was carried to the May 20, 2021 Zoning Board meeting with no further notice to the public.

The Board discussed future educational training for the Board.

Chair Leviton opened the meeting to the public for questions or comments on this application. Seeing there were no comments, Chair Leviton closed the public portion.

ADJOURNMENT:

A Motion for adjournment was offered by Mr. Schertz, to adjourn the meeting at 7:43 PM. 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.