

**AGENDA**  
**Manalapan Township Zoning Board of Adjustment**  
**October 7, 2021 ~ 7:30 PM**  
**VIRTUAL PUBLIC MEETING Via HD- Office Suites**

<https://meeting.windstream.com/j/1120643343?pwd=RVRhdpJWExCVUU3WTRpMHNGZE9Kdz09>

**Meeting ID:** 112 064 3343      **Password:** 100721

Call to Order:                      Stephen Leviton, Chairman

Open Public  
Meeting Act Notice:                Stephen Leviton, Chairman

Roll Call:                              Janice Moench, Recording Secretary

MINUTES:                            **September 16, 2021**  
Members Eligible to Vote:  
Gregowicz, Rosenthal, Schertz, DiTota, Mantagas,  
Leviton

RESOLUTIONS:                    **Memorialization of Denial**  
**Application No. ZBE2011**  
Applicant: Yum & Chill TB Holdings LLC  
Location: 199 Hwy 9 South. ~ 18.01/1.03  
Members Eligible to Vote:  
Kamen, Weiss, DiTota, Leviton

**Application No. ZBE2125**  
Applicant: Kimberly Perez  
Location: 226 Smithburg Rd. ~ 73/32  
Members Eligible to Vote:  
Gregowicz, Rosenthal, Schertz, DiTota, Mantagas,  
Leviton

**Application No. ZBE2137**  
Applicant: Lawrence Bastone  
Location: 66 Taylors Mills Rd. ~ 20/11.01  
Members Eligible to Vote:  
Gregowicz, Rosenthal, Schertz, Mantagas, Leviton

PUBLIC HEARINGS:

**Application No. ZBE2126 (ZCCO)**

**Applicant:** Pena/Noia  
Proposal: Legitimize Fence & Patio  
Request: Bulk variance  
Location: 1 Livingston Lane  
Block/Lot: 904/32  
Zone: R20  
**Board Must Act By: 10.7.21**

**Application No. ZBE2121 (ZCCO)**

**Applicant:** Kaminsky/Berg/Palmer  
Proposal: Legitimize driveway & pool paver patio  
Request: Bulk variance  
Location: 16 Winding Woods Way  
Block/Lot: 1008/6  
Zone: R20  
**Board Must Act By: 9.16.21**

**Application No. ZBE2123**

**Applicant:** Joaquim Ventura  
Proposal: Fence street side setback  
Request: Bulk variance  
Location: 102 Sweetmans Lane  
Block/Lot: 7703/12  
Zone: R20  
**Board Must Act By: 10.7.21**

**Application No. ZBE2128**

**Applicant:** Ahmad Elshourafa  
Proposal: Legitimize shed  
Request: Bulk variance  
Location: 13 Manalapan Woods Drive  
Block/Lot: 7602/7  
Zone: R20  
**Board Must Act By: 10.21.21**

**Application No. ZBE2130**

**Applicant:** Carly Fink  
Proposal: Legitimize existing fence  
Request: Bulk variance  
Location: 26 Holiday Road  
Block/Lot: 703/13  
Zone: R20  
**Board Must Act By: 11.4.21**

Public Portion:

Administration:

Adjournment: