

MANALAPAN ZONING BOARD OF ADJUSTMENT  
**MINUTES OF THE REGULAR MEETING**  
**Thursday, April 7, 2022**  
**TOWNSHIP OF MANALAPAN**  
**Manalapan, NJ 07726**  
PUBLIC MEETING~ HD OFFICE SUITES

Open Public Meetings Act: Stephen Leviton

Roll Call: Janice Moench

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

Absent from the meeting: Larry Cooper, Basil Mantagas, Robert DiTota, Joseph Iantosca

Also, present  
Dustin Glass, Esq., Zoning Board Attorney  
Brian Boccanfuso, Board Engineer  
Jennifer Beahm, Board Planner  
Nancy DeFalco, Zoning Officer  
Janice Moench, Recording Secretary

**MINUTES:**

A Motion was made by Mr. Rosenthal, Seconded by Mr. Schertz to approve the Minutes of March 3, 2022 as written.

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

A Motion was made by Mr. Rosenthal, Seconded by Mr. Schertz to approve the Minutes of January 20, 2022 as written.

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

**RESOLUTIONS:** None offered

**PUBLIC HEARINGS:**

**Application No. ZBE2107 (Carried to 6.16.22)**

**Applicant:** David's Lawn & Landscape Design  
**Proposal:** Minor Site Plan to implement the approved use variance  
**Request:** Minor Site Plan w/ Bulk Variance Relief  
**Location:** 146 Daum Road  
**Block/Lot:** 70/25.06  
**Zone:** R-AG4

Chair Leviton announced the David's Lawn and Landscape Design application was adjourned and would not be heard. The application was carried to the June 16, 2022 agenda without and further notice to the public.

**Application No. ZBE1917**

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

Chair Leviton announced the Board would here continuation of the Englishtown Business Park application. Chair Leviton explained there was a jurisdictional matter in regard to the noticing at the March 3, 2022 meeting.

Mr. Mehr was present on behalf of the Applicant. Mr. Mehr explained due to the noticing issue, the Applicant has noticed each entity on the 200 ft list for this meeting both in Englishtown and Manalapan. The Applicant has also submitted a transcript of the last meeting, ten days prior this this meeting, to allow the public review of the testimony previously provided.

Chair Leviton explained the Board and the Applicant agreed to open the meeting to the public that were not in attendance for the last meeting and then the Board would vote on the application.

Chair Leviton opened the meeting to the public for questions or comments on this application for anyone who had not done so already. Seeing the were no public present, Chair Leviton closed public.

Board Attorney, Justin Glass, Esq. clarified the application was a D1 use variance that required five affirmative votes. In order to grant the variance the Board must find the application satisfies the positive and negative criteria. The proposed use will promote the general welfare and the site is particularly suited to the use proposed. There will be no detriment to the public good or impair to the zone plan/ordinance. In addition, Mr. Glass reviewed the FAR and bulk variances requested as well as the design waivers. The Board agreed on the conditions that there would be nothing being placed on the roof-tops or rear of the buildings.

A Motion of approval was by made by Mr. Weiss, Seconded by Mr. Gregowicz for application ZBE1917.

YES:	Gregowicz, Rosenthal, Schertz, Weiss, Shalika, Leviton
NO:	None
ABSENT:	Cooper, DiTota, Mantagas, Iantosca
ABSTAIN:	None
NOT ELIGIBLE:	Cooper (recused)

Chair Leviton opened the meeting to the public for questions or comments regarding any non-agenda items. Seeing there were none, Chair Leviton closed public

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**ADJOURNMENT:**

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A Motion was offered by Mr. Weiss to adjourn the meeting at 8:35 PM. All were in favor and none opposed.

Respectfully Submitted,

Janice Moench  
Recording Secretary

A RECORDING OF THE ZONING BOARD OF ADJUSTMENT IS AVAILABLE FOR REVIEW, IN THE PLANNING/ZONING BOARD OFFICE BY APPOINTMENT.