

AGENDA
Manalapan Township Zoning Board of Adjustment
IN-PERSON PUBLIC MEETING
COURTROOM- TOWN HALL
January 16, 2025 ~ 7:30 PM

REORGANIZATION

Call to Order **Acting Recording Secretary, Janice Moench**

Open Public Meetings Act

Salute to the Flag

Oath of Office for: **Mayor, Eric Nelson**

- 1. Stephen Leviton
- 2. Joshua Shalika
- 3. Stacey Klompus
- 4. John Harrington
- 5. Jessica Baker Levenson
- 6. Temika Latilla
- 7. Patrick Hughes

Roll Call **Acting Recording Secretary, Janice Moench**

Resolutions:

- 1. Resolution: **Appointing Chairman**
- 2. Resolution: **Appointing Recording Secretary**
- 3. Resolution: **Appointing Vice Chairman**
- 4. Resolution: **Open Public Meeting Dates**
- 5. Resolution: **Appointing Zoning Board Attorney**
- 6. Resolution: **Appointing Zoning Board Engineer**
- 7. Resolution: **Appointing Zoning Board Planner**

Swearing in of Professionals: **Board Attorney**

Minutes: **November 7, 2024**
Members Eligible to Vote:
Wechsler, Shalika, Weiss, Pochopin, Harrington, Leviton

Resolutions:

Application No: ZBE2429

Applicant: Colosi/Becker

Location: 333 Iron Ore Rd.~61/7

Members Eligible to Vote:

Wechsler, Shalika, Weiss, Pochopin, Harrington, Leviton

Application No: ZBE2427

Applicant: Giuseppe Azzara Properties, LLC

Location: 28 McCaffery Rd~67/24.06

Members Eligible to Vote:

Wechsler, Shalika, Weiss, Pochopin, Harrington, Leviton

Public Hearings:

Application No: ZBE2408*(No testimony- will be carried to 2.20.25)*

Applicant: Toll NJ I, LLC

Proposal: Billboard relocation

Request: Amended preliminary & final major site plan
subdivision w/variance relief

Location: Blocks 72.09 & 72.10 (F/N/A Block 72)

Lots: 16, 110 & 112 (F/N/A Lots 10.01, 11.06 &
11.07)Zone: AHDiocese**Application No: ZBE1917A Carried from (12.19.25)**

Applicant: Ambe Holding (Englishtown Business Park)

Proposal: Indoor Recreation Use

Request: Minor Technical Subdivision & Use Variance

Location: Blocks 20; 2013 Lots: 70-74; 1 & 2

Zone: R20; RE**Application No: ZBE2408**

Applicant: Ace Sign Co. (Dunkin Donuts)

Proposal: Digital sign replacement

Request: Minor Site Plan & Bulk Variance

Location: 336 Hwy 9 ~B/L: 8/2

Zone: C3**PUBLIC PORTION:****OPEN WORKSHOP:****ADJOURNMENT:**