

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 Bock 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:**