

MANALAPAN ZONING BOARD OF ADJUSTMENT
MINUTES OF THE REGULAR MEETING
Thursday, March 6, 2025
TOWNSHIP OF MANALAPAN
Manalapan, NJ 07726
Public In-Person Meeting

Chairman Leviton called the meeting to order with the reading of the Open Public Meetings Act at 7:25 p.m., followed by the salute to the flag.

Board Secretary, Janice Moench, took the roll call of the Board

In attendance at the meeting: Adam Weiss, John Harrington, Basil Mantagas, Michael Wechsler, Daniel Pochopin, Stephen Leviton

Absent from the meeting: Joshua Shalika, Stacey Klompus, Jessica Levenson, Temika Latilla, Patrick Hughes

Also, present Albert Marmero, Zoning Board Attorney
Brian Boccanfuso, Zoning Officer/Administrative Officer/PE
Janice Moench, Recording Secretary/Asst. Administrative Officer

MINUTES:

A Motion was made by Mr. Weiss, Seconded by Mr. Mantagas, to approve the Minutes of **February 6, 2025** as written.

Yes: Weiss, Harrington, Mantagas, Wechsler, Pochopin, Leviton
No: None
Abstain: None
Absent: Shalika, Klompus, Levenson, Latilla, Hughes
Not Eligible: Shalika, Klompus, Hughes

RESOLUTIONS:

A Motion was made by Mr. Weiss, Seconded by Mr. Wechsler to approve the Resolution of Approval to be memorialized for **Application ZBE2441-Lucas**

Yes: Weiss, Harrington, Mantagas, Wechsler, Pochopin, Leviton
No: None
Abstain: None
Absent: Shalika, Klompus, Levenson, Latilla, Hughes
Not Eligible: Shalika, Klompus, Hughes

A Motion was made by Mr. Weiss, Seconded by Mr. Wechsler to approve the Resolution of memorialization for **Application ZBE2437- Waller**

Yes: Weiss, Harrington, Mantagas, Wechsler, Pochopin, Leviton
No: None
Abstain: None
Absent: Shalika, Klompus, Levenson, Latilla, Hughes
Not Eligible: Shalika, Klompus, Hughes

A Motion was made by Mr. Weiss, Seconded by Mr. Wechsler to approve the Resolution of memorialization for **Application ZBE2439- O'Reilly**

Yes: Weiss, Harrington, Mantagas, Wechsler, Pochopin, Leviton
No: None
Abstain: None
Absent: Shalika, Klompus, Levenson, Latilla, Hughes
Not Eligible: Shalika, Klompus, Hughes

PUBLIC HEARING (s):

Application No. ZBE2209EX

Applicant: SCI New Jersey Funeral Services dba Bloomfield

Proposal: Extension of Time

Request: Extending Time - Preliminary & Major Final Site Plan & Use Variance

Location: 44 Wilson Ave.

Block/Lot: 37/1& 2

Zone: LBW

The Applicant was represented by John Rentschler, Esq. as legal counsel. An application for one-year extension of time was presented to the Board for SCI New Jersey Funeral Services also known as Bloomfield Cooper located at (Block 37, Lots 1 and 2) 44 Wilson Avenue in the Limited Business – Wilson Zone.

The Applicant represented that there was an extreme delay in receiving the NJDEP (“New Jersey Department of Environmental Protection”) permits and they still do not have them. The Applicant acted in good faith to satisfy all outstanding requirements and outside agency approvals however, they were barred from proceeding with this development due to delays in obtaining other the NJDEP permit(s).

Chair Leviton asked the Board if they had any questions for regarding this application.

Mr. Pochopin explained he reviewed the minutes from the meeting, two years prior when the application was approved. Mr. Pochopin asked if it was the pipe flowing to the wetlands that required a separate NJDEP permit. Mr. Rentschler confirmed that to be part of the NJDEP permit.

Chair Leviton opened the meeting to the public for questions or comments regarding the Application on the agenda. Seeing there were none, Chair Leviton closed public

A Motion of approval for a one year extension of time was made by Mr. Weiss, and Seconded by Mr. Wechsler for application **ZBE2209EX – SCI New Jersey Funeral Services (Bloomfield Cooper)**

Yes:	Weiss, Harrington, Mantagas, Wechsler, Pochopin, Leviton
No:	None
Abstain:	None
Absent:	Shalikar, Klompus, Levenson, Latilla, Hughes
Not Eligible:	None

Chair Leviton opened the meeting to the public for questions or comments on any non-agenda items. Seeing there was none, Chair Leviton closed the public portion of the meeting.

ADJOURNMENT:

A Motion was offered by Mr. Weiss to adjourn the meeting at 7:35 PM. All were in favor and none opposed.

Respectfully Submitted,

Janice Moench
Recording Secretary

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