

AGENDA
Manalapan Township Zoning Board of Adjustment
PUBLIC MEETING
May 1, 2025 ~ 7:30 PM

Call to Order: Stephen Leviton, Chairman

Salute to the Flag: All

Open Public Meeting Act Notice: Stephen Leviton, Chairman

Roll Call: Janice Moench, Recording Secretary

Minutes: **April 17, 2024**
Members Eligible to Vote:
Shalikar, Harrington, Klompus, Levenson, Hughes, Leviton

Resolutions: **Application No: ZBE2507**
Applicant: Rosalie Dela Rosa
Location: 326 Pine Brook Rd. 402/34
Members Eligible to Vote:
Shalikar, Harrington, Klompus, Levenson, Hughes, Leviton

Public Hearings: **Application No: ZBE2511**
Applicant: Sweetmans Properties, LLC (*Pyotr Yadgarov*)
Proposal: Bulk variance relief (side setback/lot frontage & width)
Request: Remove one SF home; complete construction on second SF home w/new deck, driveway & renovate existing detached garage.
Location: 156 Sweetmans Ln - 76.01/4.02
Zone: R-40

Application No: ZBE2512
Applicant: Liliya Prokurat
Proposal: Bulk variance relief (street side setback)
Request: Proposed fence in street side setback
Location: 2 Twin Lakes Dr. – 81/2.35
Zone: RR

Public Portion
Adjournment

***Applications may not be heard in the order listed*