

**MANALAPAN ZONING BOARD OF ADJUSTMENT**  
**MINUTES OF THE REGULAR MEETING**  
**Thursday, May 15, 2025**  
**TOWNSHIP OF MANALAPAN**  
**Manalapan, NJ 07726**  
**Public Meeting In-Person**

Chairman Leviton called the meeting to order with the reading of the Open Public Meetings Act at 7:30 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: John Harrington, Stacy Klompus, Basil Mantagas, Michael Wechsler, Daniel Pochopin, Jessica Levenson, Patrick Hughes, Stephen Leviton

Absent from the meeting: Joshua Shalika, Adam Weiss, Temika Latilla

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. Wechsler, Seconded by Mr. Mantagas, to approve the Minutes of **May 1, 2025** as written.

Yes: Harrington, Klompus, Mantagas, Wechsler, Pochopin, Levenson, Leviton

No: None

Abstain: None

Absent: Shalika, Weiss, Latilla

Not Eligible: Hughes

**RESOLUTIONS:**

A Motion was made by Mr. Harrington, Seconded by Ms. Klompus to approve the Resolution of memorialized for **Application ZBE2511, Sweetmans Properties, LLC**

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

---

A Motion was made by Mr. Shalika, Seconded by Ms. Klompus to approve the Resolution of memorialization for **Application ZBE2512, Liliya Prokurat:**

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

---

**PUBLIC HEARING (s):**

**Application No: ZBE2515**

Applicant: Jarrad & Ganna Krulick  
Proposal: Bulk variance relief (street & rear setback)  
Request: Legitimize pool patio & pool equipment  
Location: 40 Thomas Dr. – 1908/20  
Zone: R20

---

It was announced that the above-mentioned application would not proceed as scheduled. The Applicant will issue a new notice once a future hearing date has been determined.

**Application No: ZBE2514**

Applicant: Lauren Mazziotta

Proposal: Bulk variance relief

Request: Proposed fence in street side setback

Location: 82B Pension Rd.- 14.06/49.03 & 49.01

Zone: RTFTH

The Applicant, Ms. Lauren Mazziotta was sworn in by Mr. Marmero. Ms. Mazziotta proposed to construct a fence in the street-yard setback of her corner property. The Property is currently developed as a two-family home in the RTFTH Zone.

The following variance relief is required:

**§95-5.1 (Ex. 5-1)** – In residential zones, fences shall not exceed 3 feet in height in a front yard, whereas the Applicant proposes a 6 foot fence.

**§95-7.24.C (Ex. 5.1)** – The minimum required front/street side setback for corner properties in the R-TF/TH Zone is 25 feet, whereas a fence is proposed with a front/street side setback of 15 feet to the Pension Hill Road frontage.

Ms. Mazziotta explained to the Board she has a garden on her property that she takes much pride in. Ms. Mazziotta has tried multiple environmentally friendly attempts to keep the deer and other animals off of the property and away from the garden and was unsuccessful. Ms. Mazziotta explained the property in further detail. There is limited sunlight due to shading from the trees. There is limited area where the sunlight is exposed.

This is a corner property with two “front yards”. So the setbacks are more restrictive on two sides, creating a hardship.

Chair Leviton asked the Applicant for justification for the 6 ft high fence where three feet is permitted.

Ms. Mazziotta explained what she learned about deer behavior:

- A healthy adult deer can *easily* jump over a 3-foot fence—most can clear 6 to 8 feet when motivated.

- Deer are cautious animals. If they can see through a fence (like chain-link or picket), they are more likely to attempt to jump it because they can assess what's on the other side.
- If a fence is solid, they're less likely to jump because they can't see where they'll land, which makes them nervous.

Being the goal is to keep deer out, a solid fence at least 6 feet tall is much more effective than a see-through one.

Chair Leviton asked the Board if they had any questions for the Applicant.

Mr. Mantagas asked what type of fence the Applicant was going erect. Ms. Mazziotta explained the fence would be solid white vinyl

Mr. Harrington and the Applicant discussed leaving a wooded area within the property.

Mr. Pochopin asked if the roadway would be considered "busy" The Applicant explained the Pension Hill Road to be quiet.

Chair Leviton and the Applicant discussed the Homeowners Association. The Homeowners Association (HOA), consists of just two households; the Applicant and her neighbor. The HOA's policies are informal. Chair Leviton asked how the traffic on the surrounding roads. Ms. Mazziotta categorized the roads to be well traveled.

It was determined that there would be no negative impact on the surrounding areas

Mr. Marmero summarized the application and relief.

Mr. Boccanfuso stated, should the application be approved, the Applicant (and/or HOA) will be responsible for the maintenance outside the fence. Ms. Mazziotta stated that she accepted and understood the responsibility. Mr. Boccanfuso further explained the property being located on a corner lot created a hardship.

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

A Motion of approval was made by Mr. Harrington, and Seconded by Mr. Pochopin for application **ZBE2514 – Lauren Mazziotta**

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

Mr. Marmero updated the Board on pending ligation for the Mercer Realty Application.

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 Ms. Klompus to adjourn the meeting at 7:50 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.