

MEETING IS CALLED TO ORDER:

MR. LEVITON: Okay, call the meeting to order and ask you to stand for a flag salute.

SALUTE TO THE FLAG

MS. MOENCH: Make sure you have the microphone on when you are speaking, please.

MR. LEVITON: You all hear that? Okay, pursuant to section five of the Open Public Meetings Act, notice of this meeting of the Manalapan Township Zoning Board of Adjustment was sent and advertised in the Asbury Park Press. A copy of that notice was posted on the bulletin board where public notices are displayed here in the municipal building. In addition, a copy of this notice is and has been available to the public and is on file in the office of the municipal clerk. Accordingly, this meeting is deemed in compliance with the Open Public Meetings Act. Roll call, please.

ROLL CALL

MS. MOENCH: Mr. Shalika? Not here. Mr. Weiss?

MR. WEISS: Here.

MS. MOENCH: Mr. Harrington?

MR. HARRINGTON: Here.

MS. MOENCH: Ms. Klompus?

MS. KLOMPUS: Here.

MS. MOENCH: Mr. Mantagas?

MR. MANTAGAS: Here.

MS. MOENCH: Mr. Wechsler? Absent. Mr. Pochopin? Absent. Ms. Levenson?

MS. LEVENSON: Here.

MS. MOENCH: Ms. Latilla?

MS. LATILLA: Here.

MS. MOENCH: Mr. Hughes?

1
2 MR. HUGHES: Here.

3
4 MS. MOENCH: Chair Leviton?

5
6 MR. LEVITON: Here. Okay, we need to accept minutes from
7 August 7th. Will someone move to do so?

8
9 MS. KLOMPUS: I'll move to accept them.

10
11 MR. LEVITON: Thank you Ms. Klompus, and will someone second
12 that?

13
14 MR. MANTAGAS: I'll second that.

15
16 MR. LEVITON: Thank you Mr. Mantagas.

17
18 **ROLL CALL**

19
20 MS. MOENCH: Ms. Klompus?

21
22 MS. KLOMPUS: Yes.

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24 MS. MOENCH: Mr. Mantagas?

25
26 MR. MANTAGAS: Yes.

27
28 MS. MOENCH: Ms. Levenson?

29
30 MS. LEVENSON: Yes.

31
32 MS. MOENCH: Chair Leviton?

33
34 MR. LEVITON: Yes. There are no resolutions to memorialize
35 so we are moving right into our public hearing tonight, and there's
36 just one application, it's ZBE2525 Ms. DiLella, did I say that right?

37
38 MS. DILELLA: DiLella.

39
40 MR. LEVITON: DiLella, please come on up. Our Board
41 attorney, Mr. Marmero, is going to swear you in so if you'll raise
42 your right hand.

43
44 MR. MARMERO: I'll get you sworn in. Do you swear the
45 testimony you will provide tonight will be the truth, the whole truth,
46 and nothing but the truth?

47
48 MS. DILELLA: Yes.

1
2 MR. MARMERO: Okay.

3
4 MR. LEVITON: And now if you'll sit and be comfortable. We
5 know that you're here to legitimize your fence and if you'll just tell
6 the board a little bit about it.

7
8 MS. DILELLA: Alright, hi, good evening everyone. My name is
9 Aubrey DiLella and I'm the homeowner of 34 Sutton Drive. I'm here
10 respectfully requesting a variance to allow our existing fence to
11 remain in its current place even though its current setback is between
12 fifty-two to fifty-eight feet which is slightly under the required
13 sixty foot setback. We purchased our home in February in its current
14 condition. The fence was already installed when we purchased it. At
15 the time of the sale the township issued the seller the zoning
16 certificate of continued occupancy which gave us confidence that the
17 property including the fence met township approval or at least
18 considered acceptable at the time. As part of the process, we notified
19 all relevant neighbors about the variance request. I've personally
20 spoken to several neighbors who received the notice helping them to
21 understand what it meant and no objections have been brought to me and
22 the fence does not negatively affect any neighboring properties. Our
23 property is a corner lot which I understand can carry some unique
24 challenges when it comes to zoning and visibility. However, the
25 current fence condition, location does not create any line of sight
26 issues or obstruction of views for pedestrians or drivers. Relocating
27 the fence to meet the sixty foot setback would require some changes
28 including digging into existing concrete, additional construction and
29 demolition, new permits, and potentially new variances. All of would
30 to be to adjust a few feet despite the current location being safe,
31 functional, and aesthetically aligned with the neighborhood. In
32 closing, in summary respectfully just requesting that the fence remain
33 in its current place.

34
35 MR. LEVITON: Basil?

36
37 MR. MANTAGAS: Hi.

38
39 MS. DILELLA: Hi.

40
41 MR. MANTAGAS: What is this, a metal fence? What type of
42 metal fence like cyclone fence? I didn't get a chance to take a look
43 at it.

44
45 MS. DILELLA: Like an aluminum fence.

46
47 MR. MANTAGAS: Aluminum?
48

1 MS. DILELLA: Yeah.

2
3 MR. MANTAGAS: About how high is it?

4
5 MS. DILELLA: Five foot.

6
7 MR. MANTAGAS: Five foot? Okay, thank you.

8
9 MR. LEVITON: Adam?

10
11 MR. WEISS: Yes hi, good evening. So, I noticed, couldn't
12 help but notice that you have a baby with you.

13
14 MS. DILELLA: Yes.

15
16 MR. WEISS: And part of the reason that the fence is there
17 is to contain and make it safe for your children, your child?

18
19 MS. DILELLA: Yes.

20
21 MR. WEISS: In terms of the fence itself, my recollection is
22 that it lines up with the front of your house. That it's not behind
23 your house and it's not in front of your house. It's actually along
24 the front facade of your house, correct?

25
26 MS. DILELLA: Right, correct.

27
28 MR. WEISS: Okay, and do you have any idea how long that
29 fence has been there?

30
31 MS. DILELLA: I assume when they built it, when they put the
32 pool in.

33
34 MR. WEISS: Okay and in looking at the zoning officer Mr.
35 Boccanfuso's observations, it indicates that the fence is a picket-
36 style fence, but that it's approximately, I believe it's zoned for
37 should be three feet, but it's six feet. Is that correct Mr.
38 Boccanfuso?

39
40 MR. BOCCANFUSO: So, the three foot requirement is for
41 fences that are twenty-five feet or greater from the front yard line,
42 but less than the setback requirement. So, it's kind of a which way
43 you look at it type of thing. We can look at it and say that the
44 setback is compliant, but the height exceeds the three feet or we can
45 say the height is permitted, but the setback doesn't meet the
46 standard. It's really one form of relief depending which way you look
47 at it.
48

1 MR. WEISS: And the setback if I remember correctly it's
2 supposed to be sixty feet, but we're talking about somewhere between
3 fifty-two and fifty-five is what the actual.

4
5 MR. BOCCANFUSO: That's correct. It varies. It's not
6 parallel to the front property line along that frontage. So, it varies
7 from fifty-two to fifty-eight feet, and if I can, if I can just
8 correct something for the record. You asked if the fence is parallel
9 to the facade of the home. It actually is not. It does project out
10 several feet perpendicular to the facade of the home before going
11 along the frontage. I don't have the scale with me, but it appears to
12 be six feet probably. It's about the width of a gate because there's a
13 walkway that comes off the driveway. You can see that pretty clearly
14 on the plan if you have it available.

15
16 MR. WEISS: Yeah, I do have the plan. Thank you for
17 referring to it. The applicant has testified that in order to bring
18 this into compliance if we were to enforce the setback if you will,
19 they'd be having to dig into hardscaping that's already there. Is that
20 accurate?

21
22 MR. BOCCANFUSO: Potentially yes.

23
24 MR. WEISS: Okay.

25
26 MR. BOCCANFUSO: It is potentially accurate and while I
27 certainly will acknowledge that that is a hardship for the applicant.
28 I don't know that that's something that the Board can really consider
29 as a hardship. There was a permit application that showed a compliant
30 location. This certainly wasn't Ms. DiLella's fault that it wasn't
31 built that way.

32
33 MR. WEISS: Right.

34
35 MR. BOCCANFUSO: But in considering whether or not to grant
36 the variance relief I think that the board should focus more either on
37 the hardship of the property. Ms. DiLella indicated it was a corner
38 lot which isn't entirely accurate. It's on one street, but ---

39
40 MR. WEISS: It's on a bend.

41
42 MR. BOCCANFUSO: It functions like a corner lot.

43
44 MR. WEISS: Right.

45
46 MR. BOCCANFUSO: As well as the aesthetic and safety
47 benefits that she spoke about. I don't think the hardship associated
48 with the reconstruction is something the Board can really consider

1 because unfortunately if it was done right in the first place that's
2 not something that.

3
4 MR. WEISS: Understood.

5
6 MR. LEVITON: I just want to pick up on that. The financial
7 hardship of having to dig into a hardscape cannot be considered by
8 this board. It's precluded from consideration in the MLUL, the
9 Municipal Land Use Law of New Jersey, that guides our decision making.
10 Also, for the audience and for the board's edification, hardship
11 relates to narrowness, shallowness, topography, shape of the land, or
12 other unique physical conditions that may affect the property, never
13 financial concerns or matters.

14
15 MR. WEISS: Thank you, and so my thought is and this is just
16 me speaking for myself, the fact that the requirement if you will of a
17 three foot fence, I think would be problematic as it relates to
18 children and animals to the extent you have any dogs or anything like
19 that. From my perspective, the setback is while it's not in compliance
20 potentially with the prior permits that the prior property owners had,
21 I think, in my opinion only, that the amount of the encroachment into
22 the setback is rather de minimis. So I thank you for your time and
23 I'll pass along to my other zoning board members.

24
25 MS. DiLella: Thank you.

26
27 MR. WEISS: Thank you.

28
29 MR. LEVITON: Before we move on, Brian I don't remember
30 where I read it, but I believe you quantified the amount of time that
31 the fence was there as fifteen years and may have been replaced in its
32 same footprint by a previous owner.

33
34 MR. BOCCANFUSO: Yes, I mean it's difficult to say. I'm
35 reviewing aerial images and available street view images and trying to
36 piece it together. I mean it looks to me like it has probably been
37 there for over fifteen years, but because of the varying qualities of
38 resolution when you're looking at aerial images, sometimes it looks
39 wider than others. I can't rule out the possibility that it was
40 replaced at some point, but if it was it was replaced virtually in
41 kind in almost the exact same location. I suspect it probably was not
42 replaced and is probably the same fence that's been there for fifteen
43 plus years.

44
45 MR. LEVITON: And Mrs. DiLella I'm confident that Janice
46 spoke to you about the ten year rule? Janice, did you talk about the
47 ten year rule?
48

1 MS. MOENCH: No.

2
3 MR. LEVITON: I will tell you now then, but before I do let
4 me ask you about the, I read it and my memory isn't that good and I
5 can't put my finger on it right now. You have an agreement with the
6 previous owner that had you holding onto three thousand dollars that
7 they put in escrow for you so that if this board ruled unfavorably for
8 the variance relief that you seek you would have money to make the
9 adjustments, and I believe I noted and I'm not that bright, that's why
10 I'm asking you, a discrepancy in the time frame. I'm somewhat certain
11 that you're beyond it, that the date of this meeting superseded the
12 agreement that you had and that that deal is no longer in effect.

13
14 MS. MOENCH: No.

15
16 MR. LEVITON: I'm wrong about that? I'm asking. Let her tell
17 me.

18
19 MS. DiLella: So.

20
21 MS. MOENCH: She made an application before June 1st.

22
23 MS. DiLella: Right, it was.

24
25 MR. LEVITON: Oh, see good thing I asked. As long as she
26 makes the application before, she's good even though the time that she
27 had to do so passed. Albert, can you confirm that?

28
29 MR. MARMERO: Yes, she has the application that's fine.

30
31 MR. LEVITON: Okay it made a difference to me. I really
32 just, I read it and it didn't jive I wanted to ask. Okay so the ten
33 year rule is such that if you can prove that the relief that you seek
34 has been in existence for ten years, you don't have to change it right
35 now, but down the line it needs to be changed, and that rule only
36 pertains to, I forget their name, but the people who sold the home to
37 you, they could have invoked that rule. Janice, is that right?

38
39 MR. BOCCANFUSO: Not exactly Mr. Chairman.

40
41 MR. LEVITON: Tell us Brian. How does it work?

42
43 MR. BOCCANFUSO: The way that the regulation reads is that
44 the zoning department has discretion if a buyer or seller can prove
45 that a non-compliant improvement has been there for ten years. It's
46 not automatic. It is a factor that we can consider and if we invoke
47 that privilege, then the buyer has to sign an affidavit basically
48 acknowledging that it's non-compliant and agreeing that if they ever

1 change it, they will bring it into compliance. It's not a
2 ratification. It's not automatic. It's a judgment call on our end, and
3 we use discretion. It depends on a lot of circumstances. In this case,
4 I don't think that the ten year provision was applied to the fence.
5 Partly and likely because there was a permit issue that showed a
6 compliant location, and it's a front setback issue. Usually with these
7 ten years, it's a shed that's too close to the property line that's
8 been there for twenty years or a patio that's a couple feet closer
9 than it's supposed to be. With front setbacks we really try to ensure
10 that the improvements are compliant and consistent with any permits
11 that were issued. So, in this case, Ms. Hoffman and the rest of the
12 department felt it was appropriate to get this corrected either via
13 corrective work or via variance relief from you.

14
15 MR. LEVITON: Thank you Brian, and Adam I agree de minimis.
16 So, let's move on to John.

17
18 MR. HARRINGTON: Just a question, there were permits pulled
19 for the fence being installed, correct?

20
21 MR. BOCCANFUSO: That's correct, yes.

22
23 MR. HARRINGTON: Were the permits that were closed once that
24 fence was installed? Do we know?

25
26 MR. BOCCANFUSO: So, the way it works is there are a couple
27 different pieces to a permit. One is the zoning permit. When it comes
28 to zoning permits, the vast majority of zoning permits don't get
29 closed out. In that there's no final inspection or as-built. The
30 exceptions to that are if it's a new single-family dwelling. In the
31 case of a fence, zoning permit would have been issued. It would've
32 shown a compliant location. Zoning officer would have signed off on
33 it, and then there's an expectation that the applicant is going to
34 comply with that permit, and it's their responsibility to do so.
35 There's no as-built. There's no follow up. Now in the case of a fence
36 that's used to enclose a pool, there is also a permit from the
37 construction department because the pool code requires the pool to be
38 enclosed by a fence for safety so a child can't get in there and God
39 forbid something terrible happens. That construction department permit
40 would include a final inspection, but they would just be looking for
41 is the spacing correct, is the height correct, does it have a self-
42 closing, self-latching gate that opens a certain way, etc. They would
43 not be looking at the location and even if they were it's unlikely
44 that they would notice that the fence was a couple feet off. I mean if
45 it was fifty feet off, they might say hey zoning you might want to
46 look into this, but if it was just a couple of feet, they wouldn't
47 look at it. So, the answer to your question is yes. There is a close

1 out permit, close out procedure in the construction department, but
2 not in zoning.

3
4 MR. HARRINGTON: Not in zoning, okay.

5
6 MR. BOCCANFUSO: And that's why it was non-compliant
7 apparently for so many years without anyone realizing until such time
8 as the previous owner went to sell the property.

9
10 MR. HARRINGTON: Okay, and I don't have any questions for
11 you, but thank you for coming in. My questions have been answered.

12
13 MS. DiLella: Thank you.

14
15 MR. LEVITON: Stacy?

16
17 MR. HARRINGTON: My questions have been answered.

18
19 MS. KLOMPUS: I was going to ask you about permits as well
20 so I have no questions.

21
22 MR. LEVITON: Jessica?

23
24 MS. LEVENSON: I don't have any questions, thank you.

25
26 MR. LEVITON: Temika?

27
28 MS. LATILLA: The only question is did we have that
29 confirmation of where it was permitted? I didn't see it in any of the
30 documentation to show where the approved location was.

31
32 MR. BOCCANFUSO: I don't know if you have it. The township
33 and the zoning department do have it. Yeah, there was a permit on
34 file.

35
36 MS. LATILLA: Okay.

37
38 MR. BOCCANFUSO: It was many years ago. That wasn't in the
39 packet, was it? Do you have it?

40
41 MS. MOENCH: It was included in the packet I distributed to
42 the Board.

43
44 MR. BOCCANFUSO: Okay. We do have it and that's how we knew
45 there was a discrepancy because it was the originally-approved permit
46 application for the fence basically showed it a continuation of that
47 facade of the house which would've complied.

48

1 MS. LATILLA: Yeah.

2
3 MR. BOCCANFUSO: And then when the owner built it, they said
4 Hey it would be a good idea to have a gate there and from a practical
5 standpoint I don't disagree with that. It just doesn't comply with the
6 zoning and wasn't what was permitted.

7
8 MS. LATILLA: Okay, that's it.

9
10 MR. LEVITON: Thank you Temika. Patrick?

11
12 MR. HUGHES: I have no questions, thank you.

13
14 MR. LEVITON: Okay then at this time I'm going to go out to
15 the public.

16
17 MR. BOCCANFUSO: Mr. Chairman just a couple quick things
18 before you do. I just want to bring a few things up. As I was
19 reviewing the application and preparing for tonight with Janice, we
20 noticed a couple of things that we'd like to bring to the board's
21 attention. First of all, the survey that was submitted does show some
22 improvements that are within a township drainage easement, and I'm
23 actually surprised no one asked about it. Usually somebody will catch
24 that and ask about it. Perhaps it's because you realize that Ms.
25 DiLella already got a revocable license from the township to permit
26 those improvements. You have a tiny bit of the shed in the rear
27 property corner as well as a meandering portion of the pool patio
28 that's within the township's drainage easement. Those have been
29 approved via a revocable license issued by the township.

30
31 MR. LEVITON: From 1997?

32
33 MR. BOCCANFUSO: Those improvements may have been there for
34 that long, but the revocable license was just recent.

35
36 MS. MOENCH: The revocable was from.

37
38 MR. LEVITON: There are two.

39
40 MR. BOCCANFUSO: That was for the fence.

41
42 MS. MOENCH: The fence was before.

43
44 MR. BOCCANFUSO: Right. Yeah, the revocable for the fence
45 was many, many years ago. It was part of the original permit, but if
46 you look at the survey that was submitted you can see a small portion
47 of the pool patio actually encroaches into the easement and it does

1 comply with zoning regulations. The original permit for the pool did
2 not show that encroachment into the easement.

3
4 MR. LEVITON: Okay do talk about it, and the township
5 committee does talk about it from this year.

6
7 MR. BOCCANFUSO: Yes.

8
9 MR. LEVITON: It's going to be replaced. It needs to be
10 brought back into conformity.

11
12 MR. BOCCANFUSO: That may be, the pool patio.

13
14 MR. LEVITON: Yes.

15
16 MS. MOENCH: The patio, the pool, and the light.

17
18 MR. LEVITON: Yes.

19
20 MR. BOCCANFUSO: Yeah, there's a sliver of the pool that's
21 within. I mean it's like an inch literally.

22
23 MR. LEVITON: Okay so Albert's taking notes.

24
25 MR. BOCCANFUSO: This is really just an FYI.

26
27 MR. LEVITON: What he's doing is he's identified some minor
28 things and we're going to subsume them into your application and
29 ratify everything. Anything else Brian?

30
31 MR. BOCCANFUSO: Yeah, two other things. So, there's a shed
32 in the southwesterly right rear corner of the property. As you can see
33 it's set back 4.9 feet. Five feet is required. We're talking about an
34 inch and a quarter here. Certainly not a big deal. No matter what the
35 board decides, that shed does not need to be moved, but I think it
36 would be considerate for the board to at least think about it, think
37 about legitimizing it and ratifying it so that it's legal if it ever
38 gets knocked down you can put it in the exact same place. I mean I
39 don't know who's going to notice an inch besides the surveyor anyway,
40 but the numbers are the numbers. So, I would recommend that the board
41 at least consider granting the necessary relief for that existing,
42 non-compliant shed.

43
44 MR. LEVITON: By trade he's an engineer. He's a civil
45 engineer. When he identifies the part of the shed that's non-compliant
46 as a sliver, I think that's an industry term.

47
48 MR. BOCCANFUSO: Highly technical.

1
2 MR. Leviton: Yeah.

3
4 MR. BOCCANFUSO: Similarly, we have it's somewhat of a
5 hybrid of a walkway and a patio in the westerly portion. I'm sorry the
6 easterly portion of the property right near the fence in question.
7 Walkways are permitted in a front yard, patios are not. I assume that
8 when Ms. Hoffman went through the ZCCO process, she was content to
9 call that a walkway and therefore it was permitted. However, some of
10 it is probably more like a patio so I think that it would probably be
11 appropriate for the board to consider the variance relief for a patio,
12 existing, non-compliant patio in the front setback.

13
14 MR. LEVITON: I'm good with that, but I think it's a walkway
15 too.

16
17 MR. BOCCANFUSO: Okay.

18
19 MR. LEVITON: I mean Adam talked about it. I know where that
20 bump out is. I was there. To me that's just a walkway.

21
22 MR. BOCCANFUSO: Whatever makes you happy.

23
24 MR. LEVITON: Why do you think it's a patio? What defines it
25 as a patio?

26
27 MR. BOCCANFUSO: I think it's a gray area and I think we
28 have Ms. DiLella here and she's presented her testimony and I think
29 this is an opportunity to perhaps legitimize it either way.

30
31 MR. LEVITON: Okay.

32
33 MR. BOCCANFUSO: Even if all of us here agree that it's a
34 walkway, perhaps a zoning officer some number of years from now when
35 Ms. DiLella goes to sell the property is going to say there's a patio
36 in the front yard and there's no permits and no approvals for it. She
37 went to the zoning board. It was not discussed. That's got to be
38 removed. So this would be an opportunity to afford her some
39 protection.

40
41 MR. LEVITON: Then I will compliment you on finding it and
42 bringing it to the board's attention.

43
44 MR. BOCCANFUSO: Sure thing. I think Janice caught it
45 actually.

46
47 MR. LEVITON: Thank you Janice. She's so good.
48

1 MR. BOCCANFUSO: That's all I have.

2
3 MR. LEVITON: Okay, Albert you got all those?

4
5 MR. MARMERO: Yeah. Did you want me to go over them now?

6
7 MR. LEVITON: I do. Just so Ms. DiLella can hear and she'll
8 understand and I don't have a good memory myself.

9
10 MR. MARMERO: Yeah, so the application as submitted is
11 essentially for a variance that's necessary for the location of a
12 fence which encroaches in the front yard setback. Where sixty feet is
13 needed --- we can see the fence has a setback of approximately fifty-
14 two to fifty-eight feet depending on where it's located. That easterly
15 side of the property --- easterly side a variance is needed. That's
16 technically a front yard and because the property is on a curve so
17 that is technically a second front yard essentially so that's really
18 why the variance relief is needed, and then because a fence located in
19 the front yard the maximum height of three feet is permitted, but this
20 fence is in the five to six foot range, and then as pointed out by
21 Brian and Janice, there's a couple of other existing, non-conformities
22 that were discovered. There's the shed setback that's on the westerly
23 side of the property where the setback looks like it's an inch off. So
24 instead of five feet you have 4.9 feet, and then there are
25 encroachments into the township drainage easement that have been
26 recognized that they are permitted at least through a township
27 revocable license, but since the applicant is here you can certainly
28 legitimize those items as well, and then you just discussed the
29 patio/walkway which encroaches into the front yard. If it's a walkway,
30 it seems to not be an issue. If someone were to classify it as a
31 patio in the future perhaps it could be an issue so the idea was
32 perhaps legitimizing it if the board sees so fit.

33
34 MR. LEVITON: Thank you Mr. Marmero.

35
36 MR. MARMERO: Sure.

37
38 MR. LEVITON: Okay at this time it is customary to go out to
39 the public, to the audience. The only one here is you Ms. Weiss and
40 I'm going to ask; do you have any questions before I ask the board to
41 make a motion to take a vote. None whatsoever? Okay, want to wave to
42 daddy? He's so good, isn't he? That's a good girl. Alright, will
43 someone make a motion? Seeing no one from the public with interest in
44 questioning the board or cross-examining Ms. DiLella I'm going to
45 close public, and now ask for the motion.

46
47 MR. WEISS: I'd like to make a motion to approve the
48 application as submitted to also legitimize the current location of

1 the shed, to also legitimize the encroachment into the drainage
2 easement, and to also legitimize the easterly side walkway/patio
3 whatever we're going to call it.

4
5 MR. LEVITON: Thank you Mr. Weiss. Will someone second that?

6
7 MS. KLOMPUS: I'll second it.

8
9 MR. LEVITON: Thank you Ms. Klompus.

10
11 **ROLL CALL**

12
13 MS. MOENCH: Mr. Weiss?

14
15 MR. WEISS: Yes.

16
17 MS. MOENCH: Mr. Harrington?

18
19 MR. HARRINGTON: Yes.

20
21 MS. MOENCH: Ms. Klompus?

22
23 MS. KLOMPUS: Yes.

24
25 MS. MOENCH: Mr. Mantagas?

26
27 MR. MANTAGAS: Yes.

28
29 MS. MOENCH: Ms. Levenson?

30
31 MS. LEVENSON: Yes.

32
33 MS. MOENCH: Ms. Latilla?

34
35 MS. LATILLA: Yes.

36
37 MS. MOENCH: Chair Leviton?

38
39 MR. LEVITON: Yes, congratulations folks. Welcome to
40 Manalapan and many happy years here.

41
42 MS. DILELLA: Thank you.

43
44 MR. LEVITON: You're welcome. Okay at this time I'm going to
45 go out to the public for any non-agenda items. Seeing none, I'll close
46 public and let's go back to Brian. Any additional thoughts before we
47 adjourn? Brian?

1 MR. BOCCANFUSO: Before we adjourn? No.

2
3 MR. LEVITON: You folks are good to go. The application will
4 be memorialized at our next regular meeting and you won't need to be
5 here for that and if you have any questions, Janice will take care of
6 you.

7
8 MS. DILELLA: Sounds good.

9
10 MR. LEVITON: Okay, Albert anything further before we
11 adjourn?

12
13 MR. MARMERO: No nothing on my end.

14
15 MR. LEVITON: Then will someone move to adjourn.

16
17 MR. HARRINGTON: Motion to adjourn.

18
19 MR. LEVITON: We are in adjournment.

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