

**MANALAPAN ZONING BOARD OF ADJUSTMENT
MINUTES OF THE REORGANIZATION MEETING
Thursday, January 15, 2026
TOWNSHIP OF MANALAPAN
Manalapan, NJ 07726**

The Manalapan Township Zoning Board of Adjustment Reorganization meeting was called to order by Acting Recording Secretary, Ms. Janice Moench with the reading of the Open Public Meetings Act at 7:30 PM.

Ms. Moench noted the official newspaper for the Manalapan Township Zoning Board of Adjustment is the Asbury Park Press.

Mayor McNaboe administered the Oaths of Office to Stacey Klompus, Adam Weiss, Jessica Baker Levenson and Daniel Pochopin. After they were sworn in, Ms. Moench continued with the roll call of the members.

In attendance at the meeting: Joshua Shalika, Daniel Pochopin, John Harrington, Stacey Klompus, Michael Wechsler, Adam Weiss, Jessica Levenson, Temika Latilla, Patrick, Hughes, Stephen Leviton

Absent from meeting Basil Mantagas

RESOLUTION APPOINTING CHAIRPERSON

A Motion was offered by Mr. Shalika, Seconded by Mr. Wechsler, to nominate Mr. Stephen Leviton as Zoning Board Chairman. No other discussions or nominations were offered. The nomination was accepted.

YES:	Shalika, Pochopin, Harrington, Klompus, Wechsler, Weiss, Levenson, Latilla, Hughes
NO:	None
ABSENT:	Mantagas
ABSTAIN:	None

Mr. Leviton was elected/selected as Chairperson and assumed the Chair.

RESOLUTION APPOINTING RECORDING SECRETARY

A Motion was offered by Mr. Weiss, Seconded by Ms. Klompus to nominate Ms. Janice Moench as Recording Secretary to the Manalapan Township Zoning Board. No other discussion or nominations were offered. The nomination was accepted.

YES:	Shalika, Pochopin, Harrington, Klompus, Wechsler, Weiss, Levenson, Latilla, Hughes, Leviton
NO:	None
ABSENT:	Mantagas
ABSTAIN:	None

Ms. Moench was elected/selected as Recording Secretary to the Manalapan Township Zoning Board of Adjustment.

RESOLUTION APPOINTING VICE CHAIRMAN

A Motion was offered by Mr. Wechsler, Seconded by Mr. Leviton to nominate Mr. Joshua Shalikar as Vice Chairperson of the Zoning Board. No other discussion or nominations were offered. The nomination was accepted.

YES:	Pochopin, Harrington, Klompus, Wechsler, Weiss, Levenson, Latilla, Hughes, Leviton
NO:	None
ABSENT:	Mantagas
ABSTAIN:	None

Mr. Shalikar was elected/selected as Vice Chairperson. He assumed the Chair.

Chair Leviton and the Board discussed the proposed 2026 meeting dates and new start time of 7:00 pm. Ms. Baker mentioned the 7:00pm start time would be inconvenient for her. Mr. Pochopin mentioned the 7:00pm start time could be an issue some days for his work schedule. Chair Leviton was not in support of the time change.

RESOLUTION OPEN PUBLIC MEETING DATES as presented with a new meeting start time of 7:00pm (with the exception of the January 29, 2026 meeting to begin at 7:30pm)

A Motion was offered by Mr. Harrington, Seconded by Mr. Wechsler to accept the resolution establishing meeting dates and time for the Township of Manalapan Zoning Board of Adjustment for the calendar year 2026. The nomination was accepted.

YES:	Shalikar, Harrington, Klompus, Wechsler, Hughes
NO:	Pochopin, Levenson, Latilla, Leviton
ABSENT:	Mantagas
ABSTAIN:	Weiss

The Resolution for Open Public Meeting dates was passed with a 7:00pm start (January 29, 2026 meeting to begin at 7:30 pm)

RESOLUTION APPOINTING ZONING BOARD ATTORNEY

A Motion was offered by Mr. Weiss, Seconded by Mr. Wechsler to nominate and/or appoint Marmero Law, LLC as attorney(s) to the Manalapan Township Zoning Board. Marmero Law, LLC. will be in attendance at the meetings. There was no further discussion.

YES:	Shalikar, Pochopin, Harrington, Klompus, Wechsler, Weiss, Levenson, Latilla, Hughes, Leviton
NO:	None
ABSENT:	Mantagas
ABSTAIN:	None

Marmero, LLC was elected/selected as Attorney to Zoning Board of Adjustment.

RESOLUTION APPOINTING ZONING BOARD ENGINEER

A Motion was offered by Mr. Shalikar, Seconded by Mr. Wechsler to nominate and/or appoint CME Associates as Engineer to the Manalapan Township Zoning Board. There was no further discussion.

YES:	Shalikar, Pochopin, Harrington, Klompus, Wechsler, Weiss, Levenson, Latilla, Hughes, Leviton
NO:	None
ABSENT:	Mantagas
ABSTAIN:	None

CME Associates was elected/selected as Engineer to the Manalapan Township Zoning Board of Adjustment.

RESOLUTION APPOINTING ZONING BOARD PLANNER

A Motion was offered by Mr. Wechsler Seconded by Mr. Shalika to nominate and/or appoint Leon Avakian, Inc. as Planner to the Manalapan Township Zoning Board of Adjustment. There was no further discussion.

YES:	Shalika, Pochopin, Harrington, Klompus, Wechsler, Weiss, Levenson, Latilla, Hughes, Leviton
NO:	None
ABSENT:	Mantagas
ABSTAIN:	None

Leon Avakian, Inc. was elected/selected as Planner to the Manalapan Township Zoning Board of Adjustment.

RESOLUTION APPOINTING ZONING BOARD CONFLICT ENGINEER

A Motion was offered by Mr. Shalika, Seconded by Mr. Wechsler to nominate and/or appoint Van Cleef Engineer Associates, LLC as Conflict Engineer to the Manalapan Township Zoning Board. There was no further discussion.

YES:	Shalika, Pochopin, Harrington, Klompus, Wechsler, Weiss, Levenson, Latilla, Hughes, Leviton
NO:	None
ABSENT:	Mantagas
ABSTAIN:	None

Van Cleef Engineering Assoc. LLC was elected/selected as Conflict Engineer to the Manalapan Township Zoning Board of Adjustment.

RESOLUTION APPOINTING ZONING BOARD CONFLICT PLANNER

A Motion was offered by Mr. Wechsler Seconded by Mr. Shalika to nominate CME Associates and/or appoint as Conflict Planner to the Manalapan Township Zoning Board of Adjustment. There was no further discussion.

YES:	Shalika, Pochopin, Harrington, Klompus, Wechsler, Weiss, Levenson, Latilla, Hughes, Leviton
NO:	None
ABSENT:	Mantagas
ABSTAIN:	None

CME Associates was elected/selected as Conflict Planner to the Manalapan Township Zoning Board of Adjustment.

Mr. Marmero Swore in Professional Engineer Jordan Rizzo, and Professional Planner, Mathew Joyner.

MINUTES:

A Motion was made by Mr. Wechsler, Seconded by Ms. Klompus to approve the Minutes of December 4, 2025 as written.

YES:	Harrington, Klompus, Wechsler, Levenson, Latilla, Hughes, Leviton
NO:	None
ABSENT:	Mantagas
ABSTAIN:	None

RESOLUTIONS:

Memorialization of Approval
ZBE2540 Old Tennent Church
Block 25 Lot 7.01 | Route 522

A Motion was made by Mr. Wechsler, Seconded by Ms. Klompus. to approve the Resolution of memorialization for Application **ZBE2540**

YES:	Harrington, Klompus, Wechsler, Levenson, Latilla, Leviton
NO:	None
ABSENT:	Mantagas
ABSTAIN:	None

Memorialization of Approval
ZBE2521 Joseph Rago
Block 70, Lot 37| 217 Woodward Rd.

A Motion was made by Mr. Wechsler, Seconded by Ms. Klompus to approve the Resolution of memorialization for Application **ZBE2521**

YES:	Harrington, Klompus, Wechsler, Levenson, Latilla, Hughes, Leviton
NO:	None
ABSENT:	Mantagas
ABSTAIN:	None

There were no public hearings on the agenda.

Chair Leviton stated he would not be in attendance for the next meeting and Mr. Joshua Shalika, Vice Chairman would be sitting in.

Chair Leviton opened the meeting to the public for any non-agenda item, there were no members of the public present. Chair Leviton closed the public portion of the meeting.

Mayor McNaboe thanked the Board members for their work done on the Board in the past and will continue to do in the future.

ADJOURNMENT:

A Motion was offered by Mr. Weiss to adjourn the meeting at 8:00 pm. It was agreed to by all. None were opposed.

Respectfully Submitted,

Janice Moench
Recording Secretary

RECORDINGS OF THE ZONING BOARD OF ADJUSTMENT ARE AVAILABLE FOR REVIEW IN THE PLANNING/ZONING BOARD OFFICE BY APPOINTMENT.