

1 **MEETING IS CALLED TO ORDER:**

2
3 MR. SHALIKAR: Good evening. I'm going to call the Manalapan
4 Township Zoning Board meeting to order and ask that we stand for the
5 flag salute followed by the reading of the Open Public Meetings Act.
6

7 **SALUTE TO THE FLAG**

8
9 MR. SHALIKAR: Pursuant to section five of the Open Public
10 Meetings Act, notice of this meeting was sent and advertised in the
11 Asbury Park Press. A copy of that notice was posted on the bulletin
12 board where public notices are displayed in the municipal building. In
13 addition, a copy of this notice has been available to the public and
14 is on file in the office of the municipal clerk. Accordingly, this
15 meeting is deemed to be in compliance with the Open Public Meetings
16 Act. We're going to kick things off with the swearing in of Mr.
17 Mantagas. Counsel, if you don't mind.
18

19 MR. MARMERO: Alright Mr. Mantagas, if you want to raise
20 your right hand we'll get you sworn in, and you can repeat after me.
21 I, state your name.
22

23 MR. MANTAGAS: I, Basil Mantagas.
24

25 MR. MARMERO: Do solemnly swear or affirm.
26

27 MR. MANTAGAS: Do solemnly swear or affirm.
28

29 MR. MARMERO: That I will support the Constitution.
30

31 MR. MANTAGAS: That I will support the Constitution.
32

33 MR. MARMERO: Of the United States.
34

35 MR. MANTAGAS: Of the United States.
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37 MR. MARMERO: And the Constitution.
38

39 MR. MANTAGAS: And the Constitution.
40

41 MR. MARMERO: Of the state of New Jersey.
42

43 MR. MANTAGAS: Of the state of New Jersey.
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45 MR. MARMERO: That I will bear true faith and allegiance.
46

47 MR. MANTAGAS: That I will bear true faith and allegiance.
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1 MR. MARMERO: To the same.
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3 MR. MANTAGAS: To the same.
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5 MR. MARMERO: And to the governments established.
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7 MR. MANTAGAS: And to the governments established.
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9 MR. MARMERO: In the United States.
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11 MR. MANTAGAS: In the United States.
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13 MR. MARMERO: And in this state.
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15 MR. MANTAGAS: And in this state.
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17 MR. MARMERO: Under the authority of the people.
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19 MR. MANTAGAS: Under the authority of the people.
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21 MR. MARMERO: And that I will faithfully.
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23 MR. MANTAGAS: And that I will faithfully.
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25 MR. MARMERO: Impartially.
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27 MR. MANTAGAS: Impartially.
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29 MR. MARMERO: And justly perform.
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31 MR. MANTAGAS: And justly perform.
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33 MR. MARMERO: All of the duties.
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35 MR. MANTAGAS: All of the duties.
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37 MR. MARMERO: Of the office.
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39 MR. MANTAGAS: Of the office.
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41 MR. MARMERO: Of the Manalapan Township Zoning Board of
42 Adjustment.
43
44 MR. MANTAGAS: Of the Manalapan Township Zoning Board of
45 Adjustment.
46
47 MR. MARMERO: To the best of my ability.
48

1 MR. MANTAGAS: To the best of my ability.
2
3 MR. MARMERO: So help me God.
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5 MR. MANTAGAS: So help me God.
6
7 MR. MARMERO: Okay. Welcome back.
8
9 MR. MANTAGAS: Thank you.
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11 MR. SHALIKAR: Alright, roll call. Ms. Moench if you don't
12 mind.
13
14 **ROLL CALL**
15
16 MS. MOENCH: Mr. Shalikar?
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18 MR. SHALIKAR: Yes, here.
19
20 MS. MOENCH: Mr. Mantagas?
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22 MR. MANTAGAS: Here.
23
24 MS. MOENCH: Mr. Wechsler?
25
26 MR. WECHSLER: Here.
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28 MS. MOENCH: Mr. Pochopin?
29
30 MR. POCHOPIN: Here.
31
32 MS. MOENCH: Ms. Klompus?
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34 MS. KLOMPUS: Here.
35
36 MS. MOENCH: Mr. Harrington?
37
38 MR. HARRINGTON: Here.
39
40 MS. MOENCH: Mr. Weiss? Absent. Ms. Levenson?
41
42 MS. LEVENSON: Here.
43
44 MS. MOENCH: Ms. Latilla? Is absent. Mr. Hughes?
45
46 MR. HUGHES: Here.
47
48 MS. MOENCH: And Chair Leviton is absent.

1
2 MR. SHALIKAR: Alright moving on to accepting the minutes
3 from the January 15th meeting. Can I get a motion?
4

5 MR. WECHSLER: I'll make a motion to accept the minutes.
6

7 MR. SHAIKAR: Thank you Mr. Wechsler. Can I get a second?
8

9 MR. POCHOPIN: Second it.
10

11 MR. SHALIKAR: Mr. Pochopin.
12

13 **ROLL CALL**

14
15 MS. MOENCH: Mr. Shalika?

16
17 MR. SHALIKAR: Yes.
18

19 MS. MOENCH: Mr. Wechsler?
20

21 MR. WECHSLER: Yes.
22

23 MS. MOENCH: Mr. Pochopin?
24

25 MR. POCHOPIN: Yes.
26

27 MS. MOENCH: Ms. Klompus?
28

29 MS. KLOMPUS: Yes.
30

31 MS. MOENCH: Mr. Harrington?
32

33 MR. HARRINGTON: Yes.
34

35 MS. MOENCH: Ms. Levenson?
36

37 MS. LEVENSON: Yes.
38

39 MS. MOENCH: Mr. Hughes?
40

41 MR. HUGHES: Yes.
42

43 MR. SHALIKAR: Alright, being as there are no resolutions
44 last meeting we're going to move on to the public hearing. We're going
45 to call our first, number ZBE2544 Mr. Castronovo. Is that right?
46

47 MR. CASTRONOVO: That's right.
48

1 MR. SHALIKAR: Sir, representing One Brighton Drive for a
2 bulk variance relief for a proposed fence in the street side setback.
3 Mr. Marmero can you please swear these fine individuals in?
4

5 MR. MARMERO: Do you both plan on testifying or just you
6 sir?
7

8 MRS. CASTRONOVO: Just him.
9

10 MR. MARMERO: Okay we'll get you sworn in. Can we have your
11 name for the record please?
12

13 MR. CASTRONOVO: It's John Castronovo.
14

15 MR. MARMERO: Okay, if you raise your right hand, I'll get
16 you sworn in. Do you swear the testimony you provide tonight will be
17 the truth, the whole truth, and nothing but the truth?
18

19 MR. CASTRONOVO: I do.
20

21 MR. MARMERO: Okay.
22

23 MR. SHALIKAR: Alright, before we hear your testimony --- we
24 know you're on the planning board so thank you so much for your
25 service to the township.
26

27 MR. CASTRONOVO: Thank you.
28

29 MR. SHALIKAR: Please let us know about the relief that
30 you're seeking.
31

32 MR. CASTRONOVO: Okay. Good evening vice chair Shalihar and
33 members of the zoning board. Thank you for the opportunity to be here
34 this evening so I could present my petition for approval for variance
35 relief for the setback on the proposed fence that we're trying to put
36 up. My name is John Castronovo and this is my wife Maria. We live at
37 One Brighton Drive, known as Block 1309 Lot 49 for over thirty-two
38 years. I'm seeking variance relief along Pine Brook Road in order to
39 place a six-foot high vinyl fence where three feet is required at a
40 twenty-five foot setback where seventy-five feet is required. As our
41 home is on a corner lot, the seventy-five foot setback requires a
42 number of hardships for us. I'm going to go through them now. The back
43 and side yards are visible from Pine Brook Road, a designated
44 collector street which is now much more heavily-trafficked since
45 moving to our home in 1993, causing increased safety concerns for our
46 grandchildren, noise levels, and our overall privacy. The safety of
47 our family is extremely important to us. Our corner lot is
48 irregularly-shaped and the back and side of the property contains a

1 number of mature trees which affects the ability for us to use a
2 portion of the backyard. The north side of the yard near my neighbor's
3 fence gets waterlogged after it rains and is unusable until it dries,
4 which can take several days. In addition, if we fenced in the yard
5 without seeking setback relief, it would decrease the usable size of
6 the backyard by approximately six feet along the northern side of the
7 property since my neighbor's fence was installed six feet from her
8 property line. In the future we may consider installing a pool for the
9 grandkids which after installation will limit their play area and our
10 general use of the backyard. The back of the property butts up against
11 a fifty-foot drainage easement. Since moving to our home, the number
12 of deer in town has exploded. The deer use the drainage easement as
13 their main thoroughfare. As many of you have experienced yourselves
14 and on our property, deer feast regularly on our grass, our vegetable
15 garden, landscaping, and fruit trees. Deer ticks have been found on
16 our grandkids after playing with their playcenter. I'd like to point
17 out that the playcenter has been located away from the trees and the
18 brush for their safety. The last point on the hardship is that the
19 drainage easement also is used by people walking their dogs, sometimes
20 off leash, and kids play ball and ride their bicycles there. At times
21 our property has been used as a shortcut, thereby impeding upon our
22 overall privacy and safety. I'd like to go through some of the
23 benefits should the board decide to grant approval in favor of the
24 variance relief. Is that okay? Does anybody have any questions? I can
25 keep going?

26
27 MR. SHALIKAR: Absolutely keep going.

28
29 MR. CASTRONOVO: It would allow for our four grandchildren
30 to have additional space for them to play and enjoy the playcenter,
31 yard toys, games while remaining safe and secure from vehicles,
32 strangers, and stray dogs. When our son brings his dog to visit, the
33 dog will be able to enjoy a much larger area to run and play. The
34 existing tree line which encompasses the requested setback, side
35 setback, makes for an ideal location to place the proposed fence and
36 it would look aesthetically pleasing. In addition, at this proposed
37 setback, the existing will be within the fenced in footprint making it
38 easier for me to maintain. This strip of land after the curb along
39 Pine Brook Road which is fifteen feet wide. Together with the sidewalk
40 totals nineteen feet thereby creating a visual forty-four foot setback
41 to the proposed fence placement. Lastly, the proposed fence placed at
42 the requested setback would not impede or obstruct the sight line
43 requirement per the survey and the proposed fence would be over
44 twenty-one feet from the sight line. I have some pictures and exhibits
45 that I'd like to present to the board. Who should I start with?

46
47 MR. SHALIKAR: Janice because she has to mark them, please,
48 thank you.

1
2 MR. CASTRONOVO: There's only one set so if you could just
3 pass them around and take a look at them.

4
5 MR. MARMERO: We can mark this as A1. This will be ---

6
7 MR. CASTRONOVO: Yeah, there's seven of them.

8
9 MR. MARMERO: So, we'll mark it as A1 in the packet.

10
11 MR. CASTRONOVO: So, the photographs were taken by me on
12 October 25, 2025 to help the Board visualize that the proposed setback
13 would not have any negative impact to the aesthetics to our community
14 nor does it impact any sight lines for motorists. So, I'll just talk
15 about the images then if you have any questions, I'll be happy to
16 answer them. Okay, there's one image that shows the corner of Brighton
17 Drive and Pine Brook Road looking east showing the fifteen foot wide
18 strip of land, the easement. I'm not sure what that piece of property
19 is called, and the sidewalk. The property line begins to the right of
20 the sidewalk in that picture. The views along Pine Brook Road,
21 photograph number two shows the view along Pine Brook Road to show the
22 tree line and the distance from the sidewalk edge. Image number three
23 shows another view along Pine Brook Road to show the tree line and the
24 distance from the sidewalk edge. Image number four shows the view
25 along the back corner of Pine Brook Road looking west towards Brighton
26 Drive. The property line begins on the left side of that sidewalk.
27 Image number five shows a view along the back corner of Pine Brook
28 Road looking towards Brighton Drive showing the drainage easement and
29 the end of my property at the split rail post. That split rail fence
30 has not been replaced for years. Photograph number six shows the view
31 along the front of my house, the Brighton Drive side of the property,
32 showing the side yard. The seventy-five foot setback would require the
33 fence to nearly touch the chimney. The front of the house, the front
34 of the fence is proposed to be placed seven feet from the front of the
35 house so that the meters are outside the fenced area, and the last one
36 actually shows the view at ground level at the back corner of my deck
37 to show the privacy and safety concerns that we have. In the picture
38 you could see an image of a car passing by and the view that they
39 would have, and with that I'm happy to answer any questions that you
40 guys might have.

41
42 MR. SHALIKAR: Sure, so let me start off by saying that was
43 absolutely phenomenal testimony because I think you've answered every
44 single question that I had except for one thing. Just remind me, from
45 the tree line how far away are you anticipating the fence to be?

46
47 MR. CASTRONOVO: I'm sorry, say that?
48

1 MR. SHALIKAR: From the tree line, how far away will the
2 fence be along Pine Brook Road?

3
4 MR. CASTRONOVO: Oh, twenty-five feet.

5
6 MR. SHALIKAR: Twenty-five feet, okay. So, before we open up
7 to the Board, Brian do you have any feedback, commentary, questions?

8
9 MR. BOCCANFUSO: No, not really. It's a pretty
10 straightforward application. I think by virtue of it being a corner
11 lot as well as an irregularly-shaped property, I think that's the
12 hardship criteria. I know Mr. Castronovo went through a lot of
13 hardships and certainly those are hardships for him. However, as the
14 board knows you have to consider the planning hardships which are
15 really limited to the geometry, topography, and so forth on the lot,
16 but I do think he meets the criteria. Also, as far as the negative
17 criteria, I don't take any exception. I don't see any issue from a
18 sight distance standpoint. The proposed fence is not within the sight
19 triangle easement. If it's not within the sight triangle from a
20 practical standpoint because as you can see in the photos and for
21 those who went to the site, there's a tree line there that's going to
22 restrict sight distance before this fence ever would. It's also
23 mitigated by the fact that it's twenty-five feet from the property
24 line, but as Mr. Castronovo indicated it's closer to forty-four feet
25 from the curb line. So, I don't take any exception to the proposal or
26 the testimony.

27
28 MR. SHALIKAR: Beautiful. I assume this is a C1?

29
30 MR. BOCCANFUSO: I'm sorry?

31
32 MR. SHALIKAR: C1 variance?

33
34 MR. MARMERO: Yeah. The testimony provided --- C1 hardship
35 arguments --- treated that way

36
37 MR. SHALIKAR: Beautiful.

38
39 MR. MARMERO: Like Brian said, you guys have treated the
40 irregular shape and the corner lot as hardships in the past so the
41 MLUL allows you to do that.

42
43 MR. SHALIKAR: Awesome, great. Okay, going to open up to the
44 board. We'll start from the right this time, Mr. Wechsler.

45
46 MR. WECHSLER: Thank you sir.

47
48 MR. SHALIKAR: You're welcome.

1
2 MR. WECHSLER: Mr. Castronovo, that was a very thorough and
3 detailed explanation and testimony. I was crossing off questions as
4 you went along so I have no other further questions.
5
6 MR. CASTRONOVO: Thank you.
7
8 MR. SHALIKAR: Mr. Mantagas?
9
10 MR. MANTAGAS: Hi Mr. Castronovo. How many gates will you be
11 putting in?
12
13 MR. CASTRONOVO: I plan to put two entrance fences on the
14 side where the setback would be, but it would be in the front and on
15 the other side which is not a question. There'll be a gate there.
16
17 MR. MANTAGAS: Right, okay great, thank you.
18
19 MR. SHALIKAR: Mr. Pochopin?
20
21 MR. POCHOPIN: Thank you. So, it's going to be a white PVC
22 fence sir?
23
24 MR. CASTRONOVO: Yes.
25
26 MR. POCHOPIN: Six foot all the way around?
27
28 MR. CASTRONOVO: Yes.
29
30 MR. POCHOPIN: Okay, and you answered the question about the
31 gates and all that. Now you said the utility meters were outside so
32 that wouldn't be a hassle, leaving the gate open or anything.
33
34 MR. CASTRONOVO: Right, and what I'm trying to do is just
35 keep it safe. If a meter reader comes and leaves the gate open, we
36 don't want the kids wandering out or anything like that.
37
38 MR. POCHOPIN: That's good. That's good, thank you. That's
39 all.
40
41 MR. SHALIKAR: Thank you. Ms. Klompus?
42
43 MS. KLOMPUS: I have no questions.
44
45 MR. SHALIKAR: Amazing. --- Mr. Harrington?
46
47 MR. HARRINGTON: No questions. He answered everything
48 through your testimony. It was wonderful.

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MR. CASTRONOVO: Thank you.

MR. SHALIKAR: Ms. Levenson?

MS. LEVENSON: I don't have any questions. Thank you.

MR. SHALIKAR: Mr. Hughes?

MR. HUGHES: No questions. Nice job on the testimony.

MR. SHALIKAR: Alright, before we bring it to a motion, I will bring it to the public, but seeing that there is no public, we're going to make a motion. Who would like to kick that off?

MR. WECHSLER: I'll make the motion to approve the application ZBE 2544.

MR. SHALIKAR: Thank you Mr. Wechsler and can I get a second?

MR. MANATAGAS: And I'll second that motion.

MR. SHALIKAR: Thank you Mr. Mantagas. Janice, over to you.

ROLL CALL

MS. MOENCH: Mr. Shalika?

MR. SHALIKAR: Yes.

MS. MOENCH: Mr. Mantagas?

MR. MANTAGAS: Yes.

MS. MOENCH: Mr. Wechsler?

MR. WECHSLER: Yes.

MS. MOENCH: Mr. Pochopin?

MR. POCHOPIN: Yes.

MS. MOENCH: Ms. Klompus?

MS. KLOMPUS: Yes.

MS. MOENCH: Mr. Harrington?

1
2 MR. HARRINGTON: Yes.
3
4 MS. MOENCH: Ms. Levenson?
5
6 MS. LEVENSON: Yes.
7
8 MS. MOENCH: That's it, we're good, sorry.
9
10 MR. SHALIKAR: Alright, congratulations sir.
11
12 MR. CASTRONOVO: Thank you very much.
13
14 MR. SHALIKAR: Your application will be memorialized at the
15 next meeting. You do not have to be here for that.
16
17 MR. CASTRONOVO: Thank you.
18
19 MR. SHALIKAR: So good luck.
20
21 MR. CASTRONOVO: I do?
22
23 MR. SHALIKAR: No you do not.
24
25 MR. CASTRONOVO: I'll probably show up anyway.
26
27 MR. SHALIKAR: Alright, we look forward to seeing you again,
28 but thank you.
29
30 MR. CASTRONOVO: Thank you very much.
31
32 MR. SHALIKAR: And again, phenomenal testimony really.
33
34 MR. CASTRONOVO: Thank you.
35
36 MR. SHALIKAR: You put some work into that. There's no
37 question.
38
39 MR. CASTRONOVO: I did.
40
41 MR. SHALIKAR: I'm sure.
42
43 MR. CASTRONOVO: With the help of Janice.
44
45 MR. SHALIKAR: I'm sure. We'd be nothing without her.
46
47 MR. CASTRONOVO: Thank you very much.
48

1 MR. SHALIKAR: You're welcome.

2
3 MS. MOENCH: Do you have those exhibits?

4
5 MR. SHALIKAR: Oh, they're right here. Alright, so now we're
6 going to move to the second application of the evening, number
7 ZBE2543, Mr. Sciove. I said that right?

8
9 MR. SCIOVE: Yes.

10
11 MR. SHALIKAR: Alright, representing 26 Greenfield Road for
12 bulk variance relief for a proposed fence in the street side setback.
13 I'd say relatively similar to what we just heard. Can we please swear
14 him in?

15
16 MR. MARMERO: Yeah --- I'll get your sworn in. Will you
17 state your name for the record please sir?

18
19 MR. SCIOVE: Marco Sciove.

20
21 MR. MARMERO: Okay and could you raise your right hand, I'll
22 get you sworn in. Do you swear the testimony you'll provide tonight
23 will be the truth, the whole truth, and nothing but the truth?

24
25 MR. SCIOVE: I do.

26
27 MR. MARMERO: Okay ---

28
29 MR. SHALIKAR: Alright, please give us your testimony.

30
31 MR. SCIOVE: Thank you everybody. Good evening members of
32 the township zoning board and thank you for the opportunity to speak
33 to you all tonight. My name is Marco Sciove and I stand before you
34 with my wife Amanda and my daughter Emilia respectfully to request
35 approval of a C1 hardship variance due to the unique shape and layout
36 of my property. Because of these conditions, strict compliance with
37 the existing setback requirements of sixty feet creates a practical
38 hardship and the proposal which is both reasonable and necessary. I'm
39 seeking approval to install a six-foot white vinyl fence approximately
40 twenty-five feet from the street curb. In designing this fence, I've
41 been very intentional about preserving the neighborhood's aesthetic
42 character. The proposed fence will match the existing fences on our
43 block ensuring consistency and visual harmony within the community.
44 Safety is a primary concern. Given the proximity of our home to
45 Taylors Mills Road, I was mindful of visibility and proactively worked
46 with the Shade Tree Commission to remove trees within the established
47 sight lines, all with proper permits. These steps were taken to ensure
48 the fence does not create any visibility hazards for drivers or

1 pedestrians living on the block. This request is rooted in a real and
2 personal safety concern. Our dog Oakley escaped the property when we
3 first moved in and was nearly struck by a car on Taylors Mills Road.
4 She was also attacked by a mother deer who just gave birth in our
5 backyard as well. Even more importantly, my wife and I are parents of
6 a newborn daughter. The proposed fence would establish clear
7 boundaries, protect our child as she grows, and reduce the risk of
8 intrusion or other potential dangers. Simply put, this fence is
9 intended to prevent a tragedy before it occurs. I have personally
10 spoken with each of our neighbors and grateful to share, they're all
11 supportive of this request. My wife and I chose to move to Manalapan
12 for its strong sense of community, family-oriented values, and
13 excellent education system. We wanted to give our daughter the
14 opportunity that we didn't have which includes a safe outdoor space
15 where she can learn, play, and explore without facing unnecessary
16 risk. With regards to the revocable license a small portion of the
17 proposed fence does fall within a township easement. I'm fully aware
18 of that and understand that the township's rights and access
19 requirements. I spoke indirectly with the zoning board and Janice
20 about this and had agreed to all terms that we've discussed. As
21 discussed, the fence will include a gate on the street-facing side to
22 allow entry and exit and the township will be provided with an access
23 code so that they can enter freely through at any time if access to
24 the easement is required. My intention is to ensure that the easement
25 remains fully accessible and that the fence does not interfere with
26 the township's use now or in the future and I'm committed to complying
27 with all conditions of a revocable license. Thank you, guys, for
28 taking the time to speak with me and I'm open to any questions.

29

30 MR. SHALIKAR: Yeah, another, today's our lucky day. Two
31 phenomenal testimonies, I'm not sure what's going on here. We need
32 more of this, thank you sir Mr. Sciove. I want to include one more
33 thing just so the board has an understanding. There's a deck on your
34 property.

35

36 MR. SCIOVE: Yes.

37

38 MR. SHALIKAR: And I know that there's a signed affidavit.
39 I'm going to make a recommendation for you sir. To include in your
40 application so we can make that amendment to essentially have that, to
41 ratify that deck I should say, so that in the event you were to change
42 the footprint, it was to burn down, something tragic, you can do that
43 work without having to come in front of the board for another variance
44 relief application. So just consider that.

45

46 MR. SCIOVE: Okay.

47

48

1 MR. SHALIKAR: And if you like that, you can inform the
2 board that you'd like to include that in the application. Just a
3 little bit of advice. This is another corner lot hardship. In my
4 opinion, there's no sight line interference. Last question I had, the
5 shed. Was that removed?
6

7 MR. SCIOVE: Yes.
8

9 MR. SHALIKAR: Okay great. That was the last thing I had. I
10 think those were all my notes. So, we'll go to Brian for any
11 commentary and then we'll open up to the board for questions.
12

13 MR. BOCCANFUSO: Thank you Mr. Chairman. Not much to add.
14 This is very similar to the previous application. One slight
15 difference, this is not actually a corner lot. It just has kind of a
16 curved frontage. I think the same criteria still applies. It's
17 irregularly-shaped, pie-shaped, kind of an odd-shaped frontage. No
18 real side yard so same criteria and to your point about the deck, I
19 apologize that I didn't include that in my report. Usually, I do. It
20 is something that was identified when the property was sold about a
21 year ago as a pre-existing, non-conforming condition that came about
22 by virtue of an error on the original zoning permit decades ago, but I
23 think it is a good idea for the board to consider the relief necessary
24 to ratify it. That way if the deck gets destroyed by some crazy
25 disaster or more likely if Mr. Sciove and his family wanted to rebuild
26 the deck in kind, they could do that without having to come back here
27 to the zoning board. I think the same criteria applies to the deck as
28 what applies to the fence. I think you're looking at a hardship case,
29 a C1 variance. I see little, if any negative criteria or negative
30 impacts and to the extent that there are any, they're definitely
31 substantially outweighed by the positives.
32

33 MR. SHALIKAR: And just to include numbers for the deck, the
34 setback is fifty to the rear. You require roughly like thirty, thirty-
35 one so just make sure that's included. I'll open it up to the board.
36 Let's start on this side, Mr. Hughes.
37

38 MR. HUGHES: No, I have no questions, really good testimony.
39

40 MR. SHALIKAR: Yeah, right? We're getting lucky today. Ms.
41 Levenson?
42

43 MS. LEVENSON: I don't have any questions either, thank you.
44

45 MR. SHALIKAR: Mr. Harrington?
46

47 MR. HARRINGTON: Same thing, really good.
48

1 MR. SHALIKAR: Ms. Klompus?
2
3 MS. KLOMPUS: No questions.
4
5 MR. SHALIKAR: Mr. Pochopin?
6
7 MR. POCHOPIN: Same thing, very good.
8
9 MR. SHALIKAR: Mr. Mantagas?
10
11 MR. MANTAGAS: No questions Mr. Chairman.
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13 MR. SHALIKAR: Alright saving the best for last. You might
14 get a question here. Mr. Wechsler?
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16 MR. WECHSLER: Oh no I have no questions. I was going to ask
17 how many gates, but ---
18
19 MR. SHALIKAR: How many gates, yes. That's only for, that.
20 Alrighty, again open to public seeing as no public, we'll make a
21 motion. Who would like to do that?
22
23 MR. HARRINGTON: I'll make the motion and to ratify the deck
24 as well.
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26 MR. SHALIKAR: Okay thank you Mr. Harrington. Second?
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28 MR. MANTAGAS: I'll second that Mr. Chairman.
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30 MR. SHALIKAR: Thank you Mr. Mantagas. Janice, over to you.
31
32 **ROLL CALL**
33
34 MS. MOENCH: Mr. Shalika?
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36 MR. SHALIKAR: Yes.
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38 MS. MOENCH: Mr. Mantagas?
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40 MR. MANTAGAS: Yes.
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42 MS. MOENCH: Mr. Wechsler?
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44 MR. WECHSLER: Yes.
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46 MS. MOENCH: Mr. Pochopin?
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48 MR. POCHOPIN: Yes.

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MS. MOENCH: Ms. Klompus?

MS. KLOMPUS: Yes.

MS. MOENCH: Mr. Harrington?

MR. HARRINGTON: Yes.

MS. MOENCH: Ms. Levenson?

MS. LEVENSON: Yes.

MR. SHALIKAR: I'd like to congratulate you and your family, your wife and lovely new daughter and welcome to Manalapan. It is a great town. I've been here now roughly ten years and I have zero regrets. It's a phenomenal place to live.

MR. SCIOVE: Thank you all.

MR. SHALIKAR: Yes, so again same spiel. You will not have to be here for the --- It's going to be memorialized next meeting. You won't have been here for that, but again thank you and congratulations, and really again great testimony, phenomenal. Alright I'm now going to open the meeting to the public for questions. Again, seeing as no public regarding the application or anything else, we're going to close public. Just as a reminder, meetings moving forward will be starting at 7:00 PM. That's more for the board and anyone else who would like to attend our fun session here for zoning and that will be all. So we're going to move to adjourn. Can I get a motion?

MR. WECHSLER: I make a motion to adjourn the meeting.

MR. SHALIKAR: Mr. Wechsler.

MR. POCHOPIN: Second.

MR. SHALIKAR: Second by Mr. Pochopin.
