

MANALAPAN ZONING BOARD OF ADJUSTMENT  
**MINUTES OF THE REGULAR MEETING**  
Thursday, June 4, 2020  
**TOWNSHIP OF MANALAPAN**  
**Manalapan, NJ 07726**

PUBLIC MEETING~ HD OFFICE SUITES

DUE COVID-19, IN ACCORDANCE WITH GOVERNOR MURPHY'S EXECUTIVE ORDER NO. 107, THE PUBLIC WAS PERMITTED TO PARTICIPATE IN THIS MEETING VIA HD OFFICE SUITES BY ACCESSING THE LINK AND MEETING ID

Join OfficeSuite Meeting

<https://meeting.windstream.com/j/11114976662?pwd=Vk81SFdsTkFveGVrTFFKTmdlN2tMQT09>

Password:June42020

Open Public Meetings Act: Stephen Leviton

Roll Call: Janice Moench

In attendance at the meeting: Mollie Kamen, Terry Rosenthal, Robert Gregowicz, David Schertz, Robert DiTota, Basil Mantagas, Stephen Leviton

Absent from the meeting: Larry Cooper, Eliot Lilien, Adam Weiss

Also, present John Miller, Esq., Zoning Board Attorney  
Nancy DeFalco, Zoning Officer  
Janice Moench, Recording Secretary

**MINUTES:**

A Motion was made by Mr. Schertz, Seconded by Mr. Rosenthal, to approve the Minutes of **May 21, 2020** as written.

Yes: Kamen, Rosenthal, Gregowicz, Schertz, DiTota, Mantagas, Leviton  
No: None  
Abstain: None  
Absent: Lilien, Cooper, Weiss  
Not Eligible: Lilien

**RESOLUTIONS:**

A Motion was made by Mr. Schertz, Seconded by Mr. Rosenthal to approve the Resolution of memorialization for **Application ZBE1640EX New York SMSA Limited Partnership d/b/a Verizon Wireless**

Yes: Kamen, Rosenthal, Gregowicz, Schertz, DiTota, Mantagas, Leviton  
No: None  
Abstain: None  
Absent: Lilien, Cooper, Weiss  
Not Eligible: Lilien

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A Motion was made by Mr. Schertz, Seconded by Ms. Kamen  
to approve the Resolution of memorialization for **Application ZBE2009**  
**Kemar Phillips**

Yes: Kamen, Rosenthal, Gregowicz, Schertz, DiTota, Mantagas, Leviton  
No: None  
Abstain: None  
Absent: Lilien, Cooper, Weiss  
Not Eligible: Lilien, Cooper

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A Motion was made by Mr. Rosenthal, Seconded by Mr. Mantagas  
to approve the Resolution of memorialization for **Application No. ZBE2010**  
**Michael & Sharon Munoz**

Yes: Kamen, Rosenthal, Gregowicz, Schertz, DiTota, Mantagas, Leviton  
No: None  
Abstain: None  
Absent: Lilien, Cooper, Weiss  
Not Eligible: Lilien

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A Motion was made by Ms. Kamen, Seconded by Mr. Gregowicz  
to approve the Resolution of memorialization for **Application No. ZBE2012**  
**Seth & Tracy Katzenstein**

Yes: Kamen, Rosenthal, Gregowicz, Schertz, DiTota, Mantagas, Leviton  
No: None  
Abstain: None  
Absent: Lilien, Cooper, Weiss  
Not Eligible: Lilien, Weiss

**PUBLIC HEARINGS:**

**There were no public hearings.**

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Chair Leviton opened the meeting to the public. Being there were no comments  
Chair Leviton closed public.

**ADJOURNMENT:**

A Motion was offered by Mr. Mr. Rosenthal to adjourn the meeting at 7:41 PM. All  
were in favor and none were opposed.

Respectfully Submitted,

Janice Moench  
Recording Secretary

RECORDED COMPACT DISCS OF THE ZONING BOARD OF ADJUSTMENT ARE  
AVAILABLE FOR REVIEW, IN THE PLANNING/ZONING BOARD OFFICE BY  
APPOINTMENT.