

MANALAPAN ZONING BOARD OF ADJUSTMENT
MINUTES OF THE REGULAR MEETING
Thursday, July 18, 2019
TOWNSHIP OF MANALAPAN – Courtroom
Manalapan, NJ 07726

Chairman Stephen Leviton called the meeting to order with the reading of the Open Public Meetings at 7:30 PM followed by the salute to the flag.

Roll Call: Janice Moench

In attendance at the meeting: Mollie Kamen, Terry Rosenthal, Larry Cooper, Adam Weiss, Stephen Leviton, Mary Anne Byan, David Schertz, Robert Gregowicz.

Absent from the meeting: Eliot Lilien, Eric Nelson

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

MINUTES:

A Motion was made by Mr. Weiss, Seconded by Mr. Schertz, to approve the Minutes of **June 20, 2019** as written.

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

RESOLUTIONS:

A Motion was made by Mr. Weiss, Seconded by Mr. Cooper to approve the Resolution of memorialization of approval for **Application ZBE1907/ZBE1908 Rehold Inc. & Peplemover LLC.**

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

A Motion was made by Mr. Weiss, Seconded by Ms. Byan to approve the Resolution of memorialization of approval for **Application ZBE1918 Vasiliki Arvantis.**

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

A Motion was made by Mr. Weiss, Seconded by Mr. Schertz to approve the Resolution of memorialization of approval for **Application ZBE1923 Eric Habrack.**

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

A Motion was made by Mr. Weiss Seconded by Mr. Schertz to approve the Resolution of memorialization of approval for **Application ZBE1924 Daniel and Bonnie Mogolesko.**

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

Ms. Kamen arrived at the meeting at approximately 7:36pm

PUBLIC HEARINGS:

Application No. ZBE1926

Applicant: Carmelo and Suzanne LoGiudice
Proposal: Cover over existing porch
Request: Front yard setback -Bulk Variance
Location: 49 Ivanhoe Drive
Block/Lot: 301/34
Zone: R20

Mr. Carmelo LoGiudice and Mrs. Suzanne LoGiudice of 49 Ivanhoe Drive were both sworn in by Mr. Miller. Ms. LoGiudice explained she was before the Board for permission to construct a portico overhang over existing front steps. The portico would extend 5' from the roof of the home and would be approximately 11' 6" in length. The applicant testified the portico would provide protection from the elements for her family and two small children. The portico would also be aesthetically pleasing to the neighborhood.

Ms. DeFalco explained the R20 Zone requires a 60' setback. With the construction of the portico the setback would be at 57'. The applicant would require relief of a 3' encroachment because of the way the home is positioned on a slight angle.

Ms. Kamen asked if there would be electric on the proposed roof. The applicant explained there is existing electric sufficient for lighting.

Chair Leviton opened the meeting to the public for questions or comments on this application. There were no members of the public expressing an interest in this application. Chair Leviton closed public.

A Motion of Approval for Application ZBE1926 was made by Mr. Weiss and Seconded by Ms. Byan.

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

Ms. DeFalco explained to the applicant the resolution process. She advised the applicant to check back with Ms. Moench for an update.

Application No. ZBE1925

Applicant: Isaac Carbajal
Proposal: Fence replacement
Request: Street side setback -Bulk Variance
Location: 10 Hillcrest Road
Block/Lot: 7705/10
Zone: R20

Mr. Miller swore in Isaac Carbajal of 10 Hillcrest Road. The applicant explained he was before the Board to replace an existing 6' high wooden fence that is in disrepair. The subject property is located on the corner of Hillcrest Road and Valley Road. The fence extends from the home to the end of the property along the Valley Road side.

The applicant testified he would like to replace the existing wood fence that is deteriorating, with a 6' high vinyl fence in the same location of the existing wooden fence. The applicant explained the septic system and leach field are both located within the 75' setback. The new fence will be set back 57' from the property line along Valley Road.

Chair Leviton discussed the Health Department's review on the application. The Health Department made a recommendation for the fence to maintain 10' from the leach field.

Mr. Miller asked if it would be a burden to erect the new fence at the 55' setback. This would comply with the Health request. The applicant explained the current location of the fence works best for the property and the septic location.

Ms. DeFalco explained the Health Department made a recommendation for the fence to be 10' from the leach field; the requirement is to keep the fence off the septic system.

Mr. Cooper agreed with the fence at located at 57 feet.

Mr. Rosenthal explained he agreed with the location of the fence as long as the Health Department requirements were in place.

Mr. Miller and the applicant discussed the proposed fence will be solid.

There was no further discussion from the Board Members.

Chair Leviton opened the meeting to the public for questions or comments on this application. There were no members of the public expressing an interest in this application. Chair Leviton closed public.

A Motion of Approval for Application ZBE1925 was made by Mr. Weiss and Seconded by Mr. Rosenthal.

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

Chair Leviton acknowledged Board Member, Mr. Cooper's Grandson in the audience.

The Board, Chair Leviton and Ms. Moench reviewed the tentative agenda for future applications.

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

ADJOURNMENT:

A Motion was offered by Ms. Byan to adjourn the meeting at 8:00 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.