

AGENDA
Manalapan Township Zoning Board of Adjustment
January 7, 2021 ~ 7:30 PM

VIRTUAL REORGANIZATION and PUBLIC MEETING

*DUE COVID-19, IN ACCORDANCE WITH GOVERNOR MURPHY’S EXECUTIVE ORDERS:
103,107, & 138, THE PUBLIC MAY PARTICIPATE IN THIS MEETING VIA
HD- OFFICE SUITES MEETING:*

<https://meeting.windstream.com/j/1115988796?pwd=MEdDYVJIWE40SXM1MHdyaDdMdUlqZz09>

Meeting ID: 111 598 8796 Password: Jan72021

Call to Order **Acting Recording Secretary, Janice Moench**

Salute to the Flag **All**

Open Public Meetings Act Notice **Acting Recording Secretary, Janice Moench**

Nomination for Acting Chairman

Oath of Office for: **Mayor, Jack McNaboe**
1. Stephen Leviton
2. Larry Cooper
3. Basil Mantagas
4. David Schertz

Roll Call **Janice Moench**

Resolutions:
1. Resolution: Appointing Chairman
2. Resolution: Appointing Vice Chairman
3. Resolution: Appointing Recording Secretary
4. Resolution: Open Public Meeting Dates
5. Resolution: Appointing Zoning Board Attorney
6. Resolution: Appointing Zoning Board Engineer
7. Resolution: Appointing Zoning Board Planner

Swearing in of Professionals: **Board Attorney**

MINUTES

December 17, 2020

Members Eligible to Vote:

Cooper, Gregowicz, Kamen, Rosenthal, Schertz, Leviton

APPLICATION RESOLUTIONS:**Memorialization of Approval****Application No. ZBE2041**

Applicant: Treadwell Investments Co., LLC

Location: Union Hill Road; Block/Lot: 3.02/25.01

Members Eligible to Vote:*Cooper, Gregowicz, Kamen, Rosenthal, Schertz, Leviton***PUBLIC HEARING(S):****Application No. ZBE2033**

Applicant: Rakesh & Divya Menon

Proposal: Hydro-Court/Tennis Court & Pickle-ball Court

Request: Bulk Variances

Location: 2 Beechwood Drive

Block/Lot: 7808/8

Zone: RR

*Extended Time for Board to Act***Application No. ZBE2053**

Applicant: Olesin/Collie

Proposal: Legitimize Shed, Stanchions & Fence

Request: Bulk Variances

Location: 9 Cozy Drive

Block/Lot: 8101/16

Zone: RAG4

*Board Must Act By: 4.1.2021***Application No. ZBE2011 (Adjourned to 1.21.21)****Applicant: Yum & Chill TB Holdings, LLC**

Proposal: Demo service station/Proposed Taco Bell Restaurant

Request: Preliminary & Final Major Site Plan w/Use Variance & FAR

Location: 199 Highway Route 9 South

Block/Lot: 18.01/1.03

Zone: OP3

*Extended Time for Board to Act 2.28.21***PUBLIC PORTION:****ADMINISTRATION:****ADJOURNMENT:**