

MANALAPAN ZONING BOARD OF ADJUSTMENT
MINUTES OF THE SPECIAL MEETING
Thursday, July 12, 2022
TOWNSHIP OF MANALAPAN
Manalapan, NJ 07726
PUBLIC MEETING~ HD OFFICE SUITES

Open Public Meetings Act: Stephen Leviton

Roll Call: Janice Moench

In attendance at the meeting: Robert Gregowicz, Terry Rosenthal, Adam Weiss, Joshua Shalika, Stephen Leviton

Absent from the meeting: Larry Cooper, Basil Mantagas, and Robert DiTota

Also, present Dustin Glass, Esq., Zoning Board Attorney
Nancy DeFalco, Zoning Officer
Janice Moench, Recording Secretary

MINUTES:

No minutes offered

RESOLUTIONS: None offered

No resolutions offered

PUBLIC HEARINGS:

Application No. ZBE2230

Applicant: Alicia Monroig
Proposal: Legitimize Front Porch
Request: Bulk variance (front setback relief)
Location: 5 Reston Road
Block/Lot: 1905/3
Zone: R20

Alicia Monroig was sworn in by Dustin Glass, Esq. Ms. Monroig explained to the Board that she is seeking a variance because the previous owners of the home closed on the home with this outstanding issue. Ms. Monroig explained further that she is not exactly sure how both parties made it to the closing table with this outstanding issue. The front porch is currently 56.1 feet from the front setback and 60 feet is required. The front porch is not a safety hazard. The porch is aesthetically pleasing and adds value to the home and neighborhood. The porch does not surpass the garage. Ms. Monroig explained she is seeking the variance relief so the porch can remain "as is".

Chair Leviton confirmed with the Applicant that the shed in the rear was moved to a conforming location. Ms. Monroig and Chair Leviton discussed how the front porch enhances the overall aesthetics of the community. Ms. Monroig explained the front porch is gorgeous. She further explained the Board is unable to see how beautiful the porch is

from the survey. The benefits of the porch outweigh the detriment of the public good.

Chair Leviton opened the meeting to the Board for questions.

Mr. Weiss asked the Applicant when she purchased the home. The Applicant explained she purchased the home in April 202.

Chair Leviton confirmed with Ms. DeFalco a ZCCO was completed at the time the Applicant closed on the home in April 2021.

Ms. DeFalco explained to the Board that the Applicant was aware of the non-conformities prior to purchasing the home because of the ZCCO. The Zoning Office sent emails to the buyers, sellers, all attorneys involved as well as the real estate agents. This way all parties involved were aware of the issues found on the property upon review. Ms. DeFalco further explained the prior owner said he would make application to the Board. He never followed through. Now that the Applicant has a buyer herself to sell her home. Ms. Monroig has made application to the Board for relief.

Mr. Glass asked if the home was under contract. Ms. Monroig confirmed the home was under contract. Mr. Glass further explained there were proofs put on the record during testimony so there is nothing further to add.

Chair Leviton opened the meeting to the public for questions or comments on this application. Seeing there were no public present, Chair Leviton closed public.

A Motion of approval was made by Mr. Weiss, Seconded by Mr. Gregowicz for application ZBE2230.

YES:	Gregowicz, Rosenthal, Weiss, Shalika, Leviton
NO:	None
ABSENT:	Cooper, DiTota, Mantagas
ABSTAIN:	None
NOT ELIGIBLE:	None

Chair Leviton explained to the Applicant the Board will adopt a formal resolution memorializing the resolution at a subsequent meeting.

ADJOURNMENT:

A Motion was offered by Mr. Weiss to adjourn the meeting at 7:40 PM. All were in favor and none opposed.

Respectfully Submitted,

Janice Moench
Recording Secretary

A RECORDING OF THE ZONING BOARD OF ADJUSTMENT IS AVAILABLE FOR REVIEW, IN THE PLANNING/ZONING BOARD OFFICE BY APPOINTMENT.