

MANALAPAN ZONING BOARD OF ADJUSTMENT  
**MINUTES OF THE REGULAR MEETING**  
**Thursday, March 2, 2023**  
**TOWNSHIP OF MANALAPAN**  
**Manalapan, NJ 07726**  
**Public In-Person Meeting**

The meeting was called to order with the reading of the Open Public Meetings Act by Chairman Leviton at 7:31 p.m., followed by the salute to the flag.

The roll call of the Board was taken by Board Secretary, Janice Moench

In attendance at the meeting: Robert DiTota, Robert Gregowicz, Terry Rosenthal, David Schertz, Joshua Shalika, Basil Mantagas, Daniel Pochopin, Michael Wechsler, Stephen Leviton

Absent from the meeting: Adam Weiss

Also, present Albert Marmero, Zoning Board Attorney  
Brian Boccanfuso, Board Engineer  
Samuel Avakian, Board Planner  
Janice Moench, Recording Secretary

Mr. Marmero swore in Brian Boccanfuso, Professional Engineer and Samuel Avakian, Board Professional Planner.

**MINUTES:**

A Motion was made by Mr. Wechsler, Seconded by Mr. Mantagas to approve the Minutes of February 16, 2023 as written.

Yes: Gregowicz, Rosenthal, Schertz, Shalika, Leviton, Mantagas, Wechsler  
No: None  
Abstain: None  
Absent: Weiss  
Not Eligible: DiTota, Weiss, Pochopin

**RESOLUTIONS:**

A Motion was made by Mr. Gregowicz, Seconded by Mr. DiTota, to approve the Resolution (denial) of memorialization for **Application ZBE2106, 51 Route 33, LLC**

Yes: Gregowicz, Rosenthal, Schertz, Shalika, Mantagas, Wechsler, Leviton  
No: None  
Abstain: None  
Absent: Weiss  
Not Eligible: DiTota, Weiss, Pochopin

**PUBLIC HEARINGS:**

**Application No. ZBE2209**

**Applicant:** **SCI New Jersey Funeral Services dba Bloomfield**  
**Proposal:** Construction of new building w/parking & removal of existing building  
(completed in phases)  
**Request:** Preliminary & Major Final Site Plan & Use Variance  
**Location:** 44 Wilson Ave.  
**Block/Lot:** 37/1& 2  
**Zone:** LBW

Please see the attached transcript of the above referenced application.

A Motion of approval was by made by Mr. Gregowicz, Seconded by Mr. DiTota for application ZBE2209.

YES:	DiTota, Gregowicz, Rosenthal, Mantagas, Leviton
NO:	Schertz, Shalikar
ABSENT:	Weiss
ABSTAIN:	None
NOT ELIGIBLE:	Pochopin, Wechsler

Chair Leviton opened the meeting to the public for questions or comments regarding any non-agenda items. Seeing there were none, Chair Leviton closed public.

**ADJOURNMENT:**

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A Motion was offered by Mr. Schertz to adjourn the meeting at 10:35 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.