

**TENTATIVE AGENDA**

**MANALAPAN TOWNSHIP ZONING BOARD**

**JULY 19, 2012**

**8 PM**

CALL TO ORDER

SALUTE TO THE FLAG – ALL

OPEN PUBLIC MEETINGS ACT NOTICE – CHAIRMAN TORTORELLI

ROLL CALL – PAT REISER

MINUTES      JUNE 21, 2012  
                  MAY 17, 2012

**RESOLUTIONS:**

1.      ZBE1201      WESTERN MONMOUTH HABITAT FOR HUMANITY  
                         PROPOSED SINGLE FAMILY HOME  
                         BULK VARIANCES REQUIRED FOR MINIMUM LOT AREA,  
                         LOT FRONTAGE/WIDTH, LOT DEPTH, FRONT YARD SETBACK,  
                         SIDE & REAR YARD SETBACK, MAXIMUM BUILDING LOT COVERAGE,  
                         MINIMAL IMPROVABLE AREA, MAXIMUM FLOOR AREA RATIO,  
                         MINIMUM FLOOR AREA & MINIMUM IMPROVABLE AREA DIAMETER  
                         BLOCK 76 LOT 19 (SMITHBURG ROAD)  
                         KENNETH PAPE, ESQUIRE
  
2.      ZBE1214      NORMAN & JUDITH THOMPSON/PROPOSED SINGLE FAMILY HOME  
                         PROPOSED DEMOLISHMENT OF EXISTING STRUCTURE  
                         PROPOSED SINGLE FAMILY HOME IN R-4 ZONE  
                         AND AIRPORT OVERLAY DISTRICT  
                         VARIANCE REQUIRED FOR UNDERSIZED PROPERTY IN  
                         AIRPORT OVERLAY ZONE  
                         BLOCK 28.01 LOT 49 (4 SHORT OAKS COURT)
  
3.      ZBE1223      ANDREW & HELEN FINKEL/RATIFICATION OF DRIVEWAY  
                         VARIANCE FOR SIDE SETBACK  
                         BLOCK 1702 LOT 92 (20 KNOX LANE)

**PUBLIC HEARINGS:**

1.      ZBE1133      COMBAT SPORTS, LLC/PROPOSED RECREATIONAL ACTIVITIES  
                         USE VARIANCE REQUIRED  
                         BLOCK 71 LOT 9.02  
                         QUAIL HILL BOY SCOUT FACILITY/LA VALLEY DRIVE  
                         (EXTENSION THROUGH 8/2/2012)      CONTINUED PUBLIC HEARING  
                         ROBERT MUNOZ, ESQUIRE
  
2.      ZBE1207      RONALD BESECKER/PROPOSED FENCE  
                         FRONT SETBACK VARIANCE REQUIRED  
                         REQUIRED REVOCABLE LICENSE  
                         BLOCK 29.02 LOT 1.01 (32 DEER WAY)  
                         [EXTENSION THROUGH 7/19/2012]
  
3.      ZBE1209      DESBINA, INC. (GUS' DINER)/PROPOSED ADDITION  
                         EXPANSION OF NON CONFORMING USE & PRELIM. SITE PLAN APPROVAL  
                         PRE EXISTING VARIANCES  
                         BLOCK 79 LOT 16.04 (135 HIGHWAY 33) CONTINUED PUBLIC HEARING  
                         GERALD SONNENBLICK, ESQUIRE

**PUBLIC PORTION:**

**CORRESPONDENCE:**

- ZBE1218      DIANE & VICTOR VIROTE/PROPOSED FENCE  
                         REQUEST FOR RESCHEDULING OF 8/2/12 CONTINUED HEARING

**WORKSHOP**

**ADJOURNMENT**