

Township of Manalapan

Department of Planning & Zoning

120 Route 522 & Taylors Mills Road

Manalapan, NJ 07726

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Planning Board Minutes of Virtual Meeting

April 23, 2020

The virtual meeting was called to order with the reading of the Open Public Meetings Act by Chairwoman Kathryn Kwaak at 7:32 p.m. followed by the salute to the flag. The change in venue to a virtual meeting was advertised in The Asbury Park Press, The News Transcript and uploaded to the Manalapan Township website alerting the public how to join the Zoom meeting in real time, with the ability to fully participate in the virtual meeting with their comments and questions.

Roll Call: Secretary, Daria D'Agostino

In attendance at the meeting: Barry Fisher, Todd Brown, John Castronovo, Alan Ginsberg, Daria D'Agostino, Kathryn Kwaak, Jack McNaboe, Barry Jacobson, Richard Hogan, Steve Kastell, Brian Shorr

Absent from the meeting: All Present

Also present: Ronald Cucchiaro, Planning Board Attorney
Jennifer Beahm, Planning Board Planner
Lisa Urso-Nosseir, Recording Secretary

Mr. Cucchiaro swore in Jennifer Beahm, Professional Planner.

Minutes:

A Motion was made by Ms. D'Agostino, Seconded by Mr. Castronovo, to approve the Minutes of February 27, 2020 as written.

Yes: Fisher, Brown, Castronovo, Ginsberg, D'Agostino, Kwaak, McNaboe, Jacobson, Hogan

No: None

Absent: None

Abstain: None

Not Eligible: Kastell, Shorr

Applications: PMS1933 ~ Charles Viviani
103 Millhurst Road ~ Block 67 / Lot 28
Minor Subdivision
Carried from February 13, 2020

Chairwoman Kwaak announced that the applicant for PMS1933 has decided to withdraw their application and not pursue any further action at this time.

PFM0209EX ~ Sweetmans LLC
153 Sweetman's Lane ~ Block 8306 / Lot 2
Extension of Time for Preliminary and Final
Major Subdivision

Andrew Neumann, Esq. represented the applicant and owner of 153 Sweetman's Lane, Chester DiLorenzo. Mr. Neumann explained that this application was last approved March 14, 2019 and they are seeking an additional one year extension of time. Mr. Cucchiaro asked Mr. Neumann of the status of the outside agency approvals.

Chief Hogan noted that he was going to recuse himself from this application since his property is within 200' of the proposed application.

Mr. Cucchiaro swore in Chester DiLorenzo. He explained that he is the engineer and owner of the property. He has obtained all outside agency approvals, however The County approval took longer due to the discrepancy regarding the amount of the bonds. At that point, time had expired and that was around December. The maps needs to signed and filed with The County. All the other conditions remain the same.

A Motion was made by Mr. Fisher, Seconded by Mr. Brown to approve the Extension of Time for one year for application PFM0209EX.

Yes: Fisher, Brown, Castronovo, Ginsberg, D'Agostino, Kwaak,
McNaboe, Jacobson
No: None
Absent: None
Abstain: None
Not Eligible: Hogan, Kastell, Shorr

Application: PMS1913EX ~ Ori Birnhack
16 Pension Hill Road ~ Block 14.05 / Lot 71
Extension of Time for Minor Subdivision

Peter Klouser, Esq. represented the applicant, Ori Birnhack. This is a minor subdivision that was granted by the Board last June. The plat still needs to be filed. They experienced delays from Freehold Conservation Soil District. The applicant is asking for time to have the maps signed and filed. All other outstanding conditions have been satisfied. Mr. Klouser said we would file within 190 days from the date the Board adopts this approval. Mr. Klouser said that should be enough time since Mr. Boccanfuso is ready to sign the maps. Mr. Cucchiaro said there was a delay from receiving approval from Freehold Soil. The length of the extension shall be equal to period of delay caused by the wait for the required approval. Mr. Klouser said the approval had expired in December and we received our approval from Freehold Soil on March 6, 2020, so the delay is the gap between when our approval expired and when we received it. Mr. Cucchiaro said he would take the time from the approval date, which is greater than 190 days to get everything filed.

A Motion to grant the extension equal to the period of delay in obtaining the approval from Freehold Soil, which is greater than 190 days, was made by Mr. Castronovo, Seconded by Mr. Fisher, to approve the Extension of Time for application PMS1913EX.

Yes: Fisher, Brown, Castronovo, Ginsberg, D'Agostino, Kwaak,
McNaboe, Jacobson, Hogan
No: None
Absent: None
Abstain: None
Not Eligible: Kastell, Shorr

Ordinance: Ordinance 2020-07 Amending Chapter 95 (Development Regulations), Article V, Zoning District Regulations, of the Code of the Township of Manalapan, State of New Jersey, to Establish an Affordable Housing Overlay Zone upon Certain Land within the SED2W and R-AG/4 Zoning Districts, Providing for Multi-Family Housing with an Inclusionary Set-Aside of Affordable Housing to be Developed Subject to Certain Conditions and Requirements

Mr. Brown recused himself from Ordinance 2020-07.

Ms. Beahm explained to the Board that this Ordinance is one of the sites being rezoned due to the settlement agreement fairness hearing held several months ago. She stated she finds the Ordinance substantially consistent with the Master Plan

and she would recommend that the Board adopt a resolution stating such. Mr. Fisher had a question regarding his involvement with Habitat for Humanity and Ms. Beahm said there is nothing directly addressing this matter in this Ordinance therefore there is no issue.

A Motion was made by Ms. D'Agostino, Seconded by Mr. Jacobson stating that Ordinance 2020-07 is substantially consistent with the Master Plan.

Yes: Fisher, Castronovo, Ginsberg, D'Agostino, Kwaak, McNaboe,
Jacobson, Hogan
No: None
Absent: None
Abstain: None
Not Eligible: Brown, Kastell, Shorr

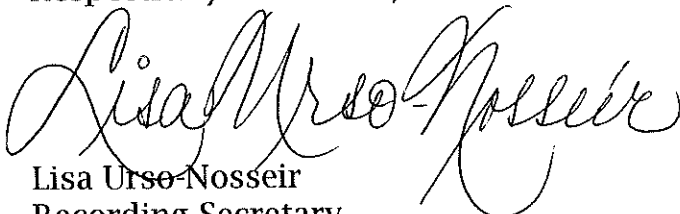
Chairwoman Kwaak opened the meeting to the public for any comments or questions. Hearing none, she closed public.

Chairwoman Kwaak opened the floor to any non-agenda items; seeing none, it was closed. She added that the next meeting will be May 14, 2020 and there are a number of pending applications at this time.

Adjournment

A Motion to adjourn the meeting was made by Chief Hogan and agreed to by all.

Respectfully submitted,


Lisa Urso-Nosseir
Recording Secretary

A recorded CD or DVD of the meeting is available for purchase by contacting the Planning Board Office.