

# Township of Manalapan

## Department of Planning & Zoning

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Manalapan, NJ 07726

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## Planning Board Minutes

### May 10, 2018

The meeting was called to order with the reading of the Open Public Meetings Act by Chairwoman Kathryn Kwaak at 7:30 p.m. followed by the salute to the flag.

#### Roll Call:

Secretary, Barry Jacobson

#### In attendance at the meeting:

Todd Brown, Daria D'Agostino, Alan Ginsberg,  
Barry Jacobson, Kathryn Kwaak, Jack McNaboe,  
David Kane, Barry Fisher, Steven Kastell

#### Absent from the meeting:

John Castronovo, Richard Hogan

#### Also present:

Ron Cucchiaro, Board Attorney  
Peter Van den Kooy, Board Planner  
Lisa Nosseir, Recording Secretary

Mr. Cucchiaro swore in Peter Van den Kooy, Professional Planner, of CME Associates.

#### Minutes:

A Motion was made by Mr. Jacobson, Seconded by Ms. D'Agostino, to approve the Minutes of April 26, 2018 as written.

#### Yes:

Brown, D'Agostino, Ginsberg, Jacobson, Kwaak, McNaboe, Kane,  
Fisher, Kastell

#### No:

None

#### Absent:

Castronovo, Hogan

#### Abstain:

None

#### Not Eligible:

None

#### Resolution:

**PAM0729**

**Ah'l'e Baith Foundation, Inc.  
Mount Vernon Road and Tracy Station Road  
Block 51 / Lot 1  
Amended Preliminary and Final Major Site Plan**

Chairwoman Kwaak announced that at the applicant's request, the Board is carrying the Resolution until the May 24, 2018 Planning Board meeting.

#### Application:

**PPM1441 ~ K. Hovnanian Shore Acquisitions, LLC  
Four Seasons at Manalapan Brook  
Highway 33 West ~ Block 72 / Lot 6.01  
Preliminary and Final Major Subdivision  
Preliminary and Final Major Site Plan**

Chairwoman Kwaak announced that at the applicant's request, the application is being carried to the May 24, 2018 Planning Board meeting. Mr. Cucchiaro added that there will be no further notice to property owners.

**Application:**     **PCR1816 ~ Freehold Regional High School District  
Renovations to Manalapan High School  
20 Church Lane ~ Block 19 / Lots 21A, 21B and 22  
Capital Review**

Mr. Cucchiaro advised the Board that with capital reviews, the Board is neither approving nor denying the application. The applicant is required to appear before the Board because it is a public entity that is spending money on a capital project. The Board will listen and provide comments, if there are any, on the presentation and also to find whether it is or is not substantially consistent with our Municipal Master Plan.

Mr. Cucchiaro swore in John Veisz, Principal Architect with Fraytak, Veisz, Hopkins, Duthie of Trenton, New Jersey. He is a registered New Jersey Architect since 1982.

Mr. Veisz appeared this evening to represent the Freehold Regional High School District. Mr. Sean Boyce, Assistant Superintendent/School Business Administrator is also present for questions. Mr. Veisz said the District is entertaining doing capital work for all six of its high school buildings. Different matters get prioritized, such as in roofing areas and paving. The work that is proposed for Manalapan High School starts with the front of the school, right off Church Lane, with a paving improvement. There are some drainage issues and the asphalt has started to depress and it has been an on-going maintenance problem.

Mr. Veisz said Manalapan is the only high school in the District that has three tennis courts, the other high schools have five tennis courts which is common for a competitive program. The proposal is to add two additional courts and reconstruct the other three courts. There will only be minor grading to make certain there is no ponding. They will have Van Cleef Engineering assist in the process and they will comply with all stormwater management matters. Mr. Veisz pointed out to the Board that there will be a running track surface reconstruction. There will be a multi-use synthetic field to get higher utilization of that area.

Mr. Veisz explained to the Board that the District is continuing their efforts to make the building as safe as possible and he addressed the proposed improvements for the high school in terms of safety, including the classroom doors and the entrance security desk.

Mr. Van den Kooy stated this project promotes the public health, safety and general welfare and that it is generally consistent with the Master Plan. He asked if any lighting is included with the proposed improvements and Mr. Veisz said no lighting is proposed at this time. Mr. Veisz said the District will be looking to try and secure funding for the project in the Fall. If they are able to move forward with the projects, they may prioritize the projects over a period of two summers.

Mr. McNaboe asked Mr. Cucchiaro if there is a time limit on capital reviews? He recalled a solar project about five years ago that the school district was approved for, but it never moved forward. Mr. Cucchiaro said we have a time limit in terms of when we give comments, but there is not a time limit in terms of when the project comes to fruition.

Mr. McNaboe asked Mr. Veisz if the track would be disturbed during the construction of the other improvements? Mr. Veisz said the contractors will be required to protect those areas during construction. We intend to have as much work done over the summer. Mr. Veisz added that they are also upgrading the existing outdoor bleachers to make improvements for safety. Mr. McNaboe asked

if the sound system is being upgraded. Mr. Veisz stated they are just dealing with the wiring as it traverses the track. No speakers or lights are being upgraded with this proposal.

Chairwoman Kwaak asked out of all the proposals, are the safety features going to have priority, or is there a priority list? Mr. Veisz stated the door improvements can be accommodated while school is in session, we do not have to wait until the summer to begin that project.

Mr. Cucchiaro stated that the motion for this matter would be to incorporate the Board's comments as well as to find that the proposed capital project is substantially consistent with the Master Plan.

A Motion was made by Mr. Jacobson, Seconded by Ms. D'Agostino for the capital projects for Manalapan High School.

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

Chairwoman Kwaak opened the floor to the public for any non-agenda items. Seeing none, she closed public.

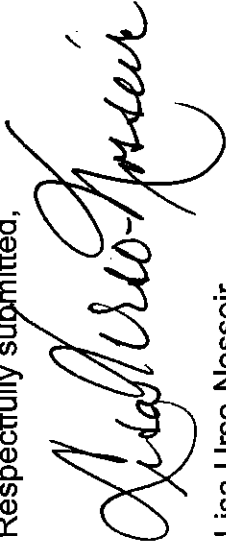
Chairwoman Kwaak stated that the next meeting will be May 24, 2018 and there are a number of pending applications at this time. Mr. McNaboe stated there will be new Ordinances for the Planning Board to review.

Ms. Nosseir reminded the Board members that haven't reviewed the NJDEP Stormwater Training Video as requested by Mr. Winckowski to please do so and send her an email stating that they have watched the video.

### Adjournment

A Motion to adjourn the meeting was made by Mr. Jacobson 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.