

## Special Meeting Agenda

### Public Portion 6:00 p.m.

1. Public Portion of Meeting called to Order.
2. Statement of compliance with Open Public Meetings Act.
3. Moment of silence and Salute to Flag
4. Roll Call
5. **Public Comment Session**
6. **New Business:**
  - A. **Resolution**
    1. Resolution Approving **Bill List** Dated October 11, 2018 to October 24, 2018 Totaling \$10,102,203.97

### 7. **ADJOURNMENT**

#### **ROLL CALL:**

Present: Cohen, Kane, Musich, Uniglicht (arrived 6:07PM), McNaboe

Also present: Regina Preteroti, Municipal Clerk

Absent: Tara Lovrich, Administrator  
Renee Garrigana, Assistant Administrator  
Roger McLaughlin, Esq., Township Attorney  
James Winckowski, Township Engineer

#### **PUBLIC PORTION OF MEETING:**

MAYOR McNABOE: This time I'm going to call the public portion of this meeting to order. Anyone wishing to speak this evening please sign in behind the clerk. I think we know who you are. I'm going to read the open public meetings act. Pursuant to Section 5 of the Open Public Meetings Act notice of this meeting of the Manalapan Township Committee was sent and advertised in the Asbury Park Press. A copy of that notice was posted on the bulletin board where public notices are displayed in the municipal building. In addition, a copy of this notice is and has been available to the public and is on file in the offices of the municipal clerk. Accordingly, this meeting is deemed to be in compliance with the open public meetings act. The Township of Manalapan Television Network will be recording this meeting of the township for rebroadcast of MTTN channel 77 and cable Fios 42. By attending this evening attendees acknowledge this recording and agree to allow their image to be broadcast on MTTN Channel 77 and Fios 42. All attendees and participants agree to conduct themselves in a manner appropriate for a public gathering, inappropriate behavior or gatherings creating a disturbance or safety hazard are prohibited inside this building. Individual speakers should be advised that no right of privacy protects a citizen's public comment made in a public forum. All statements made a member of the public to promote or alter public opinion about a candidate for political office, political party or interest groups are inappropriate in violation of MTTN broadcast policy. Accordingly, all participants bear responsibility for their own statement and commentary. We are not recording for tv but there is a recording available of this, right?

MRS. PRETEROTI: Yes.

MAYOR McNABOE: There we go, so at this time I'm going to ask everybody stand for a moment of silence and a salute to the flag.

Pledge recited.

MAYOR McNABOE: Madam clerk if we can get a roll call please.

MRS. PRETEROTI: Yes, Mrs. Cohen?

MRS. COHEN: Here

MRS. PRETEROTI: Mr. Kane?

MR. KANE: Here

MRS. PRETEROTI: Mrs. Musich?

MRS. MUSICH: Here

MRS. PRETEROTI: Mr. Uniglicht is absent

MRS. PRETEROTI: MAYOR McNABOE?

MAYOR McNABOE: I'm here, thank you. I'll now open to public and the public comment session on agenda items only. Seeing nobody, agenda items, that means it has to be on the print out, if not we'll be opening. Seeing none I'll close public. Tonight we have one resolution approving bill list dated October 11, 2018 to October 24, 2018 totaling \$10,102,203.97. I need a motion to approve.

MRS. COHEN: So moved

MAYOR McNABOE: And a second please?

MRS. MUSICH: Second

MAYOR McNABOE: and a Roll Call please

MRS. PRETEROTI: Yes, Mrs. Cohen?

MRS. COHEN: Yes

MRS. PRETEROTI: Mr. Kane?

MR. KANE: Yes

MRS. PRETEROTI: Mrs. Musich?

MRS. MUSICH: Yes

MRS. PRETEROTI: MAYOR McNABOE?

MAYOR McNABOE: Yes, does anybody on the township committee have anything to say before I open to public?

MRS. MUSICH: No

MAYOR McNABOE: Seeing none, at this time anybody wishing to address the township committee on any matters please come forward. There's a hand held microphone right there.

MR. BERGER: is there a microphone there, can I sit down and use the microphone, I'm just not good with a hand held microphone.

MAYOR McNABOE: Now where are you, we are recording, were just not for television, we do need a, it's a township meeting so we need a transcript.

MRS. PRETEROTI: I just want to make sure they are working

MR. BERGER: I'm going to speak. Brad Berger 45 Hedgerow Lane, Manalapan, New Jersey. I told Deputy Mayor Cohen that I'm going to speak about the Crossing, so,

MRS. COHEN: So I'm going to recuse myself and get off the dais. Goodbye everybody

MRS. PRETEROTI: okay,

MR. BERGER: First of all I'd like to say that there is nothing personal in the comments that I make. I am against the Crossing and think that it's going to be a disaster for the people of Manalapan. We all make mistakes, and I believe this committee has made a huge mistake in first voting for the zoning variance of the property at the North West corner of 33rd and Millhurst. And two, approving the Crossing plan for submission to the Planning Board. I believe that the Crossing will do irreparable harm and damage to Manalapan. When the variance was voted I asked people why and got several answers such as, it's needed for affordable Housing. If it's not granted the owner of the property is going to sue the town. The tax revenues will provide resources the town needs so it doesn't increase taxes on the people of

Manalapan. I was skeptical of these reasons back then, and almost two years later still remain skeptical. Now that the matter is before the Planning Board, of which the Mayor has been a member I believe about 10 years, and to which Committeeman Kane is a member; I am more sure than ever that the Crossing is a catastrophe in the making and the Planning Board is being taken for a ride. The Traffic Expert alone has shown maps, a video, has made assertions that just don't make sense as improving Millhurst Road, an extremely active road, and especially the corner of Millhurst, Sweetmans and 33. For years I have been asking that an independent traffic study be done of the entire Millhurst Road. From OPRA Requests from the Town Clerk, I have confirmed that there has been no traffic study by the Town of the entire Millhurst Road from 33 to Main Street since at least the year 2000. If there was a traffic study of Millhurst Road in its entirety, it was done before 2000, before the Battleground Community and Meadow Creek were built. The Committee last, this Committee, last voted not to do a traffic study about two years ago before approving the variance. In my opinion this was wrong. At the Plan, hold on one second, sorry, this Committee should have done their own traffic study before sending the plan to, of the Crossing, to the Planning Board. The people who live along Millhurst Rd. have been, have been provided information as follows: by the traffic expert there will be a new traffic light on Millhurst for the Crossing at Whitley Road. There will be three lanes for traffic from the light to Route 33 going South. There will be two lanes of traffic from 33 to Cannonero going North and the traffic will merge to get over the two lane bridge. The corner of Millhurst and Sweetmans and 33 will go from what in traffic speak is an F to an E. That's what the traffic expert said which is no great improvement, if in fact that does happen. The traffic expert also said there will be 1000 parking spaces at the Crossing, but during peak hours the traffic on Millhurst Road will only increase by 100 cars. At the Planning Board the expert began talking about how construction trucks will be entering the Crossing property from the new cut away on Route 33. Then he started talking about the construction trucks entering the property off Millhurst Road and the Mayor looked at him and said something to the effect, no that is incorrect. Many of you have been under the same assumption, perhaps when you voted for the variance and against the traffic study by the town and to send the Crossing plan over to the planning board. Let me tell you now as far as the Town Engineer Jim is concerned, the issue of construction trucks entering and exiting on Millhurst Road for the Crossing property is not resolved, and the trucks might indeed use Millhurst Road. This has not been part of the developer's traffic study and construction may take four to six years. As you know, school busses use this road constantly during the day. In addition, following the lead of the Town Committee and Planning Board, when the expert showed a video for traffic he found it sufficient to stop the video at Cannonero with the two lanes going North over the bridge not even showing how they would merge and go forward. What about the rest of Millhurst Road I asked; the Planning Board sat mute. I asked that he continue the video to Main Street, he said if the Planning Board tells him to do so. The Planning Board still sat mute and so did the towns experts including the Engineer. You see that something is wrong. The people living north of Cannonero on Millhurst Road are taxpayers and part of Millhurst Road and should be part of the tax study, of the traffic study. We will all be paying taxes the first week of November and not having the traffic study or the traffic expert include the rest of Millhurst Road on his video, and no one even acknowledging that it should be on the video is a plain case of taxation without representation. That's it. Thank you

MAYOR McNABOE. Thank you very much.

MR. BERGER: Oh one last thing, I'm sorry. In response to my letter to the Mayor, the Mayor when I asked him questions about this said, remember "just because the applicant say something it is not necessarily true". So again with the traffic experts saying things, I mean what are we really to believe if this town doesn't do its own traffic study and we don't even have a map from the expert showing it going to Main Street. The Mayor knows far better than I do what to believe from these people since he's been on the Planning Board for about 10 years. I mean, I believe what the mayor says on this stuff. Thank you.

MAYOR McNABOE: Thank you. I don't know if anyone wants to say anything, just this is not really not the forum, the Planning Board is the place to take this up. Some of it can be addressed there. Reasonal, two reasonable people can also disagree on an outcome of something. Anybody have anything that has to be said, they feel like they want to do it here? No? Okay at that point I'll need a motion to adjourn.

MRS.MUSICH: So moved.

MAYOR McNABOE: and Second?

INDISCERNIBLE *(Can't hear but I believe Mr. Kane Seconded)*

MAYOR McNABOE: all in favor?

Aye

MAYOR McNABOE: Let the record reflect that Committeeman Uniglicht did arrive. Do you remember what time it was Kevin? You got it, Mrs. Preteroti, you're always a step ahead. We are adjourned, thank you for coming.

MR. BERGER: Thank you.

ADJOURNED

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**Resolution for October 24, 2018**

2018-309 Approving **Bill List** Dated October 11, 2018 to October 24, 2018 Totaling \$10,102,203.97

December 12, 2018

Approved

Regina Preteroti, Municipal Clerk