

# Township of Manalapan

## Department of Planning & Zoning

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## Planning Board Minutes

### September 12, 2019

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, Daria D'Agostino

#### In attendance at the meeting:

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

#### Absent from the meeting:

Richard Hogan

#### Also present:

Ronald Cucchiaro, Planning Board Attorney  
Brian Boccanfuso, Planning Board Engineer  
Jennifer Beahm, Planning Board Planner  
Peter Van den Kooy, Planning Board Planner for  
Application PFM1724 and PMS1931 - Cardinale  
and Associates, LLC, "Manalapan Crossing"  
Lisa Urso-Nosseir, Recording Secretary

Mr. Cucchiaro swore in Jennifer Beahm, Professional Planner and Brian Boccanfuso, Professional Engineer.

#### Minutes:

A Motion was made by Mr. Castronovo, Seconded by Ms. D'Agostino to approve the Minutes of August 22, 2019 as written.

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

**Resolution:** PFM0713EX ~ Kennedy, Cuchural & Cuchural  
621 Tennent Road ~ Block 1110 / Lot 12  
**Extension of Time for Final Major Subdivision**

A Motion was made by Ms. D'Agostino, Seconded by Mr. Brown to approve Resolution PFM0713EX as written.

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

**Applications:** PAS1930 ~ Benbrooke Galleria Partners, LLP  
100 HWY 9 ~ Block 1702 / Lot 51.01  
**Amended Final Site Plan**  
**Carried from August 8, 2019**

David Kane and Alan Ginsberg recused themselves from the above-mentioned hearing.

Robert Munoz, Esq. of Davison, Eastman, Munoz and Paone represented the applicant this evening. He explained at their first hearing that they concluded the testimony of the engineer and we were given several items to research. First, we came up with a plan for refuse, which we have submitted to the Board.

Mr. Cucchiaro swore in Michael Gallagher, licensed engineer in the State of New Jersey who prepared the refuse plan for the applicant. He examined the area and came up with a plan to better organize the current refuse situation. We took the employee parking areas in the rear and we striped them off and we created trash corrals where the dumpsters can be kept and accessed and we will be upgrading to larger dumpsters in order to reduce the number of dumpsters. Now there will be a total of ten four yard dumpsters within the striped corral areas. We did lose 11 parking spaces as a result. We also provided a turning template that showed that the garbage trucks can pull directly up to dumpsters in these corral locations.

Ms. Beahm asked if there are trash enclosures, or they just striped on the ground? Mr. Gallagher said they are just striped on the ground. Ms. Beahm said we want to see them in a masonry enclosure and Mr. Gallagher agreed. Ms. Beahm asked how is the center going to manage the trash if there are 17 tenants, but only 10 dumpsters? Mr. Munoz said Mr. Niven is meeting with the tenants and implementing a plan. The tenants will be assigned to a specific dumpster.

Mr. Boccanfuso agreed with the masonry enclosures and he believes the plan is an improvement of what we have seen previously. They do lose 11 spaces, however based upon the parking study, they still have a substantial surplus for parking on site. Mr. Munoz said the clean up of the rear has started and will continue. Mr. Boccanfuso recommended that the enclosure closest to Route 9 have some landscaping be placed around it. The applicant agreed to this.

Mr. Jacobson asked about the spots in the rear and if they have been striped yet. Mr. Munoz said the whole parking lot is going to be done.

Mr. McNaboe said he drove by the center this evening and asked what is the intent of the traffic flow to the rear of the center? Mr. Gallagher said based on the general flow of the center, it is an English style access, where you actually pass the center and you enter and circulate clockwise through the site. Mr. Boccanfuso said the general pattern is clockwise around the rear and does not recommend striping it or signing it as a one way circulation pattern provided that the geometry is wide enough to allow for the two lane pattern just because you may have people that are unfamiliar with it and it could lend itself to potential conflicts.

Mr. McNaboe continued and said there are in excess of 25 dumpsters, so your intent is to put in ten dumpsters, which may be picked up more often. He also noted there are a couple of grease traps as well. Are they factored in to be in these enclosures as well? Mr. Gallagher said the restaurants will use one particular dumpster for this type of refuse. Mr. McNaboe said will the old pallets and flower truck and shed be cleaned up as well? Mr. Munoz said yes, they are being cleaned up and the shed will be removed.

Mr. Fisher asked if there is a sanitary dumpster for food? Mr. Gallagher said yes, some dumpsters will be different than others for the restaurants.

Mr. Munoz said he wanted to explain the issue regarding the diner. He said he just recently was made aware of the history between his applicant and the diner. In 2002, Benbrooke Galleria did offer spaces to the diner. The diner turned them down. In 2007, Benbrooke found out that the diner was parking on their triangle of property. Litigation started in 2007 which went on for several years. It settled in 2009, the diner was to withdraw everything and even took up the pavement and the fact that they are currently using it is a violation of that settlement. Therefore,

there were efforts in the past to try to work something out, but it didn't move forward.

Mr. Cucchiaro said that if this is a legal impossibility, do we even need to hear anything further? Mr. Munoz said he has a copy of the settlement agreement which has been marked as Exhibit A4. As a result of the litigation of 2009, a deed of access easement was filed. The access easements give the applicant access to our property to make sure it is not being misused. It allows us to go back there and maintain it. Mr. Cucchiaro said he is hearing that the two property owners cannot agree to a parking arrangement. Mr. Munoz said yes and he wanted to show the Board that this arrangement was in fact tried once before in 2002, but it was not accepted.

Chairwoman Kwaak opened the floor to the public for questions.

Mr. Cucchiaro swore in George Berger, 47 Comtois Road who had a question regarding the size of the dumpsters. Mr. Gallagher said they are going to be four yard dumpsters with covers.

Mr. McNaboe asked Mr. Boccanfuso if he was comfortable designing the dumpster enclosures? He said he would be happy to review the design and circulation plan.

A Motion was made by Mr. McNaboe, Seconded by Mr. Brown to approve Application PAS1930 subject to the all the conditions discussed above.

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

**Applications:**       **PFM1724 ~ Cardinale and Associates, LLC,  
                                  "Manalapan Crossing"  
                                  162 HWY 33 ~ Block 66 / Lot 8.01  
                                  Final Major Subdivision and Site Plan**

**PMS1931 ~ Cardinale and Associates, LLC,  
                                  "Manalapan Crossing"  
                                  162 HWY 33 ~ Block 66 / Lot 8.03  
                                  Minor Subdivision**

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

Mr. Cucchiaro stated that the applicant did file two applications. One is for their Final subdivision and site plan approval. The second is for a second subdivision with regard to the non-age restricted parcels. They all involve the same parcels. Mr. Cucchiaro's recommendation is rather than handling them as two separate applications, that the Board consolidate them and hear them simultaneously.

Salvatore Alfieri, Esq. of Cleary, Giacobbe, Alfieri and Jacobs represented the applicant. Manalapan Crossing was preliminary approved by the Board in January 2019. We have made significant progress in trying to perfect the approval. We are also seeking approval for the technical subdivision for the commercial pads. We have met with the DOT and they approved a third lane on Route 33 and we received a waiver from the DOT for the traffic signal due to the proximity to the Millhurst Road intersection. Monmouth County Planning Board has approved the road designs.

Mr. Alfieri said there is an Ordinance that requires that there are a minimum of 50 affordable housing special needs units. We had proposed 58. There was a limitation imposed by the State, the DDD, where they would only give us 25% of the units to be special needs. We have met with them on many occasions and we did finally receive a letter that they would allow up to 24 special needs units. We also started working on offering the property owners on Millhurst Road appraisals for their land acquisition to widen the roads. We need temporary construction easements to do the road work and we started that process of trying to negotiate the acquisition of those properties. We haven't submitted revised floor plans for the affordable units, but we did agree that the one bedroom units will be at least 900 sq ft.

Mr. Cucchiaro reminded the Board that this applicant received a positive resolution for Preliminary Site Plan and Subdivision Plan. When an applicant comes in for a Final approval after having received a Preliminary approval, the focus is upon satisfaction of the conditions of the Preliminary approval.

Mr. Cucchiaro swore in Ian Borden, President of Professional Design Services and licensed planner in the State of New Jersey. Mr. Borden said there have been no substantive changes made. We did agree to revise the plans to address the technical comments from your Board's professionals. We have shown the bike racks and benches on the plans, as well as a piece of sidewalk missing. The parking spaces will have hairpin striping and we added some bollards around the roundabout on Crossing Lane. No new variances were triggered with these changes.

Mr. Borden spoke about the third lane along Route 33. We revised the curb line along Route 33 to match the Dynamic Traffic plans. The proposed signage for the affordable housing units will conform to the ordinance. A generator will be provided for Building A stored on the rooftop. All the fire bureau's concerns have

been addressed as well as the WMUA for the sewer. The fire hydrants have been relocated in the final plans.

Mr. Borden stated the ordinance does allow for a technical subdivision, otherwise known as a financial subdivision. It is not held to the same bulk zone standards. We are proposing that each commercial building will rest on its own lot.

Mr. Alfieri stated that the Preliminary approval granted the applicant the right to build up to 70 active adult homes while the offsite road and infrastructure is being built. In addition, no commercial COs would be issued until the road improvements are done. The phasing plan that was submitted as a part of Preliminary really hasn't changed. This was an exhibit that was marked at Preliminary and we will now mark it as A1, a phasing plan. The shaded area is the 70 lots that will be developed in phase one which includes the roundabout and the clubhouse. The access for phase one would utilize Crossing Lane from the roundabout to Route 33.

Mr. Alfieri stated that after 25% + 1 of the residential homes are built, we have to start delivering the affordables. There will be construction on the commercial properties and the affordables will be built while the other construction is happening. We cannot CO the affordables and/or the commercial until we finish all the road improvements. We expect that by the time we finish the road improvements, we are going to start delivering affordables because K Hov is going to want to start delivering the next phase of their homes and we have to be ahead of them on the affordables. The first six affordable units are due on the 71<sup>st</sup> unit. The special quad units will need a caretaker unit on site 24/7. We are proposing to reduce from 58 to 57 the total number of affordable units.

Mr. Van den Kooy had a question regarding the affordables. In the letter from the State, one of the conditions is that the individuals who elect to reside in the setting are integrated into the offsite community for employment and recreation, etc. He asked if there is a proposed program for employment services? Mr. Alfieri said there are going to be programs in place to get people to and from jobs for those who cannot drive, but that is part of the administration of the affordables. Mr. Van den Kooy asked if these units qualify as very low income units? Mr. Alfieri said we will do whatever is required in terms of the income limits. Mr. Van den Kooy asked what type of special needs will be present? Mr. Alfieri said they have spoken to a couple of organizations, such as MS patients, disabled Veterans, etc., It really is a matter of where the funding comes from to maintain the residents. Mr. Alfieri said there are many more organizations that have services that we can tap into to fill these units.

Mr. Boccanfuso said we issued a final engineering report on August 14, 2019. We received a letter from Mr. Alfieri and they have submitted revised plats and plans. The phasing is tied to the number of COs. Is there any restriction or limitation on

the number of residential building permits that will be issued during phase one? Mr. Alfieri said that Mr. Fisher will answer that matter. Mr. Boccanfuso asked if any tenants have been identified for the commercial portion? Mr. Alfieri said we are just start to have discussions. We have to finalize details with Amboy Bank. Do you comply with the parking standards? Mr. Borden said yes we do.

Mr. Jacobson asked about the caretaker needed for the special needs units. Mr. Alfieri said he just found out about this requirement very recently.

Mr. McNaboe stated the 58 was a number we plugged into our plan. One isn't the end of the world, but you are asking us to give up one. Mr. Alfieri said we can give the 58. Mr. McNaboe said we still do not know what the special needs are going to be. Mr. Alfieri said the special needs are not the disabled Veterans or the MS patients; those are different special needs people that get DDD funding, the one bedroom units. We cannot deliver a CO on those units until 1½ - 2 years from now, therefore it is hard to line up groups to give us patients or customers until we are closer to delivering the product. Mr. Van den Kooy asked if it was possible to obtain letters of interest from different groups? Mr. Alfieri said we can letters from the people we met with.

Mr. McNaboe said there is a 30' easement that will tie into Four Seasons and bring the water and sewer. Mr. Borden said it is a utility easement that runs along the bottom of the existing solar panels. We are connecting at our property line and extended them into the site. Mr. Borden stated we have to create a stabilized easement area so that a vehicle can drive on it to maintain the utilities. It will be a gravel surface, then top it with top soil and then grow grass on it. Mr. McNaboe said Four Seasons Manalapan will not be tied into this center. The easement is between the applicant and the Township and the WMUA. Mr. McNaboe asked about what tenant will be going into Building A. Mr. Alfieri said that will probably be the first commercial unit rented since it will be built first. Mr. McNaboe asked would it be a food store? Mr. Alfieri said Mr. Cardinale has spoken to people about this. Mr. McNaboe asked about the 58<sup>th</sup> unit and could it be affordable? Mr. Alfieri said a caretaker may not comply with the income limits. Mr. Alfieri said how about we agree that there will be 58 affordables, no matter whether the caretaker is the 58<sup>th</sup> and if we cannot, we will do 58 + 1 caretaker.

Ms. D'Agostino asked which buildings are the ones that will be leased? Mr. Alfieri said it depends on the user. Ms. D'Agostino asked about the walkways behind building B? Mr. Borden said this was addressed in our plans and it will be behind buildings B and C.

Mr. Fisher said was there was discussion regarding New Jersey Transit and a commuter bus in the area. Mr. Alfieri said he is not aware of any further discussions on this matter.

Mr. Cucchiaro swore in Nicholas Verderese, Traffic Engineer from Dynamic Traffic. He introduced Exhibit A2, entitled Route 33 Improvements dated September 12, 2019. Mr. Verderese has met with the DOT and he has received an approval from DOT to create a new intersection of Crossing Lane, which is a signalized intersection. There will be a left turn lane to turn into the property. Along the northside of the roadway, the entire length from Millhurst Road all the way to Crossing Lane is a third lane on the roadway in the westbound direction. The jughandle as previously proposed, is being extended to the north to give it more length as well as push it back from the intersection. Mr. Verderese said phase one improvement includes a deceleration lane that will operate as a right turn in, right turn out. This permit should be approved within 30-60 days. The full plan is being reviewed. We have an approval for the traffic signal and the improvements at Millhurst Road. We expect in about 30 days to receive a long review letter from the DOT.

Mr. Verderese introduced Exhibit A3, Route 527 Improvements dated September 12, 2019. At Cannonero Blvd., there is some striping improvements and all new pavement starting north of that location traveling down. There will still be a left turn lane into Cannonero Blvd., but the profile of the roadway changes and will be reconstructed. As you are traveling south, three separate lanes southbound at the intersection continuing down to Route 33, then two lanes of travel across. If you are going north from Kinney, one lane opens up to two, then three at the intersection. This configuration was approved by the county. We anticipate the last two final review letters for this section of the roadway.

Mr. Boccanfuso said he has continued to be copied on submissions to the county and the state. He concurs with the statements given by Mr. Verderese. The county and the state have been receptive to their submissions. Mr. Verderese said there were two waivers granted for this project. The county felt that there would be no detriment to the highway to place the left turn lane in the median for this new traffic signalized location. The second waiver was for the spacing of the traffic signals, because these are only spaced at 1,600', and it is required to be a half mile.

Mr. Boccanfuso asked Mr. Verderese about the 1,500 seats for all the restaurants uses, both indoor and outdoor. Mr. Verderese said they are in compliance with the overlay ordinance for this amount of restaurant seating.

Mr. McNaboe asked about Crossing Lane and if it would only be open from Route 33. Mr. Verderese said in phase one it will only go from the roundabout west to Route 33. Mr. McNaboe said at the end of phase one, there should be some commercial buildings ready to open, 70 homeowners, special needs in and maybe even an occupant on the first floor. There will still be construction trucks around for the remaining homes and commercial parts. Mr. Verderese said the volume will be way lower than the ultimate volume when everything is in. Mr. Boccanfuso said when the phase one traffic improvements are completed, that will include the road



widening, paving, striping, activated traffic signals - basically everything but top paving on the property. Mr. Alfieri said both the projects will be bonded by both the DOT and the County.

Chairwoman Kwaak asked about the traffic signal on Route 33 and well as the new ones on Millhurst Road. Will they all be timed together? Mr. Verderese said Route 33 has a whole corridor system, so this one will just be placed in the system.

Ms. D'Agostino asked about the new traffic signal on Route 33 - is that just a left turn? Are you able to do a U-turn the other way? Mr. Verderese said there will not be a U-turn.

Mr. Brown asked about the third lane and if it will be marked for a right turn only into the site. Will there be additional signs that the right lane must turn right? Mr. Verderese said there will be a right lane for right turn only.

Mr. Castronovo said is the U-turn not being permitted mandated by the state? Mr. Verderese said the way we have the signal operating, we allow the vehicles to come out and make a right turn out of the driveway at the same time as we allow them to make a left turn into the driveway.

Mr. Fisher asked about the improvements to the jughandle by Gus's going east on Route 33 and how is that being improved? Mr. Verderese said that is not being modified other than at the throat to where it hits Sweetman's Lane. There is no where to move it, because there is a building on all three sides.

Mr. Cucchiaro swore in David Fisher, Vice President of Governmental Affairs and Planner from K. Hovnanian Shore Acquisitions. Mr. Fisher stated a generator will be provided for the clubhouse. There will be a restriction in the Association documents limiting the storage of garbage and recycling only to pick-up days outside, otherwise they have to be stored inside. The clubhouse is approximately 7,200 sq ft, it's two stories. We would like to have the option of constructing a portion of the clubhouse with the initial 70 homes that would be constructed as the development begins. The clubhouse would be completed by the 40% of the building permits issued for the community.

Mr. Fisher showed Exhibit A5, the K. Hovnanian clubhouse elevation. This will allow us to build the first floor of the clubhouse with the southern wing floor plan not constructed. The upstairs would be built space, but it wouldn't be finished. There are restrooms, exercise rooms, a large great room and lounge.

Mr. Van den Kooy asked about the second story - is there any access to the rooftop deck during phase one? Mr. Fisher said the roof deck would not be used until the upstairs is finished.

Mr. Boccanfuso said to Mr. Fisher that he indicated that the clubhouse would be built out by the issuance of 40% of the building permits. Wouldn't that be at approximately the same time as the 70 COs? Mr. Fisher said yes, it is starting to be close at 112. We would have to make a decision to go in this direction, or build the entire clubhouse and be prepared to complete the clubhouse in a quick manner.

Mr. McNaboe asked if the entire clubhouse building on the outer part will be built. Mr. Fisher said no, the front page has the missing wing to the right of the building. We show the right elevation, which is a temporary elevation. Mr. McNaboe said if you have 70 COs, and you have 112 being 40%, you would hit the threshold together. It's being pieced together, why wouldn't you just put the whole clubhouse together from the start? There is no advantage, other than money. The outer shell has to go up in one shot.

Chair Kwaak and Ms. D'Agostino also agreed that the outer shell of the clubhouse should be built at one time. Mr. Ginsberg asked if the phasing would require the clubhouse to be closed during the second part of the construction? Mr. Fisher said no it shouldn't, the residents can still use the parts that are already built.

Mr. Kane asked Mr. Fisher if he was saying that nothing has to be built until the 40% is met, and you want to build it earlier? Mr. Fisher said that 107 COs could be issued without any impact to the traffic on Route 33. We thought that would be the magnitude of our first phase, then it was shrunk to 70. We are thinking how much can we bring forward and construct for the benefit of up to 70 home owners without expending all of the dollars to complete all of the recreation improvements. Mr. Kane said so you don't have to build it right away, but you want to build it earlier, but you only want to build part of it.

Mr. Brown asked what are the thick black lines in the phase two? Mr. Fisher said it was a graphic issue with the pdf. Mr. Brown said it would be beneficial to build the clubhouse upfront all at once.

Mr. Castronovo asked about if the generator would be fully functional regardless if the clubhouse is in phases or not? Mr. Fisher said it would be fully functional. Mr. Castronovo asked if there would be solar panels on the clubhouse and Mr. Fisher said yes there will be solar panels on the right wing on the second phase.

Mr. Fisher asked at what point would the outside amenities be put in? Mr. Fisher said we may just stop with the pool area for a year, and then complete the rest of courts.

Mr. McNaboe asked if he built this clubhouse in another development? Mr. Fisher said a similar version of it in Howell.

Mr. Cucchiaro swore in John Burgdorfer, licensed architect in the State of New Jersey. He marked Exhibit A6, an aerial view at the roundabout facing the courtyard between buildings B and C. The outdoor seating locations are on the endcaps of buildings. There is a low masonry wall with seating area down below with a stair going up and some possible seating area on the second level on both sides. There is a little bit of seating with bistro tables along the walkway. Mr. Cucchiaro said the submitted plan should be revised to reflect those depictions that are on the exhibit.

Mr. Van den Kooy asked if there were any architectural changes to building A, the special needs building? Mr. Burgdorfer said we did not propose any at this time.

Mr. Jacobson said the original plan had a Mediterranean motif. Has that changed? Mr. Burgdorfer said we did not make any changes to the architectural appearance at this time.

Chair Kwaak said there was originally more seating, but now I see more grass. Is it going to remain grass? Mr. Burgdorfer said yes.

Mr. Brown asked if there was a gazebo between buildings B and C, because it is not shown on the plans. Mr. Burgdorfer said it is a gazebo. Mr. Boccanfuso said on the civil plans he does not see the gazebo shown. There is a note on the civil plans that says refer to the landscape architects plan. Mr. Boccanfuso said the renderings do show a gazebo at the opposite end of buildings B and C. Mr. Alfieri said it appears the gazebo is a carry over from one of the marketing plans that was on the website and we are willing to remove it. Mr. Boccanfuso said the Melillo and Bauer plans and neither gazebo is shown on the plans that were previously submitted. Mr. Alfieri said we can propose a standard size gazebo if the Board is willing to allow it. Mr. Alfieri said we can stipulate that the gazebo will look substantially similar to what is depicted on Exhibit A6 and that it would not be more than 20' x 20'. The professionals and Board were in agreement that a 20' x 20' gazebo would be acceptable.

Mr. Castronovo asked for the seating is tied to a particular restaurant, or is it open space? Mr. Burgdorfer said it is tied to a specific restaurant by a low wall. Mr. Kastell asked how do you envision these buildings - is it one restaurant from front to back with the seating on the outside? Mr. Alfieri said there are probably multiple restaurants. Mr. Burgdorfer said the seating that we show is only for the endcap units of each building, generally there are usually larger. We divide up the center of the building into smaller increments. All the main entry doors are off the main corridor where all the restaurants are.

Chair Kwaak asked about the exterior architectural look and stated she did not approve of the Mediterranean look at preliminary. Mr. Alfieri said his clients put a

lot of time and effort and money into this project and thinks that this is the best look. If the Board wants to impose something else on him that he disagrees with, he wants to finish this and start construction. We complied with the ordinance. If the consensus of the Board is that they want us to change the architecture tonight, we will give you perimeters to consider and hopefully finish. Chair Kwaak asked the other Board members what they thought. Mr. Castronovo and Mr. Fisher did not have issue at all with the Mediterranean look. Mr. Kastell said it looks out of place. Chair Kwaak said it is more fitting for the South and Mr. Brown was in agreement. Mr. Alfieri said if the consensus of the Board is telling us that you want it changed, then we can come up with suggestions to change it. It is against what we think is the best thing for our project, but we want to get it approved and we want to start building. Chair Kwaak asked Mr. McNaboe and Mr. Jacobson for their thoughts. Mr. McNaboe said the mechanics of the project are what is important to him. Mr. Jacobson said he agrees with Mr. McNaboe over the mechanics of the project as a whole. The Board raised hands regarding keeping the current motif, or changing the look. Mr. McNaboe asked the Board is it the colors you are objecting to? Chair Kwaak said no orange, no stucco and vinyl siding and prefers the look of cedar shake and stone on the bottom - let's use an example of K. Hov's clubhouse - that style. Mr. Burgdorfer said that style is fine for the small buildings, but when we have to put mechanical equipment on the roof, things change. We could change materials and get rid of the tile roof, the style is conducive to outdoor eating and an active lifestyle and that is what the client was going for. Mr. Cucchiaro said what are the alternatives. Mr. Alfieri said what kind of material can we propose and colors? Mr. Burgdorfer said we could do away with the clay tile roof and come up with a metal roof. We can have some stone accents and he wouldn't use a vinyl product in a commercial application. Mr. Fisher said how would see the new proposal? Mr. Alfieri said we could leave it up to your professionals. Mr. Castronovo said not all the members dislike the proposed architecture. Mr. Cucchiaro recommending holding this issue for now. We can open to the public for questions and comments and if it comes time for a vote, and if there is a motion for approval, whoever is making the motion feels whatever is proposed is sufficient that would be in their motion. Alternatively if the other design that the architect testified to is something that is more preferable, they can make that motion or if there is something completely different, they can make that motion.

Mr. Boccanfuso asked if the gazebo a requirement or an option? Mr. Cucchiaro said they have depicted a gazebo and that has been placed on the record that it is not going to be larger than 20 x 20.

Chair Kwaak opened the floor to the public.

Mr. Cucchiaro swore in George Berger, 47 Comtois Road. He asked how far is the extended jughandle on Millhurst and Route 33 - how far back from where it is now, does it extend? Mr. Verderese said it is about 3-4 car lengths further from

the intersection. Mr. Verderese said you can go left from the center lane, so you have to cross one lane. Mr. Berger asked how far north does it stay two lanes? Mr. Verderese said it will be two lanes up until Whitlock, then it goes back to one. Mr. Berger asked about the traffic on Route 33 heading east. He asked if the applicant has considered the possibility of the new warehouses going in on the south side of Route 33? Mr. Verderese said they have included one of the new warehouse proposals. Mr. Cucchiaro swore in William Stevens, Professional Engineer and Planner. Mr. Berger asked Mr. Stevens if there is a retention or detention pond? Mr. Stevens said it is a combination, but generally designed to be a detention basin; it is not designed to hold water, it is not a pond. Mr. Boccanfuso said we asked the applicant to convert that to a standard detention basin with a manufactured treatment device. Mr. Berger said will mosquitoes breed in the water? Mr. Stevens said it is not designed to hold water. Mr. Berger said there is a line of trees between Four Season and this proposed property. Mr. Stevens said he is not intending to move any trees. Mr. Borden said we surveyed the property and we are not proposing to move those trees.

Mr. Cucchiaro swore in Tamar Gens, 51 Wintergreen Drive. She asked for verification that there will be no construction vehicles entering or exiting the property from or to Millhurst during the entire project, all phases of the project? Mr. Alfieri said we only discussed phase one. All vehicles will be prohibited on the site except on Route 33 until the road improvements are done. Mr. McNaboe agreed that all construction vehicles should come in from Route 33. Ms. Gens asked if the road construction on Millhurst Road be done overnight hours. Mr. Alfieri said that is all being reviewed by the County. A good portion of the work will be overnight because there is a significant diversion of traffic that goes on during certain periods. Therefore there will be a mix of daytime/nighttime work.

Seeing there were no more additional questions from the public, it was closed.

Mr. McNaboe repeated that he would like the shell of the clubhouse to go up all at once. Mr. Alfieri asked if they could get the CO for that portion we build in the interior and the Board agreed.

Mr. Cucchiaro summarized by stating the applicant has asked for a Final Major Subdivision Approval, a Final Site Plan Approval as well as the Minor Subdivision Approval for the non-age restricted parcels along with that they have asked for some design waiver relief for the dimensions of some of the non-residential parking spaces. They have discussed completing the shell of the clubhouse and whoever is making the motion, determine what they want to do concerning the architecture.

A Motion was made by Mr. Fisher to grant Final Major Subdivision Approval, Final Site Plan Approval, the Minor Subdivision Approval on the non-age restricted property, the construction of the entire shell of the clubhouse, the grant of waiver

relief on the dimensions on some of the non-residential parking spaces and pursuant to the architecture as presented included the gazebo, Seconded by Mr. Castronovo.

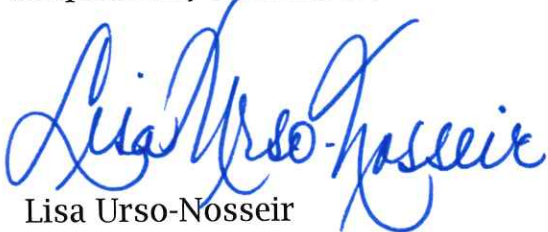
Yes: Castronovo, Kane, Ginsberg, McNaboe, Jacobson, Fisher  
No: Brown, D'Agostino, Kwaak  
Absent: Hogan  
Abstain: None  
Not Eligible: Kastell

Chairwoman Kwaak opened the floor to any non-agenda items; seeing none, it was closed. She added that the next meeting will be September 26, 2019.

**Adjournment**

A Motion to adjourn the meeting was made by Ms. D'Agostino 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.