

# Township of Manalapan

## Department of Planning & Zoning

120 Route 522 & Taylors Mills Road  
Manalapan, NJ 07726  
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## Planning Board Minutes

### December 14, 2017

The 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.

#### Roll Call:

Secretary, Barry Jacobson

#### In attendance at the meeting:

Kathryn Kwaak, Barry Jacobson, Jack McNaboe,  
Richard Hogan, Daria D'Agostino, Kevin Uniglicht,  
Todd Brown

#### Absent from the meeting:

Alan Ginsberg, Susan Hergenrother, John  
Castronovo

#### Also present:

Brian Boccanfuso, Board Engineer  
Peter Van den Kooy, Board Planner  
Ron Cucchiaro, Esq., Board Attorney  
Lisa Nosseir, Recording Secretary

#### Swearing in of Professionals:

Mr. Cucchiaro swore in Brian Boccanfuso, Professional Engineer and Peter Van den Kooy, Professional Planner, both of CME Associates.

#### Minutes:

A Motion was made by Chief Hogan, Seconded by Ms. D'Agostino, to approve the Minutes of November 9, 2017 as written.

Yes: Jacobson, Kwaak, McNaboe, Brown, D'Agostino, Hogan, Uniglicht  
No: None  
Absent: Ginsberg, Castronovo, Hergenrother  
Abstain: None  
Not Eligible: None

#### Resolutions:

PPS0501EX: Anne Yures  
Andee Plaza II  
12 Millhurst Road ~ Block 6515 / Lot 30.01  
Extension of Time for Final Site Plan

A Motion was made by Ms. D'Agostino, Seconded by Mr. Jacobson; to approve the Resolution as written.

Yes: D'Agostino, Jacobson, Kwaak, McNaboe, Hogan, Brown  
No: None  
Absent: Castronovo, Ginsberg  
Abstain: None  
Not Eligible: Uniglicht, Hergenrother

**PCR1742: Manalapan-Englishtown Board of Education  
66 Maxwell Lane ~ Block 1707 / Lot 28  
Capital Review ~ New Signage**

A Motion was made by Ms. D'Agostino, Seconded by Chief Hogan, to approve the Resolution as written.

Yes: D'Agostino, Kwaak, McNaboe, Hogan  
No: None  
Absent: Castronovo, Ginsberg, Hergenrother  
Abstain: None  
Not Eligible: Uniglicht, Brown, Jacobson

**PPM1732: INLOM, LLC  
Templar Road ~ Block 3.01 / Lot 2  
Preliminary Major Subdivision**

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

Yes: D'Agostino, Kwaak, McNaboe, Hogan, Uniglicht, Jacobson  
No: None  
Absent: Castronovo, Ginsberg, Hergenrother  
Abstain: None  
Not Eligible: Brown

**Ordinance 2017-20**

**Ordinance of the Township Committee of Manalapan Township Amending the Zoning Map of the Township of Manalapan to Remove Lot 12.02 in Block 78, Located on State Highway No. 33 Eastbound, from the SED-20 Zoning District and to Include that Property in the SED-20/W Zoning District.**

Mr. Cucchiaro explained that the Planning Board is not approving nor disapproving the Ordinance; the Board's sole function is to find the Ordinance either substantially consistent, or not substantially consistent with the Master Plan. The Board can make recommendations or comments on the Ordinance.

Mr. Van den Kooy explained that the purpose of this Ordinance is to re-zone Block 78 Lot 12.02 to the SED/W zone. The main purpose is to enable this parcel to be able to have warehousing as a permitted use. The existing property fronts on Route 33, it is a qualified farm and has a residence and some associated farm structures on it as well. The owner is interested in development with an alternative use, potentially warehousing. We did a consistency review with regard to the Master Plan and it is consistent with the Master Plan and the MLUL.

Chairwoman Kwaak asked if this property is located between Millhurst Road and WaWa on the eastbound side? Mr. McNaboe said yes, it is across from Four Seasons.

A Motion was made by Mr. Jacobson, Seconded by Ms. D'Agostino, that Ordinance 2017-20 is substantially consistent with the Master Plan.

Yes:	Jacobson, D'Agostino, Uniglicht, Kwaak, McNaboe, Hogan, Brown
No:	None
Absent:	Castronovo, Ginsberg, Hergenrother
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 informed the Board that there are a number of tentative applications to be heard in the future. The next meeting would be the Reorganization Meeting which will be held on Thursday, January 11, 2018.

Mr. McNaboe wanted to thank everyone on the Planning Board for volunteering their time to serve on the Board. He thanked Chairwoman Kwaak for all that she does for the Board and acknowledged her perfect attendance. He thanked Mr. Castronovo, Mr. Jacobson and Mr. Brown for only missing one meeting all year. He thanked the professionals for their input and wished the Board a Happy Holiday Season.

Mr. Boccanfuso, Mr. Van den Kooy and Mr. Cucchiaro thanked the Board for allow them to serve this past year.

#### Adjournment

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

Respectfully submitted,



Lisa Nosseir  
Recording Secretary

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