

Township of Manalapan

Department of Planning & Zoning

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Planning Board Minutes

January 25, 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:

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

Absent from the meeting:

Todd Brown

Also present:

John Miller, Esq., Alternate Board Attorney
Lisa Nosseir, Recording Secretary

Minutes:

A Motion was made by Mr. Jacobson, Seconded by Ms. D'Agostino, to approve the Minutes of January 11, 2018 as written.

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

Resolutions:

**PAM1344: Field of Dreams/Sportika
150 Woodward Road ~ Block 66 / Lot 18.01
Amended Preliminary and Final Major Site Plan**

Ms. D'Agostino had a question on the list of conditions on pages 15 and 16. She stated that she does not see that all the events are to be sports-related, and this matter was discussed at the hearing. Mr. Miller reviewed the resolution said condition number 3 states that only those uses which have been specifically permitted may operate on site and he believes that would incorporate events related to sporting events. If the Board should wish to be clear about that, then that is the Board's prerogative. Ms. D'Agostino stated that it should be specified in writing to avoid any future issues. Mayor McNaboe asked Mr. Miller if it would be difficult to add the words, 'sports-themed, or sports-related' into the condition? Mr. Miller stated we could add in the words to the existing condition number 3 on page 15 that would now read, 'only those sports-related uses which have been specifically permitted may operate on site'. Chief Hogan stated on page 12, number 5 regarding 'special events', the Board concluded that this relief may be granted. They may host a social event that may not be sports related. Chairwoman Kwaak stated it was her understanding that everything was going to be related around the sports. Mr. McNaboe stated he believes that the Board remembers it that way, it is just a matter of how is it written, and the enforcement later. If we had something that is locked in, then we are sure that is what we are getting.

Chairwoman Kwaak asked Mr. Miller if we made the change on page 15 number 3, would that contradict what Chief Hogan is talking about on page 12? Mr. Miller said it may well because in section 5 there is a discussion of social and celebratory events, which may step out of the sports-related events. Ms. D'Agostino said she thought those events would be related to some type of sports theme. For example, a wedding would have a sports theme. Chief Hogan recalls that while performing inspections of the building, there are no other halls or areas where a gathering could take place without being on a sports field.

It was pointed out that on page 8 number 17 that, "Mr. Jordan also confirmed that all events would be sports related and run by the Applicant." Mr. Miller said that after reviewing this paragraph, the Board would be within its purview to add onto condition 3 on page 15 the words, 'only those sports-related uses'. Chairwoman Kwaak asked Ms. D'Agostino if she was in agreement with the language and she said it was fine. The Board was also in agreement.

Chairwoman Kwaak mentioned to the Board that the only changes were that the address was corrected and the condition regarding the shuttle bus from Knob Hill was also revised.



A Motion was made by Mr. Jacobson, Seconded by Mr. Ginsberg, to approve the Resolution with the corrections noted by the Board.

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

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 will be February 8, 2018.

Adjournment

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