

Township of Manalapan

Department of Planning & Zoning

120 Route 522 & Taylors Mills Road
Manalapan, NJ 07726
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Planning Board Minutes July 12, 2018

The meeting was called to order with the reading of the Open Public Meetings Act by Chairwoman Kathryn Kwaak at 7:31 p.m. followed by the salute to the flag.

Roll Call:

Secretary, Barry Jacobson

In attendance at the meeting:

John Castronovo, Barry Jacobson, Kathryn Kwaak, Jack McNaboe, David Kane, Richard Hogan, Barry Fisher, Steven Kastell

Absent from the meeting:

Daria D'Agostino, Todd Brown, Alan Ginsberg

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 Mayor McNaboe, to approve the Minutes of June 28, 2018 as written.

Yes:

Castronovo, Jacobson, Kwaak, McNaboe, Kane, Hogan, Fisher, Kastell

No:

None

Absent:

D'Agostino, Brown

Abstain:

None

Not Eligible:

Ginsberg

Resolution:

PAM0729

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

Mr. Cucchiaro stated that he received word from the applicant's attorney, Mr. Sonnenblick, to carry this matter so he has an opportunity to further review the Resolution. Chairwoman Kwaak announced that this matter be carried to the August 9, 2018 Planning Board meeting.

PPS1720

**391 Route 33, LLC
391 HWY 33 ~ Block 74 / Lot 24.01
Major Site Plan**

Mr. Cucchiaro stated the Resolution for 391 Route 33, LLC has been sent to the applicants' attorney, however Mr. Cucchiaro has not received any comments or questions from Mr. Sachs and recommended that the Resolution be carried to the next meeting to make sure they do not have any objections to the draft.

**PPS1810 Millhurst Mills
17 Sweetman's Lane ~ Block 82 / Lot 35.01
Minor Site Plan**

A Motion was made by Chief Hogan, Seconded by Mr. Jacobson, to approve the Resolution for Millhurst Mills, as written.

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

**PMS1801 Milford Estates, LLC
196 Taylors Mills Road ~ Block 10 / Lots 47 and 48
Preliminary Major Subdivision**

Mr. Cucchiaro stated he is still in the process of drafting the language for the Milford Estates Resolution along with their attorney. The Resolution will be carried to the next Planning Board meeting.

Ordinance:

Ordinance 2018-09 ~ An Ordinance Amending Chapter 95, Article V, Zoning District Regulations of the Code of the Township of Manalapan, County of Monmouth, State of New Jersey to Establish a Special Economic Development/Affordable Housing (SED/AH) Overlay Zone upon Certain Land within the SED-20 Zoning District, to Permit the Development of Certain Residential and Commercial Uses, Subject to Conditions and Requirements.

Mr. Van den Kooy distributed a colored map to orient the Board with the location of the proposed overlay zone. Mr. Van den Kooy explained the map is just an aerial photograph showing the four different parcels that are a part of this proposed zone as well as some labels to describe the surrounding land uses. The Ordinance is for a creation of a Special Economic Development/Affordable Housing Overlay Zone. The Block and Lots are Block 7232 Lots 1.02, 1.03, 2.04 and 3. The purpose of the zone is to create a variety of non-residential uses and activities intended to create an attractive mixed-use development within a community. Multi-family inclusionary development and/or assisted living resident uses must be included within the zone. It is based upon the introductory language in the Ordinance that is being prepared as part of the court mandated affordable housing process. Principal permitted uses are a variety of professional offices, medical offices, banks, retail, personal service, restaurants, community municipal facilities as well as the assisted living and the multi-family inclusionary development. A minimum of 30% of the residential units, as part of that inclusionary multi-family, are required to be affordable, low to moderate income households. The minimum lot size for assisted living is six acres, multi-family inclusionary is 40 acres, and all other permitted principle uses is two acres. Maximum height of the assisted living is 50', multi-family is 45' or three stories, and all other permitted principle uses are 50'. All the typical standards that we have in the Ordinance are included here, including building coverage, floor area ratio, lot coverage, parking set backs from the street and from side lot line as well as rear lot line and buffer requirements where a minimum of a 100' buffer shall be provided where use other than a multi-family use adjoins a residential zone district. For multi-

family, that buffer area or distance would be 30'. Where the multi-family use is adjacent to a golf course, that buffer can be reduced to 20'. Different off street parking requirements are provided, depending on the type of use. The RSIS are the standards for the multi-family inclusionary development. Assisted Living is 0.5 spaces per bed. Restaurants, including drive-thru, is 1 space per 2 ½ seats. The Manalapan general ordinance is 1 space per 3 seats, and this Ordinance is 1 space per 2 ½ seats. It is close, but there is a difference - a higher standard for more parking.

Mr. Van den Kooy stated the maximum gross density shall not exceed 3.4 dwelling units per acre and the affordable housing portions of the project are required to comply with uniform housing affordability controls, which are the standard set of regulations that deed restricted affordable housing must abide by. Concerning the multi-family development and distances between the buildings, the Ordinance says front to front, rear to rear and end to end. He believes it would be clearer if it said side to side.

Traffic and pedestrian activity is a point of concern and how to safely navigate the roadway. The overlay zone doesn't explicitly require sidewalks.

Mr. Van den Kooy said that this Ordinance, taken as a whole, is consistent with the Master Plan and the housing plan element and fair share plan which is a required item that comes out of the court compliance process.

Chief Hogan asked what is the acreage of the total zoned area? Mr. Van den Kooy said it is just under 70 acres. Chief Hogan asked if sidewalks are something that we could revisit if an application is submitted? Mr. Cucchiaro said the portion for affordable housing would go by the RSIS and that has its' own requirements for sidewalks. However, if the Ordinance doesn't have a requirement for sidewalks with regard to the non-residential component, then it isn't something we could impose in the absence of a requirement in the Ordinance itself. There is some interaction with other agencies and if sidewalk is desirous, then it should be in Ordinance because it is tougher to impose it in the absence of a requirement. Chief Hogan said we suggested sidewalks with neighboring properties and there was an issue of wetland areas on the Sportika side. He is in favor sidewalks and Chairwoman Kwaak agreed with him.

Chairwoman Kwaak said her concern was that people will try to cross Woodward to go to Wawa, and it's not going to be an easy task. If we could somehow put in the Ordinance a crosswalk is needed at some point. Mr. Cucchiaro said a sidewalk is easier, because that deals with actual property that the applicant has along its frontage. A crosswalk, or a pedestrian bridge is more difficult to put into an Ordinance because it is not on the owner's property. It would be an off-tract improvement. Typically when you need improvements that are off-tract, property owners will make pro-rata contributions to the improvement, rather than taking it on themselves.

Mr. Cucchiaro stated we need a vote to find that the proposed Ordinance is substantially consistent with the Master Plan and to incorporate the recommendations that have been discussed by the Board.

A Motion was made by Mr. Jacobson, Seconded by Mr. Fisher that Ordinance 2018-09 is substantially consistent with the Master Plan.

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

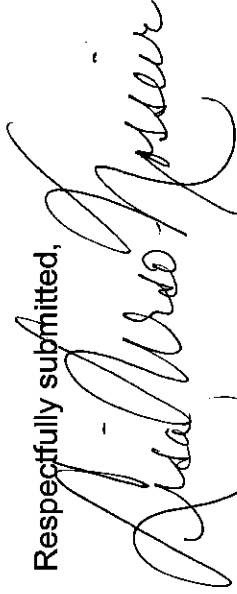
Chairwoman Kwaak opened the floor to any non agenda items; seeing none she closed public.

Chairwoman Kwaak stated that the next meeting will be July 26, 2018 and there are a number of pending applications at this time.

Adjournment

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lisa Urse-Nosseir", written in a cursive style.

Lisa Urse-Nosseir
Recording Secretary

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