

Township of Manalapan

Department of Planning & Zoning

120 Route 522 & Taylors Mills Road

Manalapan, NJ 07726

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Planning Board Minutes

May 24, 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, Todd Brown, Daria D'Agostino,
Alan Ginsberg, Barry Jacobson, Kathryn Kwaak,
Jack McNaboe, David Kane, Barry Fisher, Steven
Kastell

Absent from the meeting:

Richard Hogan

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 Ms. D'Agostino, Seconded by Mr. Jacobson, to approve the Minutes of May 10, 2018 as written.

Yes:

Brown, D'Agostino, Ginsberg, Jacobson, Kwaak, McNaboe, Kane,
Fisher, Kastell

No:

None

Absent:

None

Abstain:

None

Not Eligible:

Castronovo, Hogan

Resolutions:

PAM0729:

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

Chairwoman Kwaak announced that the above-mentioned resolution will be carried for memorialization to June 14, 2018.

PCR1816:

**Freehold Regional High School District
Renovations to Manalapan High School
20 Church Lane ~ Block 19 / Lots 21A, 21B and 22
Capital Review**

A Motion was made by Mr. Jacobson, Seconded by Mr. Fisher to approve the Resolution for application PCR1816 as written.

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

Ordinance:

Ordinance 2018-06 ~ An Ordinance Amending Chapter 95, Article V, Zoning District Regulations of the Code of Manalapan Township to Establish an Assisted Living Overlay Zone upon Certain Land within the C-3 General Commercial Zoning District, Providing for the Development of Certain Alternative Living Arrangements Subject to Certain Conditions and Requirements.

Mr. Van den Kooy stated the Ordinance is to establish an assisted living overlay zone, which means there is an additional layer of zoning over the C-3 zone, which also remains intact. This Ordinance is being proposed as part of an overall compliance strategy to help provide addition affordable housing units. In this case, they are age restricted, or alternative living arrangements, which are generally referred to as special needs. The property is known as Marion Manor which is on Route 33. In Mr. Van den Kooy's opinion, this Ordinance is consistent with the Master Plan.

A Motion was made by Mr. Jacobson, Seconded by Ms. D'Agostino, that Ordinance 2018-06 is substantially consistent with the Master Plan.

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

Chairwoman Kwaak opened the floor to the public for any non-agenda items. Seeing none, she closed public.

Applications: PPM1441 ~ K. Hovnanian Shore Acquisitions, LLC
Four Seasons at Manalapan Brook
Highway 33 West ~ Block 72/ Lot 6.01
Preliminary and Final Major Subdivision
Preliminary and Final Major Site Plan

Chairwoman Kwaak announced that the above-noted application is carried to June 28, 2018. Mr. Cucchiaro stated that this application is being carried to June 28, 2018 without any further notice to property owners.

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

Chairwoman Kwaak announced that the above-reference application would be carried to June 14, 2018.

The applicant's attorney, Peter Klouser, addressed the Board. He explained that the applicant's design engineer had a conflict this evening and that is why they

requested to be carried. Mr. Klouser said he would be happy to speak to any members of the public about the application if they had any questions. There were two members of the public present to hear the application and Mr. Klouser said he would speak to them outside the courtroom.

Mr. Cucchiaro stated that application PMS1801 – Milford Estates, LLC will be carried to the June 14, 2018 Planning Board meeting without further notice to members of the public. He stated that the site plans and materials can be viewed in the Planning Office during normal business hours.

Chairwoman Kwaak opened the floor to the public for any non-agenda items. Seeing none, she closed public.

Chairwoman Kwaak stated that the next meeting will be June 14, 2018 and there are a number of pending applications at this time. Ms. Nosseir reminded the Board members that haven't reviewed the NJDEP Stormwater Training Video as requested by Mr. Winckowski to please do so and send her an email stating that they have watched the video.

Adjournment

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