

Township of Manalapan

Department of Planning & Zoning

120 Route 522 & Taylors Mills Road

Manalapan, NJ 07726

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Planning Board Minutes of Virtual Meeting

June 11, 2020

The virtual 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. The change in venue to a virtual meeting was advertised in The Asbury Park Press, The News Transcript and uploaded to the Manalapan Township website alerting the public how to join the HD Office Suite meeting in real time, with the ability to fully participate in the virtual meeting with their comments and questions.

Roll Call: Secretary, Daria D'Agostino

In attendance at the meeting: Barry Fisher, Todd Brown, John Castronovo, Alan Ginsberg, Daria D'Agostino, Kathryn Kwaak, Jack McNaboe, Barry Jacobson, Richard Hogan, Brian Shorr, Steve Kastell~logged in at 7:45 pm

Absent from the meeting: All Present

Also present: Ronald Cucchiaro, Planning Board Attorney
Jennifer Beahm, Planning Board Planner
Lisa Urso-Nosseir, Recording Secretary

Mr. Cucchiaro swore in Jennifer Beahm, Professional Planner.

Application: PMS1919 ~ The Evangelical Church of the Assemblies of God
620 Craig Road ~ Block 25 / Lot 14
Preliminary Major Site Plan

Peter Klouser, Esq. of Heilbrunn Pape appeared on behalf of the applicant and they are proposing a church on Craig Road. Mr. Klouser said after reviewing the professionals reports, it was decided that revised plans based on their comments

would be beneficial. Therefore, they are asking to be carried in order for the professionals to review those plans and provide their thorough analysis. Mr. Klouser noticed the property owners and published the notice in accordance with the virtual meeting instructions. Mr. Cucchiaro announced that Planning Board Application PMS1919 will be carried to the June 25, 2020 Planning Board meeting with no further notice to property owners. It will also be a virtual meeting and relevant documents are uploaded to the Township's website for the public to view.

Application: **PPM1823 ~ Countryside Developers, Inc.,
'Manalapan Logistics Center'
203 HWY 33 ~ Block 78 / Lot 12.02
Preliminary and Final Major Site Plan
Carried from February 27, 2020 to
April 23, 2020: Meeting Cancelled
Carried to June 11, 2020 - Applicant Requested
to be Further Carried to July 9, 2020**

Mr. Cucchiaro stated that this application will be carried again to the Planning Board meeting of July 9, 2020. The applicant will be sending new notices including the virtual meeting instructions.

Resolutions: **Ordinance 2020-09**

A Motion was made by Mr. Fisher, Seconded by Mr. Ginsberg to approve the Resolution for Ordinance 2020-09 as written.

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

Ordinance 2020-10

A Motion was made by Mr. Ginsberg, Seconded by Mr. Fisher to approve the Resolution for Ordinance 2020-09 as written.

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

PMS1915 ~ Galloping Hills at Manalapan, LLC
45 Smithburg Road ~ Block 84.02 / Lot 3.02
Preliminary Major Subdivision

Mr. Cucchiaro stated that he spoke with Peter Wersinger, Esq., the attorney for the applicant, requesting one of the conditions be removed from the resolution, and that is that the condition that the resolution be recorded in the Office of the County Clerk. Mr. Wersinger said there are a lot of conditions which require deeds and the recording of the conservation easement. Mr. Cucchiaro said however, he wasn't comfortable saying yes or no since that was something that was discussed with the Board. He did say that when you record the entire resolution, all of the conditions will end up in a title search. The conservation easement is part of the deeds. If you record the resolution, every single condition and the analysis ends up in the title search.

Mr. Ginsberg said why wouldn't we want it recorded? Mr. Cucchiaro said it would be easier for future property owners to see what is associated with the property. Mr. Ginsberg said we should stand by that then and the remainder of the Board agreed.

A Motion was made by Mr. Fisher, Seconded by Ms. D'Agosino to approve the Resolution for PMS1915 as written.

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

Ordinance Number 2020-12: An Ordinance of the Township Committee of the Township of Manalapan, Amending and Supplementing Chapter 157, "Outdoor Dining" of the Code of the Township of Manalapan by the Addition Thereto of Chapter 157A, "Temporary Emergency Outdoor Dining License"

Mr. Cucchiaro said virtually every municipality is dealing with permitting outdoor dining based on the Executive Order. There will be a committee consisting of the Police Chief, Chief Hogan and Nancy DeFalco to issue these permits. Safety matters will be reviewed. This will last until the end of the year, but it will allow businesses in town to reopen with the public safety in mind. Chief Hogan said our Health Officer will also be involved in the review process. Mr. McNaboe said a lot of thought went into this to assist our businesses. Mr.

Castronovo asked what happens if all indoor dining is restored, do they use the outside seating as well? Mr. Cucchiaro said it is a fluid process and it depends on how the Executive Orders are revised from day to day.

A Motion was made that Ordinance 2020-12 is substantially consistent with the Master Plan by Mr. Castronovo and Seconded by Mr. Fisher.

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

Mr. Kastell joined the meeting at 7:45 pm.

Ordinance Number 2020-13: An Ordinance Amending Chapter 95 (Development Regulations), Article V, Zoning District Regulations, Creating a New Section of the Code of the Township of Manalapan, Section 95-5.6L, Establishing an Affordable Housing Overlay Zone upon Certain Land Providing for Multi-Family Housing with an Inclusionary Set-Aside of Affordable Housing to be Developed Subject to Certain Conditions and Requirements

Ms. Beahm explained that this Ordinance is due to the implementation of the approved settlement agreement between the Township Committee and the Fair Share Housing Center that the court had approved at our Fairness hearing. Ms. Beahm said this Ordinance is substantially consistent with the Township's Master Plan and she would recommend that the Board act favorably on the Ordinance.

Mr. Cucchiaro stated every municipality is to provide a fair opportunity for the construction of low and moderate income housing. It is a requirement to adopt the Ordinance.

A Motion was made that Ordinance 2020-13 is substantially consistent with the Master Plan by Mr. Fisher and Seconded by Ms. D'Agostino.

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

Ordinance Number 2020-14: An Ordinance Amending Chapter 95 (Development Regulations), Article V, Zoning District Regulations, of the Code of the Township of Manalapan, to Establish an Affordable Housing Overlay Zone upon Certain Land Providing for Multi-Family Housing with an Inclusionary Set-Aside of Age-Restricted Affordable Housing to be Developed Subject to Certain Conditions and Requirements

Ms. Beahm said again this is similar to Ordinance 2020-13 and she would recommend that the Board act favorably since it is substantially consistent with the Master Plan.

A Motion was made that Ordinance 2020-14 is substantially consistent with the Master Plan by Ms. D'Agostino and Seconded by Mr. Fisher.

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

Ordinance Number 2020-15: An Ordinance Amending Chapter 95 (Development Regulations), Article V, Zoning District Regulations of the Code of the Township of Manalapan, to Establish an Affordable Housing Overlay Zone upon Block 7200 Lot 3.02 to be Developed Subject to Certain Conditions and Requirements

Ms. Beahm said this Ordinance is also substantially consistent with the Master Plan and recommends the Board act favorably.

A Motion was made that Ordinance 2020-15 is substantially consistent with the Master Plan by Mr. Fisher and Seconded by Ms. D'Agostino.

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

Chairwoman Kwaak opened the meeting to the public and seeing none, public was closed. Mayor McNaboe thanked the Board and said the next two meetings will also be held virtually. The next meeting will be June 25, 2020.

Adjournment

A Motion to adjourn the meeting was made 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.