

Township of Manalapan

Department of Planning & Zoning

120 Route 522 & Taylors Mills Road

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Planning Board Minutes

Reorganization and Public Meeting

January 10, 2019

The meeting was called to order by Acting Recording Secretary Lisa Nosseir with the reading of the Open Public Meetings Act and the TV Disclosure Statement at 7:32 p.m. and followed with a salute to the flag.

Deputy Mayor McNaboe then administered the Oaths of Office of Mr. Castronovo, Ms. Kwaak, Mr. Kane and Chief Hogan. After the members were sworn in and joined the dais, Ms. Nosseir continued with Roll Call of the members:

In attendance at the meeting: John Castronovo, Todd Brown, Daria D'Agostino, Barry Jacobson, Kathryn Kwaak, Jack McNaboe, David Kane, Richard Hogan, Barry Fisher

Absent: Alan Ginsberg, Steven Kastell

Ms. Nosseir read the Resolution Authorizing an Executive Session to discuss personnel matters; the Motion for such Executive Session was moved by Ms. D'Agostino and seconded by Mr. Castronovo, agreed to by all and commenced at 7:38. Roll call was taken for Executive Session and the Board exited the dais and held the Executive Session behind closed doors. Executive Session was closed at 7:52 and the Board returned to the dais.

Ms. Nosseir requested a nomination for Chairperson.

NOMINATIONS FOR CHAIRPERSON – Chief Hogan offered a Motion nominating Kathryn Kwaak and seconded by Mr. Fisher. All were in favor. Chairwoman Kwaak then presided over the meeting and called for a Motion for Secretary.

NOMINATIONS FOR SECRETARY – A Motion was offered by Barry Jacobson nominating Daria D’Agostino as Board Secretary, seconded by Mr. Fisher. The Resolution was adopted by unanimous vote. None were opposed.

NOMINATIONS FOR VICE CHAIRPERSON – A Motion was offered by Ms. D’Agostino nominating Todd Brown as Vice Chairman, seconded by Mr. Fisher. The Resolution was adopted by unanimous vote. None were opposed.

RECORDING SECRETARY – A Motion was offered by Chief Hogan and seconded by Mr. Fisher nominating Lisa Nosseir as Recording Secretary. The Resolution was adopted by unanimous vote. None were opposed.

2019 MEETING SCHEDULE – The Planning Board meetings will be held on the second and fourth Thursday of the month. There will be one meeting in November and one meeting in December. A Motion was offered by Chief Hogan and seconded by Mr. Fisher to accept the meeting schedule for 2019. All voted in favor. None were opposed.

ADMINISTRATIVE OFFICER – A Motion was offered by Chief Hogan and seconded by Barry Jacobson nominating Nancy DeFalco as Administrative Officer. The Resolution was adopted by unanimous vote. None were opposed.

BOARD ATTORNEY – A Motion was offered by Mr. McNaboe and seconded by Mr. Brown nominating Ronald Cucchiaro, Esq. of Weiner Law Group, LLP as Board Attorney. The Resolution was adopted by unanimous vote. None were opposed.

BOARD ENGINEER – A Motion was offered by Chairwoman Kwaak seconded by Chief Hogan nominating CME Associates as Board Engineer. The Resolution was adopted by unanimous vote. None were opposed.

BOARD PLANNER – A Motion was offered by Mr. Brown and seconded by Ms. D’Agostino nominating Leon S. Avakian, Inc. as Board Planner. The Resolution was adopted by unanimous vote. None were opposed.

CONFLICT BOARD PLANNER – A Motion was offered by Mr. Jacobson and seconded by Mr. Castronovo nominating CME Associates as Conflict Board Planner. The Resolution was adopted by unanimous vote. None were opposed.

Professionals were not chosen for a Consulting Conflict Consulting Engineer.

Mr. Cucchiaro sworn in Brian Boccanfuso, Professional Engineer of CME Associates.

Chairwoman Kwaak stated for the record that the designated newspaper for the 2019 Manalapan Township Planning Board is the Asbury Park Press.

MINUTES:

A Motion was made by Mr. McNaboe, Seconded by Mr. Jacobson to approve the Minutes of December 13, 2018 as written.

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

A Motion was made by Chief Hogan, Seconded by Mr. Jacobson to approve the Minutes of December 17, 2018 as written.

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

APPLICATIONS:

PPM1724 ~ Cardinale and Associates, LLC
Manalapan Crossing
162 Route 33 ~ Block 66 / Lot 8.01
Preliminary & Final Major Subdivision
Preliminary & Final Major Site Plan
Continued Hearing - Carried to January 24, 2019

Chairwoman Kwaak announced that the above-mentioned application is being carried to the January 24, 2019 Planning Board meeting. Mr. Cucchiaro stated this application will be carried to the January 24, 2019 Planning Board meeting with no further notice to property owners.

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

Mr. Cucchiaro stated he received a letter from the applicant's attorney asking that be carried to January 24, 2019 Planning Board Meeting. Mr. Cucchiaro stated this matter would be carried to the January 24, 2019 Planning Board Meeting with no further to property owners.

Mr. McNaboe asked why we weren't carrying this application until one of the February meetings? Why would we hear two large applications in one night? Chairwoman Kwaak said we received a letter asking for January 24, 2019. Mr. Cucchiaro said that is their request, but the Board can change that. Mr. McNaboe said in his opinion, he would rather try to finish the Cardinale application if possible, and then concentrate on the Milford Estates application on another evening.

Mr. Cucchiaro stated application PMS1801, Milford Estates, LLC will be carried to the Planning Board's February 14, 2019 meeting with no further notice to property owners.

PFS1325 ~ 149 Freehold Road, LLC
Olde Silver Tavern
149 Freehold Road ~ Block 27 / Lot 39
Extension of Time for Preliminary and
Final Site Plan Approval

Frank Accisano, Esq. represented the applicant this evening. Mr. Cucchiaro swore in John Ploskonka, PE. Mr. Accisano stated that the Permit Extension Act applied to our original approval, which would expire January 2019. We are asking the Board for a one year extension under the MLUL to expire January 8th or 9th, 2020. Mr. Accisano added he believes everyone is familiar with the history of the Olde Silver Tavern. We have had several applications going trying to explore alternatives regarding how the property was going to be sewerred. We have finally reached some conclusions and we are ready to proceed, but we need one year on the Final approval which we obtained in 2014.

Mr. Cucchiaro addressed Mr. Accisano regarding the Permit Extension Act. The way we have always read it is that the approvals got extended to June 30, 2017. That is the date we have always used. This applicant did not get any previous extensions, so you will need an extension to get you from 2017 to 2018, and then a second one year to get you from June 2018 to June 2019. Therefore, it would be two, one-year extensions. Mr. Cucchiaro said that is consistent with our interpretation. The zoning has not changed on the property. The applicant has diligently been pursuing all outside agency approvals.

Mr. McNaboe asked if the applicant is eligible for one more extension for a total of three extensions? Mr. Cucchiaro said three extensions are available. They could conceivably get to June 2020. Mr. McNaboe asked if we could offer them all three extensions now; otherwise they are going to be back here again in five months. Mr. Cucchiaro said he has seen two years as common, but he has never seen three years. Mr. McNaboe stated he was trying to save the applicant from another trip in June. Chief Hogan asked if we could be unique and grant them three years tonight. Mr. Cucchiaro said it is not a construction issue, the outside agency approvals are not affected by cold weather.

A Motion for two, one-year Extensions which would expire June 30, 2019 was made by Mr. Fisher, Seconded by Mr. Castronovo.

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

PUBLIC PORTION:

Chairwoman Kwaak opened the floor to the public for any non-agenda items. Seeing there were none, the public section of the meeting was closed.

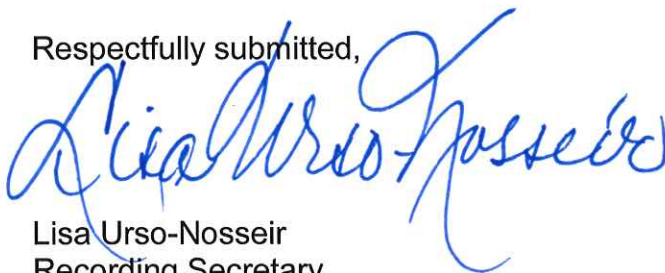
CORRESPONDENCE:

Chairwoman Kwaak pointed out that the future tentative applications are listed on the Agenda. They will be put on the Agenda accordingly and the next meeting will be January 24, 2019 at 7:30 pm.

ADJOURNMENT:

A Motion was offered by Chief Hogan to adjourn the meeting at 8:15. All were in favor and none were opposed.

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.