

Township of Manalapan

Department of Planning & Zoning

120 Route 522 & Taylors Mills Road

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Planning Board Minutes

July 25, 2019

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, Daria D'Agostino

In attendance at the meeting: John Castronovo, Todd Brown, David Kane, Alan Ginsberg, Daria D'Agostino, Kathryn Kwaak, Jack McNaboe, Barry Jacobson, Steven Kastell

Absent from the meeting: Chief Hogan, Barry Fisher

Also present: John Miller, Alternate Board Attorney
Lisa Urso-Nosseir, Recording Secretary

Minutes:

A Motion was made by Mr. Castronovo, Seconded by Mr. Brown to approve the Minutes of July 11, 2019 as written.

Yes: Castronovo, Brown, Kane, Ginsberg, D'Agostino, Kwaak, McNaboe, Jacobson, Kastell

No: None

Absent: Hogan, Fisher

Abstain: None

Not Eligible: None

Resolutions: PMS1843 ~ Ann Desjardins,
Trustee of the Grace M. Solinski Family Trust
65 and 69 McCaffrey Road
Block 70 / Lots 35.01 and 35.02
Minor Subdivision

A Motion was made by Ms. D'Agostino, Seconded by Mr. Ginsberg to approve the Resolution for PMS1843 as written.

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

**PPM1845 ~ 12 Sobeckko Road, LLC
 12 Sobeckko Road ~ Block 29 / Lot 13
 Preliminary and Final Major Site Plan**

A minor addition was made to the Resolution on page 17, condition number 8. The word 'existing' will be added to the condition and now shall read: 'the ***existing*** septic and well shall be decommissioned'.

A Motion was made by Mr. Ginsberg, Seconded by Ms. D'Agostino to approve the Resolution for PPM1845.

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

**Application: PFM0713EX ~ Kennedy, Cuchural & Cuchural
 621 Tennent Road ~ Block 1110 / Lot 12
 Extension of Time for Final Major Subdivision**

Michael Steib, Esq. represented the applicant this evening. He stated he appears before the Board to request a third, and final, one year extension of Final Major Subdivision approval with respect to a 4.7 acre parcel located on Tennent Road. This application had previously received a five lot subdivision approval in the R20 zone.

Mr. Miller swore in James Kennedy, Civil Engineer who prepared the subdivision plans. Mr. Kennedy explained that this is a vacant 4.7 acre parcel and it was approved for five residential lots. The zone remains unchanged.

Mr. McNaboe said there seems to be activity in that area and asked Mr. Kennedy for an update on the area. Mr. Kennedy said they had a freshwater wetlands permit that was set to expire last Fall. The isolated wetlands were filled, the tree clearing permit was granted by The Shade Tree Commission and a portion of the drainage improvements were undertaken simply to preserve the rights under the NJ DEP permit. Mr. Kennedy said this area was cleared, but it quickly has regrown.

Chairwoman Kwaak asked about the status of the outside agency approvals. Mr. Kennedy said he has all outside agency approvals. The only item setting aside Final is the submission of a \$200,000 bond. That hasn't been done because each time the property goes under contract, the buyer backs out. We are trying to find a suitable buyer for the property.

Mr. Ginsberg asked if the property has had major flooding? Mr. Kennedy said no, not to his knowledge; the brook is across the street.

Chairwoman Kwaak asked if the widening of Tennent Road is going to impact this property? Mr. Kennedy said that is part of the \$200,000 improvements that the applicant agreed to make with the County.

Mr. McNaboe asked if this was their final extension. Mr. Kennedy said this is the third, and final, extension of time. The date will run July 1, 2019 through June 30, 2020.

A Motion was made by Mr. Castronovo, Seconded by Mr. Brown granting a third and final extension of time for application PFM0713EX.

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

Chairwoman Kwaak opened the floor to any non-agenda items; seeing none, it was closed. Ms. Nosseir said the next meeting will be August 8, 2019. Countryside Developers has requested additional time and have requested to be heard August 22, 2019. We will place different applications on the August 8, 2019 agenda. Mr. McNaboe said we are trying to give the applicants and the Board sufficient time to review the matters thoroughly.

Adjournment

A Motion to adjourn the meeting was made by Mr. McNaboe, and agreed to by all.

Respectfully submitted,

A handwritten signature in blue ink that reads "Lisa Urso-Nosseir". The signature is written in a cursive, flowing style.

Lisa Urso-Nosseir
Recording Secretary

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