

# Township of Manalapan

## Department of Planning & Zoning

120 Route 522 & Taylors Mills Road

Manalapan, NJ 07726

(732) 446-8350

## Planning Board Minutes of Virtual Meeting

### June 25, 2020

The virtual 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. 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:** Acting Secretary, Lisa Urso-Nosseir

In attendance at the meeting: Barry Fisher, Todd Brown, John Castronovo, Alan Ginsberg, Kathryn Kwaak, Jack McNaboe, Barry Jacobson, Steve Kastell, Brian Shorr

Absent from the meeting: Daria D'Agostino, Richard Hogan

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

Mr. Cucchiaro swore in Jennifer Beahm, Professional Planner and Brian Boccanfuso, Professional Engineer.

### **MINUTES:**

A Motion was made by Mr. Fisher, Seconded by Mr. Brown to approve the Minutes of May 14, 2020 as written.

Yes: Fisher, Brown, Castronovo, Ginsberg, Kwaak, McNaboe, Jacobson, Kastell, Shorr

No: None

Absent: D'Agostino, Hogan

Abstain: None

Not Eligible: None

A Motion was made by Mr. Castronovo, Seconded by Mr. Fisher to approve the Minutes of June 11, 2020 as written.

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

**RESOLUTIONS:**

**Ordinance 2020-12**

A Motion was made by Mr. Brown, Seconded by Mr. Fisher to approve the Resolution for Ordinance 2020-12 as written.

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

**Ordinance 2020-13**

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

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

**Ordinance 2020-14**

A Motion was made by Mr. Fisher, Seconded by Mr. Brown to approve the Resolution for Ordinance 2020-14 as written.

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

**Ordinance 2020-15**

A Motion was made by Mr. Fisher, Seconded by Mr. Brown to approve the Resolution for Ordinance 2020-15 as written.

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

**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, this matter was carried from June 11, 2020 Planning Board Meeting.

*Please refer to the attached court reporter transcription for this matter.*

A Motion was made by Chairwoman Kwaak, Seconded by Mr. Brown to approve application PMS1919 with the conditions that were discussed throughout the hearing.

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

**Ordinance Number 2020-17: An Ordinance of the Township Committee of the Township of Manalapan, Amending Ordinance 2020-07 Providing for Multi-Family Housing with an Inclusionary Set-Aside of Affordable Housing to be Developed in the Newly Created AH\_Diocese Affordable Housing Overlay Zone**

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 2020-17 is substantially consistent with the Master Plan by Mr. Fisher and Seconded by Chairwoman Kwaak.

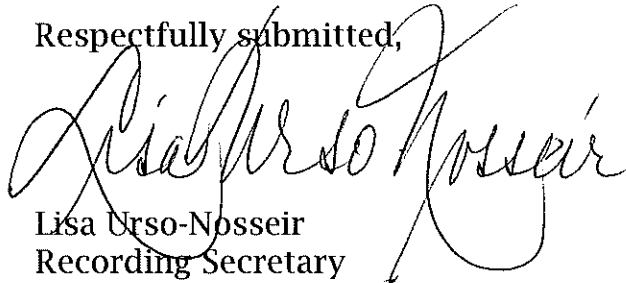
Yes: Fisher, Castronovo, Ginsberg, Kwaak, McNaboe, Jacobson, Kastell,  
Shorr  
No: None  
Absent: D'Agostino, Hogan  
Abstain: Brown  
Not Eligible: None

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.