

Township of Manalapan
120 Route 522 & Taylors Mills Road
Manalapan, NJ 07726
(732) 446-8350

Planning Board Minutes

Virtual Meeting

September 9, 2021

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: Daria D'Agostino, Secretary

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

Absent from meeting: 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 Brian Boccanfuso, Professional Engineer and Jennifer Beahm, Professional Planner.

Minutes:

A Motion was made by Mr. Brown, Seconded by Mr. Castronovo to approve the Minutes of August 12, 2021 as written.

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

No: None

Absent: Hogan

Abstain: None

Not Eligible: Fisher, D'Agostino

Resolutions: **PMS2129 ~ The Place at Manalapan
c/o Community Investment Strategies, Inc.
Route 33 ~ Block 72.01 / Lot 69
Preliminary and Final Major Site Plan**

Mr. Cucchiaro announced the attorney for The Place at Manalapan has requested that the vote on their resolution be carried to September 23, 2021 to allow for additional review time.

**PPM2031~ K. Hovnanian at Manalapan V, LLC,
"Pinebrook Crossing"
Wilson Avenue @ Sobechko Road
Block 30 / Lots 2, 3.01, 3.02, 4 & 7.01
Preliminary and Final Major Subdivision
Preliminary Major Site Plan**

A Motion was made by Mr. Fisher, Seconded by Mr. Brown to approve the Resolution for PPM2031, as written.

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

Application: **PPM2104 ~ Stavola Asphalt Company
Manalapan Landing
Stavola Woodward Road-Office
Stavola Woodward Road-Retail
Woodward Road and Route 33
Block 7232 / Lots 1.04, 1.06 and 2.04
Preliminary and Final Major Site Plan
Preliminary and Final Site Plan
Carried from August 26, 2021**

Peter Wolfson, Esq. of Day, Pitney, LLP represented the applicant, Stavola Asphalt Company, this evening. Mr. Wolfson said at the August meeting, you heard testimony regarding the residential part of the application. During the testimony, Ms. Beahm raised an issue regarding the issue of the affordable units, specifically we were proposing they would be for sale. Ms. Beahm stated that the Fair Share Plan with Manalapan stated that these units should be rentals. Mr. Wolfson said that since this issue represents a threshold to the viability to the project, we respectfully request to continue the hearing at the October 14,

2021 meeting, the hope being it would give us sufficient time to complete our examination and to come to a resolution that works for everyone.

Mr. Cucchiaro announced that Application PPM2104, Stavola Asphalt Company has been carried without further notice to the virtual October 14, 2021 Planning Board meeting.

Application: **PPM2060~JG2 Manalapan Residential Development, LLC**
Franklin Lane ~ Block 7 / Lots 14.03 & 15.01
Preliminary and Final Major Site Plan
Carried from August 26, 2021

Mr. Cucchiaro announced that two Planning Board members were recusing themselves from the JG2 Manalapan Residential hearing. Barry Fisher and Daria D'Agostino were recused from the meeting. They remained on the meeting to hear the application as members of the public.

John Giunco, Esq. of Giordano, Halleran & Ciesla represented the applicant, JG2 Manalapan Residential Development, LLC, this evening. He explained that at the last hearing they presented their proposal. Ms. Beahm and Mr. Boccanfuso were both satisfied and did not have any further questions. Mr. Giunco added that NJ DEP has issued the Flood Hazard Verification for the stream corridor.

Mr. Castronovo asked about the balconies and if they are meant to hold the HVAC system, or for recreational use. Mr. Brennan, the architect for this project, stated that each unit will have a balcony which is approximately 7' x 5' and it is a outdoor space for lounging. Adjacent to it will be the condensing unit that is in an enclosed closet area.

Mr. Jacobson asked if there would be any electric charging stations in the parking lots, and on the community center will solar panels be installed? Mr. Giunco said the electric charging stations are not currently on the plans, we do plan on installing them, but there is no proposal for solar panels. Mr. Cucchiaro said the number of electric stations needs to be put on the record. Mr. Giunco said we will install one - four electric charging stations. Mr. Jacobson asked about blind spots by the community center for commuters walking after sundown. Mr. Giunco said we intend to have lighting on all the sidewalk areas for safety reasons. Mr. Jacobson asked is it possible to have an estimate of how many people would be commuting or walking to work - is there a formula for that? Mr. Rea said there is no formula for that, but he does believe given the location of the property so close to the Gordon's Corner Road bus stop, that a good a number of the residents will walk to the bus stop.

Mr. Brown asked where the daily mail delivery will go for the residents? Mr. Giunco said each of the units have outdoor mailboxes in front of them, one each individually. Mr. Brown asked about the optional grill in the recreation area. Mr. Giunco said we will install some grills for the residents, the number of grills has not been determined yet.

Chairwoman Kwaak asked if the parking is going to be assigned spots? Mr. Giunco said there are in excess amount of parking spaces for the development so we would not assign spaces. She asked if there was a generator proposed for the club house. Mr. Giunco said not at this time.

Mr. McNaboe asked if there would be internal markings or signs to send everybody South on Franklin Lane to pick up Route 9? Mr. Rea said he doesn't recall seeing those signs on the plans. Mr. French said there are no designated signs, but we can certainly add a sign directing drivers to Route 9. Mr. Boccanfuso said he agrees with the Mayor and it would be more direct to head South to go North. Some directional signage to guide drivers to the easiest and most efficient route would be a good idea. A 2' x 3' sign would be sufficient to guide visitors in the right direction. Mr. Cucchiario added that we need to have regulation size signs. Mayor McNaboe asked if there was hairpin parking spots. Mr. French said that is correct.

Chairwoman Kwaak opened the floor to the public for questions and comments.

Mr. Cucchiario swore in Michael D'Agostino, 18 Holiday Road. He asked why are there so many units for a small area. The three story height is higher than the adjacent medical building on Franklin Lane. Mr. Giunco said in the affordable housing scenario, the developers and the Township bear a cost of providing, in this instance, 30% of the units, which were the statutory requirements. That is the purpose of the density issue; it is a function of being able to build those units and make them affordable to the public at the proposed rents. Mr. D'Agostino asked about the sidewalks on Franklin Lane. How far North and South are those sidewalks going to extend. Mr. French will provide an answer in a moment. Mr. D'Agostino asked if there were plans for a tot lot or playground. Mr. Giunco said Mr. French will address that issue as well shortly. Mr. D'Agostino spoke about the trees that are currently growing on the property being transplanted and used as buffers. Obviously there is a good chance that a certain percentage of those trees are not going to survive. Who is going to be responsible to replace the plantings if and when they are needed? Mr. Giunco said the developers is responsible subject to the performance guarantees and obligations to the Township. Mr. D'Agostino asked about the location of the crosswalks and where they are going to be installed.

Mr. French answered Mr. D'Agostino's above-mentioned questions. Mr. French said the length of the sidewalks is being proposed along the entire frontage of Franklin Lane on the east side in front of their project. The crosswalk is on the northern end of the project limits for access onto the other side of Franklin Lane. Mr. French said there is not necessarily a tot lot, but there are recreation areas which include the club house, the patio and pool area, tables, chairs and grills and open lawn areas as well. Mr. D'Agostino stated some playground equipment would be useful because the nearest playground is off of Holiday Road and it cannot support any more children using the same equipment. Mr. French pointed out on the site plan exhibit where the crosswalk would be located.

Mr. Cucchiaro swore in Barry Fisher, 33 Whirlaway Road and property owner at 342 Route 9. Mr. Fisher said he likes the proposal for the project however Franklin Lane is 25 MPH and the cars do 50 MPH, the cars go way too fast. Mr. Fisher asked if there was any way to put an additional crosswalk on the southern side? Mr. French said we put on the northern end, which is the safest part to cross. Ms. Beahm said she agrees with Mr. Fisher and the intent of the crosswalk is to provide safe access and we need an additional crosswalk.

Chairwoman Kwaak asked about the illuminated crosswalk and flashing signs that she has seen at other locations. Is this a possibility for this project? Mr. French said there is a blinking signal already identifying the crosswalk. Mr. Boccanfuso said the sign is required by the MUTCD.

Chairwoman Kwaak closed public since there were no other hands raised.

Mr. Cucchiaro explained that the applicant has presented their professional testimony, questions from the professionals and the Board were answered as well questions and comments from the public. At this point, the Board is being asked to vote for Preliminary and Final Site Plan approval with the ancillary relief that has been placed upon the record and subject to the conditions on the record.

Mr. Ginsberg made a Motion for Preliminary approval only with the ancillary relief placed upon the record. Mr. McNaboe asked Mr. Ginsberg why he only was requesting Preliminary approval. Mr. Ginsberg was concerned about potential traffic issues, in particular where the crossing are going to be. Mr. Boccanfuso said the proposal has one crosswalk illuminated.

Mr. Cucchiaro said someone could make a motion to amend the motion by Mr. Ginsberg.

A Motion was made by Mayor McNaboe to amend the Motion made by Mr. Ginsberg to approve PPM2060~JG2 Manalapan Residential Development, for both Preliminary and Final Site Plan Approval along with ancillary relief, and Seconded by Mr. Castronovo.

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

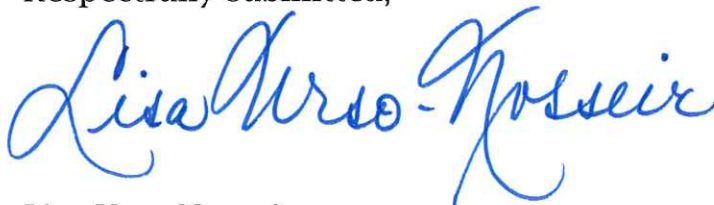
Chair Kwaak asked for any correspondence and Ms. Nosseir stated there wasn't anything to share this evening. Chairwoman Kwaak opened the floor for any non-agenda items. Seeing none, the public portion was closed.

Mr. Brown asked for an update on future in-person meetings. Ms. Nosseir explained that she met with our IT Department, MTTN and Mayor McNaboe and the decision on equipment upgrades will be further investigated. Mayor McNaboe said he looks forward to going back to the courtroom and having the public present, but with the COVID numbers the way they are right now, it doesn't seem like a safe or wise choice.

Chair Kwaak reminded the Board that the next meeting is September 23, 2021, which will remain virtual.

Mayor McNaboe made a Motion to end the meeting at 8:35 pm and it was agreed to by all.

Respectfully submitted,



Lisa Urso-Nosseir
Recording Secretary