

Township of Manalapan
120 Route 522 & Taylors Mills Road
Manalapan, NJ 07726
(732) 446-8367

Planning Board Minutes

Virtual Meeting

February 10, 2022

The meeting was called to order with the reading of the Open Public Meetings Act by Chairwoman Kathryn Kwaak at 7:31 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, Richard Hogan, Steve Kastell, Brian Shorr

Absent from meeting: All Present

Also present: Steven Tombalakian, Alternate Planning Board Attorney
Brian Boccanfuso, Planning Board Engineer
Jennifer Beahm, Planning Board Planner
Lisa Urso-Nosseir, Recording Secretary

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

Minutes:

A Motion was made by Chief Hogan, Seconded by Mr. Castronovo to approve the Minutes of January 27, 2022 as written.

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

Resolution: PPM2104 ~ Stavola Asphalt Company
Manalapan Landing
Woodward Road and Route 33
Block 7232 / Lots 1.04, 1.06 and 2.04
Bifurcated Preliminary and Final Major
Subdivision Approval
Preliminary and Final Site Plan Approval with
Ancillary Variance Relief~Residential Portion Only

Mr. Tombalakian stated that Mr. Cucchiaro received comments from the Board professionals as well as the applicant's attorney and the revisions have not been completed yet. The Resolution will be carried to February 24, 2022 for memorialization.

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 2.0
Preliminary and Final Major Site Plan
Preliminary and Final Site Plan
Carried from January 13, 2022

Chairwoman Kwaak announced that the applicant requested to be carried to the Board's April 14, 2022 meeting. Mr. Tombalakian stated that anyone from the public or any interested party that is present this evening, to please check the website to see if the meeting is going to be virtual or in person. If you previously received a certified letter of the Notice, you will not be receiving another letter, so again, please check the website.

PMS1745EXT ~ RWF 33, LLC, Successor in Interest to Joseph
Route 33 East ~ Block 74 / Lot 23.02
Extension of Time for Preliminary Site Plan Approval

Peter Klouser, Esq. of Heilbrun, Pape appeared on behalf of the applicant. This is an application for an Extension of Time, the statute is N.J.S.A.40:55D-49. The Board granted approval on March 14, 2019, which is coming up on three years ago. When a Preliminary approval is granted, the MLUL provides protections from any changes in the zoning ordinances for a period of three years. Thereafter, the applicant is allowed to ask for two one-year extensions, and we are asking for a one year extension which would carry through March 14, 2023. Mr. Klouser reminded the Board that this is the warehouse approval on Joseph Skeba's farm on Route 33.

There are a number of outside approvals that are needed, included NJ DOT, NJ DEP and The County and after the approval was granted by this Board, it was discovered that a portion of the property that was relevant to some of those improvements was encumbered by Green Acres. That took a long time to resolve, almost two years of working with the Township and the County to resolve that issue. It now has been resolved and what happened is, because of that, the County approvals were put on hold since they were reluctant to move forward with their approvals until we resolved that issue. That issue has been resolved and we are now working with the County to complete their approvals. We have made headway with the County and we are close to completing a Developers Agreement with the County which then opens up joint applications that need to be made with the County and the DEP and the DOT. A vast number of other approvals, such as sewer, water, etc., are all in good shape. The applicant was significantly delayed by the Green Acres encumbered parcel. With the Township's help and the applicant's professionals, we were able to work through that.

Mr. Klouser continued and said we are asking for the Extension of Time in order to complete the approvals which will then lead into the DEP and DOT approvals to be completed before returning for Final Planning Board approval. Therefore, we are requesting a one year extension to finish up the approval process.

Chairwoman Kwaak confirmed that the applicant is requesting a one year extension to March 14, 2023. Ms. Beahm confirmed that the zoning has not changed. The professionals or the Board did not have any further questions for the applicant.

Chairwoman Kwaak opened the floor to the public, but being there were none, public was closed.

A Motion was made by Mr. Fisher and Seconded by Mr. Castronovo to approve the Extension of Time for one year for PMS1745EXT.

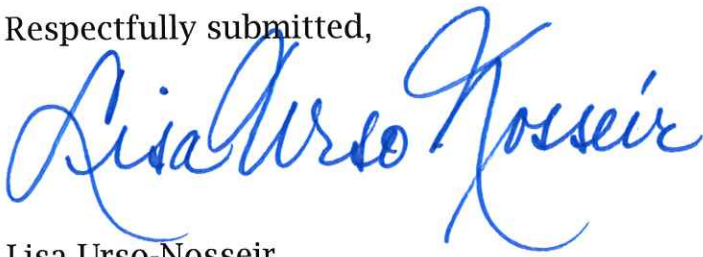
Yes: Fisher, Brown, Castronovo, Ginsberg, D'Agostino, Kwaak, McNaboe,
Jacobson, Hogan
No: None
Absent: None
Abstain: None
Not Eligible: Kastell, Shorr

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.

Chair Kwaak reminded the Board that the next meeting is February 24, 2022, which will remain virtual.

Chief Hogan made a Motion to end the meeting at 7:45 pm and it was agreed to by all.

Respectfully submitted,

A handwritten signature in blue ink that reads "Lisa Urso-Nosseir". The signature is written in a cursive style with a large, looping initial "L".

Lisa Urso-Nosseir
Recording Secretary