

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

Planning Board Minutes

Virtual Meeting

March 10, 2022

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: Lisa Urso-Nosseir, Recording Secretary

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

Absent from meeting: Daria D'Agostino

Also present: Ronald D. Cucchiaro, Planning Board Attorney
Lisa Urso-Nosseir, Recording Secretary

Minutes:

A Motion was made by Chief Hogan, Seconded by Mr. Fisher to approve the Minutes of February 24, 2022 as written.

Yes: Fisher, Brown, Ginsberg, Castronovo, Kwaak, McNaboe, Jacobson, Hogan, Kastell
No: None
Absent: D'Agostino
Abstain: None
Not Eligible: 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. Cucchiaro said he is still working out comments with the applicant's attorney and the revisions have not been completed yet. The Resolution will be carried to March 24, 2022 for memorialization.

Applications: PFS1507-C ~ Stacar Properties of New Jersey
Kitchen and Bath Showroom
330 HWY 9 ~ Block 8 / Lot 3.01
Amended Site Plan

Mr. Cucchiaro said the applicant's Noticing was deficient and they could not appear this evening. The applicant is going to renote for the March 24, 2022 Planning Board Meeting.

PPM2106 ~ Mercer Realty Partners, LLC
51 HWY 33 ~ Block 79.02 / Lots 4.01, 4.02 & 7
Preliminary and Final Major Site Plan
Carried from March 10, 2022 to April 28, 2022

Mr. Cucchiaro said at the previous hearing for the above-mentioned applicant, this matter was carried to tonight for scheduling purposes only. The next hearing for Mercer Realty Partners, LLC will be Thursday, April 28, 2022 at 7:30 pm and no further noticing is required. All documents are on file with the Board Secretary and uploaded to mtnj.org.

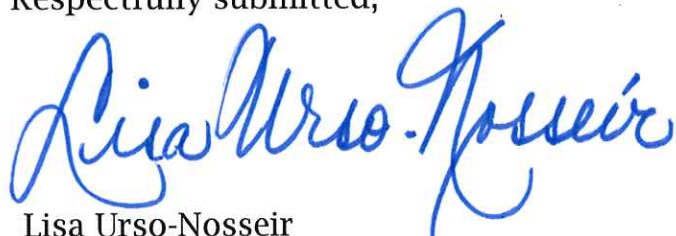
Chair Kwaak asked for any correspondence and Ms. Nosseir stated there wasn't anything to share this evening. Chairwoman Kwaak opened the floor for any non-agenda items. Seeing none, the public portion was closed.

Mr. McNaboe stated the first in-person Planning Board meeting will be April 28, 2022.

Chair Kwaak reminded the Board that the next meeting is March 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 initial "L".

Lisa Urso-Nosseir
Recording Secretary