

**Township of Manalapan**  
120 Route 522 & Taylors Mills Road  
Manalapan, NJ 07726

**Planning Board Minutes**  
**March 14, 2024 Public Meeting**

Chairwoman Kathryn Kwaak called the meeting to order at 7:35 pm with the reading of the Open Public Meetings Act. The salute to the flag followed.

Mr. Kastell read the TV Disclosure Statement and took the Roll Call of the Board.

In attendance at the meeting: Todd Brown, John Castronovo, Barry Jacobson, Kathryn Kwaak, Jack McNaboe, Richard Hogan, Steve Kastell, Nunzio Pollifrone, Pat Givelekian.

Absent: Barry Fisher and Brian Shorr

Also present: Richard Brigliadoro, Planning Board Attorney  
Jordan Rizzo, Planning Board Engineer  
Jennifer Beahm, Planning Board Planner  
Nancy McGrath, Recording Secretary

Mr. Brigliadoro swore in the professionals - Jordan Rizzo and Jennifer Beahm.

**Applications**

**PMS2210~CCG Real Estate, LLC**

**Wood Avenue~Block 49 / Lot 7**

**(3) Lot Minor Subdivision**

*Carried to 4/25/24 no further noticing to the property owners*

**PFM2308~Lamb Lane Stables, LLC**

**Lamb Lane ~ Block 74/Lot 14.02**

**Preliminary and Final Major Site Plan**

**Total of 11 building (10 stables and 1 Maintenance building)**

*Carried to 3/28/24 no further noticing required*

**PMS2238 ~ Monmouth Battlefield Flex Co., LLC**

**Route 33~Block 79.02/Lots 2, 3 & 5**

**Preliminary & Final Major Site Plan - Flex Space**

**Hearing #5**

Mr. Giunco, the attorney representing the applicant, stated testimony concluded at the 3/14/24 meeting. The applicant did resubmit some items to support testimony from the last meeting. Both the Planner and Engineer confirmed submissions are consistent with testimony and there are no further concerns.

The following is a summary of the discussion:

- Shielding of the rooftop equipment will cover the entire height of the equipment– 2.5 and 6ft. Max height of the building will be 42ft and at the peak of the two front buildings it will be 43 ft.
- Trailer parking on site - depicted on the plan
- Roof access – internal stairway in one of the two service rooms in each building
- Acceleration and deceleration lanes on Route 33 - addressed through traffic consultant. Board wants deceleration lanes.
- NJDOT will not grant access from the freeway to the southern side of the site. Board asked applicant for a letter from NJDOT for the file
- Board wants curbs and sidewalks on Business 33
- Separation between buildings – plan revised (added 9ft) and submitted to the board
- Signage – Revised sign as directed. Variance needed

- Frontage along Route 33 Business – will retain the mature trees to offset buffer requirement. Long-term maintenance of trees and landscaping (condition of approval)
- Fire Bureau accepted plans as designed
- Environmental Commission – Applicant will comply with any recommendations
- Freehold Health Department report – Septic sized to anticipate use and will be regulated by NJDEP.
- Board wants Phase 1A Archeological Investigation (condition of approval)

Chairwoman Kwaak reopened the application for public comments.

The following members of the public addressed the Board regarding this application.

**Joseph DeJohn, 24 Militia Hill Road, Freehold, NJ**  
**Daniel Byrnes, 2 Old Eagle Road, Freehold, NJ**  
**Glen Allen Gladney, 11 Turtle Hollow Drive, Manalapan, NJ**  
**Richard Kuberski, 13 Crawford Road, Manalapan, NJ**  
**Ira Krulik 35 Militia Hill Road, Freehold, NJ**  
**John Downing, 309 First Avenue, Spring Lake, NJ**  
**Kip Cherry, Conservation Chair for Sierra Club**

Public comments centered around potential historical significance, impacts of traffic on residential developments along Route 33, and septic use.

Talking points included the following:

What about access from Hwy 33 Freeway instead of Business Route 33?

- The NJDOT does not allow access from the Hwy 33 Freeway because it is a Level 1 limited access highway. Planning Board has no jurisdiction over Hwy 33 and the Board cannot deny an application for a permitted use based on traffic.

Is there going to be 24-hour onsite management?

- There will be a property manager but not round the clock coverage.

How will the township know what type of tenants are using the space and how will septic use be monitored?

- The township requires any new business owner/tenant to file for a zoning permit and a building permit. The Zoning Officer evaluates the letter of intent (hours, type of business, # of employees, etc) to make sure it is an allowed use according to the zone. Part of the process also includes sending the request to the health department to make sure the septic system can handle the tenant usage.

Has the project been reviewed by the NJDEP?

- Mr. Giunco responded the applicant received the LOI as it relates to onsite wetlands. Site is clear and there is no evidence of contamination in regards to soil testing.

Has the project been reviewed NJDEP Historic Preservation Office (SHPO) or National Park Service?

- The property is not on the National or State Register of historic places. The National Park Service does not have jurisdiction. There is no mechanism in place for the Board to require the applicant to go to SHPO. When the applicant submits to the NJDEP, the DEP will submit the application to all the relevant state departments including SHPO.

The Board Attorney explained that according to the Municipal Land Use Law (MLUL) the Board must hear an application within a certain amount of time and cannot deny or delay the application based on outside agency approvals (e.g. County Planning Board, Soil Conservation District, NJDOT, NJDEP, etc.).

After public comments, the Board voted to approve Preliminary Major Site Plan.

A Motion was made by Chief Hogan and Seconded by Mr. Castronova to approve Preliminary Major Site Plan.

Yes: Brown, Castronovo, Kwaak, Hogan, Pollifrone  
No: McNaboe, Jacobson, Kastell  
Absent: Fisher, Shorr  
Abstain: None  
Not Eligible: Givelekian

**Correspondence - None**

**Non Agenda Items – None**

**Executive Session** – Chairwoman Kwaak read the Resolution authorizing Executive Session to discuss litigation. Seconded by Chief Hogan and approved by all.

**Adjournment**

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*Submitted by Nancy McGrath*