

Township of Manalapan
120 Freehold Road
Manalapan, NJ 07726

Planning Board Minutes
May 9, 2024 Public Meeting

Chairwoman Kathryn Kwaak called the meeting to order at 7:38 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: Barry Fisher, Todd Brown, John Castronovo, Barry Jacobson, Kathryn Kwaak, Jack McNaboe, Chief Hogan, Steve Kastell, Brian Shorr, Nunzio Pollifrone, Pat Givelekian

Also present: Ronald Cucchiaro, Esq, Planning Board Attorney
Jordan Rizzo, PE Planning Board Engineer
Nancy McGrath, Recording Secretary

Mr. Cucchiaro swore in Board Engineer, Jordan Rizzo.

Minutes

The minutes from the March 28, 2024 meeting were not approved because they were submitted to the Board too late and the members did not have enough time to review. The approval of the minutes will be on the May 23, 2024 Planning Board agenda.

Resolution

PMS2238 - Monmouth Battlefield Flex Co., LLC
Route 33 ~ Block 79.02 / Lots 2, 3 & 5
192,751 sq ft of Flex Space
Preliminary Site Plan Approval on 3/14/24

Mr. Cucchiaro explained that the Resolution for Monmouth Battlefield Flex Co., LLC will not be memorialized tonight due to several comments received that require review and processing. Additionally, he prefers to provide an advanced copy to the applicant's attorney to review any changes that might be made. Therefore, the resolution will be carried to the May 23, 2024 agenda.

Capital Review Applications

PCR2412 – Manalapan-Englishtown Middle School
2-Story Addition, Paving, Replace Concrete Sidewalks, Stairs, Ramps, Generator

PCR2413 - Lafayette Mills School – Generator

PCR2414 - Pine Brook School – Generator

PCR2415 - Clark Mills School – Generator

PCR2416 - John Dawes ELC – Generator

PCR2417 - Milford Brook School – Generator

PCR2418 - Taylors Mills School - Generator

Mr. Dante Alfieri representing the Board of Education, introduced Mr. Ted Hopkins, Principal of FVHD Architects who provided an overview of the proposed projects at each school.

The miscellaneous projects include generators at all schools except one (Wemrock Brook), along with an addition at the Manalapan-Englishtown Middle School (MEMS). The goal is to position the generators optimally, considering their proximity to the gear inside the building and their placement outside. Preliminary locations are shown on the site plans submitted and the generators will be screened with slatted fencing. Additionally, the addition will span approximately 9,000 square feet across two floors, utilizing approximately 4,500 square feet of ground space.

Wemrock Brook School has a generator and is not on the list for a capital improvement project. Currently, MEMS has a generator inside but it has reached the end of its useful life. The new one proposed at MEMS might be able to go inside but as of right now the site plan shows it on the outside near the front of the parking lot but other locations are being considered.

The school has not yet determined whether the generators will cover the entire school. This decision will be based on calculations to determine the required amount of kilowatts needed. The generators will run on natural gas for long-term reliability and serviceability. Natural gas is the most convenient and logical at this point since the gas lines are there. During maintenance operations, the applicant will schedule testing at convenient times to minimize any impact on neighboring properties.

Chief Hogan mentioned that both schools Wemrock Brook and MEMS are listed in the Emergency Management Plan as shelters and part of the requirement is to have generators in certain areas of the building. Chief Hogan said he is willing to work with the Board of Education's team to make sure the required areas are covered by an emergency generator.

Mr. McNaboe stressed the importance of considering the noise made by the generators during power outages, especially since they will operate throughout the night. It is crucial to ensure that the sound will not impact the nearby residential areas. Mr. McNaboe also pointed out that the location of the MEMS addition is on the Gold Court side and emphasized the importance of ensuring that the schools maintain the side yard area.

Chairwoman Kwaak requested confirmation of the location of the MEMS addition. It was explained that when entering the parking lot and the building is facing you, the addition is situated at the far right corner. It occupies a favorable open area near the softball field, provides access to utilities and allows direct access for visitors from the parking lot. There is currently no set start time for the addition.

The applicant does not anticipate that the MEMS addition will create additional demands for parking. While a maximum of 10 parking spots may be taken over, it is not expected to negatively impact overall parking demand.

ORDINANCE

2024-12 - Ordinance further amending Chapter 96, "Gaitway Redevelopment Area," Section 96-2, "Adoption of the Redevelopment Plan," of the Code of the Township of Manalapan, Amending and Supplementing Section 2.6.5 of the Gaitway Redevelopment Plan.

Mr. Cucchiaro explained that the purpose of this ordinance is to correct some inconsistencies that were in the original redevelopment plan. These discrepancies came to light during a more comprehensive review of the development application. The ordinance aims to amend the details regarding bulk requirements in order to achieve consistency across all sections of the plan. The redevelopment plan has already been determined to be substantially consistent with the Master Plan and the Board agreed that the amendment is also consistent.

The Board did not have additional questions or comments regarding this Ordinance.

A Motion was made by Chief Hogan and Seconded by Mr. Brown that Ordinance 2024-12 is substantially consistent with the Master Plan.

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

Applications

PMS2319 – AAGWML – F Property LLC
Gaitway Farm Redevelopment – Phase 1
Hwy 33 and Woodward Road
Preliminary and Final Major Site Plan
Block 73 ~ Lots 1 – 8 | Block 74 ~ Lots 6 – 10 & 11.01 |
Block 75 ~ Lots 1 – 8
~575,600 sq. ft. Warehouse & ~55,003 sq. ft. Skate Park

Mr. Cucchiaro announced that this application will be carried to the May 23, 2024 Planning Board Meeting without additional notice to property owners. Furthermore, he clarified the applicant understands they will be on the agenda alongside another application and are willing to wait, and risk not being heard if the other applicant does not finish.

Settlement Agreement

LPG Capital vs. Manalapan Township Planning Board
Mr. Cucchiaro explained this is the formal document that includes the terms that were discussed in executive session. The law requires the Planning Board must vote on it during a public meeting in order to execute the settlement agreement.

A Motion was made by Chief Hogan and Seconded by Chairwoman Kwaak to agree to the terms of the settlement agreement.

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

Mr. Cucchiaro concluded by stating that the LPG Settlement Agreement will be filed with the court.

Chairwoman Kwaak opened the meeting to the public, seeing no public in attendance at the time, the public portion was promptly closed.

Correspondence – None

Non Agenda Items – None

Adjournment - Chief Hogan made a motion to adjourn.

Submitted:
Nancy McGrath