

Township of Manalapan
120 Freehold Road
Manalapan, NJ 07726

Planning Board Minutes
April 25, 2024 Public Meeting

Chairwoman Kathryn Kwaak called the meeting to order at 7:31 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
Jennifer Beahm, Board Planner
Jordan Rizzo, PE Planning Board Engineer
Nancy McGrath, Recording Secretary

Mr. Cucchiaro swore in Township Professionals - Jennifer Beahm and Jordan Rizzo

Minutes

A Motion was made by Chief Hogan and Seconded by Mr. Castronovo to approve the minutes of March 14, 2024.

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

Resolutions

PMS2266EXT- Rising Sun Properties, LLC
148 Freehold Road ~ Block 21 / Lot 4.01
Minor Subdivision- Approved 7/13/23, Memorialized 8/10/23
Extension of Time Request

A Motion was made by Mr. Castronovo and Seconded by Mr. Brown to memorialize Rising Sun Properties, LLC Extension of Time request.

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

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
At the request of the applicant, the resolution will be carried to the next meeting May 9, 2024.

PFM2308 - Lamb Lane Stables, LLC
Lamb Lane ~ Block 74/Lot 14.02
Total of 11 building (10 stables and 1 Maintenance building)
Preliminary Site Plan Approval on 3/28/24

Mr. Cucchiaro explained that he received some comments from Board Member Mr. Pollifrone, which have been incorporated into the updated resolution
A Motion was made by Mr. McNaboe and Seconded by Mr. Castronovo to Memorialize Preliminary Site Plan for Lamb Lane Stables.

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

Applications

PMS2210 - CCG Real Estate, LLC

Wood Avenue~Block 49 / Lot 7
(3) Lot Minor Subdivision
To be rescheduled – no testimony

Mr. Cucchiaro stated that rather than continually carrying the application to each meeting, the applicant will notify the Planning Board when they are ready to appear. At that point, they will need to re-notice the property owners.

PFM2342 - Sweetmans Ln LLC

91 Sweetmans Lane ~ Block 8301 / Lot 24
Preliminary and Final Major Subdivision Plan
~~Preliminary and Final Major Site Plan~~ –(no site plan, only subdivision)
7- Lot Subdivision (6 lots, 1 basin)

Mr. Dante Alfieri, the applicant's attorney, explained that they are proposing a 7-lot subdivision. Six of the lots will be designated for single-family homes, and one lot will be reserved for a stormwater detention basin.

Mr. Alfieri introduced the professionals who will testify on behalf of the applicant. Mr. Matthew Sharo will act as both the engineer and planner and Mr. Corey Chase will give testimony as the traffic engineer.

The qualifications of the professionals who testified on behalf of the applicant were deemed sufficient based on their education and experience as presented to the Board.

The following is a summary of Mr. Sharo's testimony.

Exhibit A1 – Color rendering of sheet 2 of the site plan - aerial map prepared by Dynamic Engineering dated 4/25/24. The lot is highlighted in yellow, the dashed yellow line is the 200-foot boundary around the lot. The lot is 13.61 acres and fronts Sweetmans Lane and is surrounded by all residential properties.

The property currently drains to a low spot behind the second or third house on Joseph Street which is the low spot.

The applicant is seeking variance relief for improvable-lot diameter, the requirement for the RR Zone is 100-foot diameter and one of the lots being proposed has approximately an 82-foot diameter. Another variance is for frontage of the access way to the drainage lot. The requirement is to have 20-foot of frontage along the right-of-way, instead the applicant is proposing a 25-foot easement.

Exhibit A2 – Colorized version of sheet 4 of the site plan submission package. This depicts the 7-lot subdivision, 6 of the lots will be single-family and one lot will have the stormwater basin to mitigate the increase in impervious coverage on the lot.

The new access roadway is in the same location as the existing gravel driveway and will be dedicated to the township as a right-of-way, along with an additional 28 feet cartway to allow for on-street parking and end in a cul-de-sac. Parking will be on the same side of the street as the houses, and the applicant will provide 'no parking' signs for the opposite side of the street. The proposed lots will be numbered 24.01 through 24.07, with lot 24.03 designated for the drainage and infiltration basin. Lot 24.03 will handle all the drainage from the new right-of-

way and is situated about 400 feet from Sweetmans Lane. Each house will have its own drywell to mitigate the increase in impervious coverage for the rooftops.

There was a comment about the roadway opening and the proximity to the side property line. Mr. Sharo stated they will shift the driveway entrance further east to avoid the need for a variance.

The applicant is not proposing curbs or sidewalks on Sweetmans Lane. Curbs will be installed onsite, similar to other developments in the area, but no sidewalks proposed.

Lighting is proposed along the new right-of-way and cartway. The lighting plan will be modified to meet requirements near the intersection of Sweetmans Lane.

There is considerable landscaping proposed on the plan which includes at least 200 evergreen, ornamental, and shade trees. On the east and south side of the property, the existing trees will remain and landscaping will be added to increase the buffer for the residents to the east. Landscaping is also proposed on each side property line to create a privacy buffer between the backyards of the residential homes. Trees will be provided along the new right-of-way line as well as long Sweetmans Lane.

Every lot will be on septic and well and a new water main will be run for two new fire hydrants along the proposed right-of-way. A new gas main and electric services will be run to service the homes.

Mr. Sharo said they received outside agency comments from Monmouth County, FSCD, and the Board of Health, which they will address pending approval from the Board.

Mr. Cucchiaro stated the Board engineer did not have enough time to fully evaluate the drainage exhibit was submitted today (4/25/24). As a matter of procedure, that portion of the plan would have to be carried. Mr. Alfieri acknowledged this and then stated that they would only be seeking preliminary approval tonight, and return for final approval at a later date. Mr. Rizzo further explained that the applicant submitted a concept plan for a revised stormwater design. The current plan has all the runoff going east and discharging to the adjacent residential property. Mr. Rizzo asked the applicant's engineer to direct the runoff towards Sweetmans Lane and tie it down further to the east. Additional surveys and engineering would be required as well as approval from the county to make the design work.

Ms. Beahm stated her office has not received documentation for steep slope disturbance yet as referenced in her planning review. This documentation is required to ensure that no variance relief is needed. Other than that, she does not take exception to the improvable diameter relief and the 25 foot frontage on the basin lot. As far as sidewalks along Sweetmans, it is up to the Board to determine whether or not they want to grant the waiver.

The applicant is seeking design waivers to change existing grades that are more than 3 feet, specifically along the south end of the property. They are also seeking waivers for curbing and sidewalks along Sweetmans Lane since none exist today. They plan on doing curbing along the new right-of-way and on the properties but no sidewalks.

Lastly, maximum curb depressions, the requirement is the driveway width plus 4 feet, the driveways are showing 26 feet. The applicant said for safety reason they would seek a waiver for turning movements into the driveway.

Ms. Beahm encouraged the Board to consider the sidewalk issue, emphasizing that buses cannot navigate a cul-de-sac if they cannot turn around. This would require children to wait at the intersection of Sweetmans Lane where no sidewalks are proposed.

Mr. Rizzo reviewed the Residential Site Improvement Standards (RSIS) requirements for internal streets and noted that sidewalks on at least one side of the street are required. Curbs are not specifically required for this intensity of development. He also mentioned that this issue was discussed during the TRC meeting.

After some discussion, the applicant will comply with side-walks on the one side of the street. However, on Sweetmans Lane they would need relief if no sidewalks are proposed.

The applicant agrees to do all demo work before any subdivision plats are recorded. The applicant is proposing that the new roadway be public but will require approval from the governing body to accept the right-of-way dedication. The Board recommends making it a private road. The basin lot will be owned, managed and maintained by an HOA and is covered by an easement.

As far as stormwater, Mr. Rizzo recommended inlets and easements instead of grading across all of the rear properties. This will prevent ponding if homeowners start doing backyard improvements such as decks, patios, fences, etc. The applicant said they will look to include yard drains to prevent any ponding.

Mr. Sharo agrees to comply with the remaining technical comments on CME's report, and will work with CME on the revised stormwater design. The applicant can also comply with the Environmental Comments and will revise the Environmental Impact Statement (EIS).

The Board feels that sidewalks are essential and curbs are very important. They also want the applicant to use deer-resistant and native plantings in the landscaping and buffering areas. Around the basin, the Board requested that the applicant add extra landscaping and evergreens to create a more substantial buffer so residents don't have a view of the retention pond. Additionally, from a safety perspective, the Board would like to see a fence around the retention pond. Another comment from the Board is to have the garages pre-wired for EV charging.

The following is a summary of Mr. Corey Chase's (traffic) testimony.

The new road intersects Sweetmans Lane which is under Monmouth County jurisdiction and they did get comments back from the county which they are working through. Mr. Chase prepared a traffic impact and parking assessment utilizing the RSIS and the Institute of Transportation Engineers (ITE) guidelines. He focused on peak commuter hours and midday hours when recreational and shopping activities are at their highest. According to his professional opinion, the development is projected to generate a maximum of only 15 trips during the critical peak hours. To give the Board an idea of what that level of traffic generation constitutes, the NJDOT states that an additional increase of 100 trips during peak periods is considered a significant increase in traffic. Therefore, this development represents only 15% of that threshold. He also mentioned that the review letter from the county confirmed there would not be a significant increase in traffic associated with this subdivision.

The applicant is proposing to widen the roadway to 28 feet, which complies with the RSIS for a two-way road with parking on one side. Parking is proposed along the eastern side, and "No Parking" signs will be placed on the western side of the roadway. Also, 3-car garages are proposed and the driveways are designed to be long enough to accommodate additional parking. There were no further questions from the Board in regards to traffic.

Mr. Alfieri had no further witnesses and reiterated that the applicant is only seeking preliminary approval and will come back to the Board for final approval.

Chairwoman Kwaak opened the application to the public. Mr. Cucchiaro swore in each member of the public as they came before the Board.

- **Mr. Toomas Poll, 84 Sweetmans Lane, Manalapan, NJ**
- **Frederick Monzillo 86 Sweetmans Lane, Manalapan, NJ**
- **Jared LaMarsh, 3 Joseph Street, Manalapan, NJ**
- **Neil Mulvey, 1 Lauren Court, Manalapan, NJ**
- **John Argen, 27 Joseph Street, Manalapan, NJ**
- **Annita Tilesio, 1 Jeannette Court, Manalapan**

The residents' concerns centered around the following issues:

- **Safety on Sweetmans**
- **Stormwater Drainage**
- **Landscaping and Buffering**
- **Longevity of Evergreens**
- **Existing Trees**
- **Lighting**
- **Lot Size**
- **Parking**

The applicant is not seeking any variances for lot sizes. The proposed lots conform to the RR zone which requires a minimum of 80,000 square feet (about 1.83 acres). The applicant is exceeding this minimum on all lots and will have usable back yards.

The Board asked the traffic engineer to provide testimony on the safety concerns the residents had regarding that location on Sweetmans Lane.

Mr. Chase explained that as part of the approval from Monmouth County, the applicant must meet the county's sight distance requirements. This involves demonstrating that vehicles heading north towards Sweetmans Lane can stop and have a clear line of sight in both directions based on the posted speed limit. This ensures cars can safely turn onto or off Sweetmans Lane. The required sight triangles will be shown on the plans to demonstrate safe vehicle exit. The applicant is also willing to work with the county to remove any obstructions in the right-of-way that could block the line of sight. Ms. Beahm added that the information provided to the county should be brought forth to the Board so the residents' concerns can be addressed. The board also made a recommendation to request the county put up "No Parking" signs on Sweetmans Lane in the area of the new road to alleviate resident concerns of people parking along the county road.

Lighting is not proposed along Sweetmans Lane as it is a county road. However, the applicant plans to install lighting along the new road and the cul-de-sac and is proposing 16 foot mounting height with 4-sides and a black top. The Board engineer recommended the light levels be halved to not impact neighboring developments as part of a future revision. Additionally, lighting will be added near the intersection of Sweetmans Lane to prevent complete darkness at that corner.

The applicant's engineer (Mr. Sharo) explained that the proposed conditions are meeting the design requirements of the municipality and the DEP for stormwater management. They are reducing the flow to the drainage point which is an improvement from what exists today. They are committed to working with the board engineer and the county to look at alternate options for drainage.

Also, the applicant is preserving the existing trees where possible as mentioned earlier, there is significant landscaping being proposed.

Ms. Beahm suggested that since the lots are oversized, there might be an ability to shift the road to the east to provide a greater buffer from the property line. She strongly encouraged the applicant to consider revising the plans to shift the road to the east.

Street parking was another issue brought up by the residents, who were concerned that the new street would look like a parking lot. The traffic engineer explained again that each driveway is over 100 feet long and can accommodate at least 5-6 cars, in addition to each home having a 3-car garage. The applicant more than complies with the Residential Site Improvement Standards (RSIS) parking requirements. As stated earlier, they are widening the roadway by an additional 6 feet to allow on-street parking along the eastern side of the road.

Residents also concerned about the proximity of the construction to their existing septic systems and they want assurance that their systems will not be disturbed. Mr. Sharo explained that in order to develop, the applicant is required to meet certain distances for

structures, stormwater features, wells, septic systems, etc so they don't impact other features on the site.

Chairwoman Kwaak closed the public portion of the meeting and asked the Board for comments. Mr. McNaboe reiterated that curbs and sidewalks on the side where the houses are located are a must. He emphasized that Sweetmans Lane should have curbs and sidewalks at least along the length of the subject property. Additionally, he requested a light pole on the blind curve on Sweetmans Lane and suggested pulling a police report for an accident count since residents mentioned numerous accidents on the curve.

The Board is not ready to make a motion on preliminary approval and the applicant needs to make revisions and submit a full stormwater management plan plus any revisions that were committed to during this meeting.

This application will be carried to the July 25th Planning Board Meeting and no further noticing will be sent to the property owners. The applicant is required to send in revised plans at least 10 days prior to the July 25th meeting so if residents wish to view the revised plans they can contact Town Hall and make an appointment to view the plans.

PPM2046~American Properties at Manalapan, LLC
"Heritage at Manalapan"
Sawgrass Drive and Route 33
Block 7200 / Lot 3.02
Preliminary and Final Major Subdivision and Site Plan
(63) Single Family Homes;
(2) three-story AH buildings w/ 30 dwelling units
(1) 15,000 Sq Ft retail building

Mr. Ron Shimanowitz the attorney representing the applicant stated that the applicant is seeking Preliminary and Final Major Subdivision approval and Preliminary and Final Major Site Plan approval for the residential portion of the proposal. They are only seeking Preliminary Site Plan approval for the non-residential portion of the project.

The applicant provided a court reporter for their application so a transcript is available as part of the meeting minutes. <See transcript for all the details>

Testimony will resume at the May 23rd Planning Board Meeting and no further noticing is required to property owners.

Correspondence – None

Non Agenda Items – None

Executive Session – Pending LPG Capital Litigation.

Adjournment - Chief Hogan made a motion to adjourn.

Submitted by:
Nancy McGrath

TOWNSHIP OF MANALAPAN PLANNING BOARD
COUNTY OF MONMOUTH - STATE OF NEW JERSEY

REGULAR MEETING FOR:
AMERICAN PROPERTIES AT MANALAPAN, LLC
"HERITAGE AT MANALAPAN"
BLOCK 7200, LOT 33
SAWGRASS DRIVE AND ROUTE 33

APPLICATION NO. PPM2046

MANALAPAN TOWN HALL
COURTROOM
120 ROUTE 522
MANALAPAN, NEW JERSEY 07726

THURSDAY, APRIL 25, 2024

7:30 P.M.

TRANSCRIPT OF PROCEEDINGS

PUBLIC HEARING

MAGNA LEGAL SERVICES
866-624-6221
www.MagnaLS.com

1 BOARD MEMBERS PRESENT:
2
3 KATHY KWAAK, Chairperson
4
5 TODD BROWN, Vice-Chairperson
6
7 JOHN CASTRONOVO
8
9 PASQUALE GIVELEKIAN
10
11 BARRY FISHER
12
13 RICHARD HOGAN, Fire Chief
14
15 BARRY JACOBSON, Committeeman
16
17 STEVEN KASTELL
18
19 JACK McNABOE, Committeeman
20
21 NUNZIO POLLIFRONE
22
23 BRIAN SHORR
24
25 BOARD CONSULTANTS AND STAFF PRESENT:
26
27 RONALD CUCCHIARO, ESQUIRE, Board Attorney
28 Weiner Law Group, LLP
29
30 JORDAN RIZZO, P.E., Board Engineer
31 CME Associates
32 JENNIFER BEAHM, P.P., AICP, Board Planner
33 Leon S. Avakian, Inc.
34
35 NANCY McGRATH, Board Secretary
36 Township of Manalapan
37
38 STENOGRAPHICALLY REPORTED BY:
39
40 ANGELA BUONANTUONO, CCR, RPR
41 License 30XI00233100

1 A P P E A R A N C E S:

2

HUTT & SHIMANOWITZ, P.C.

3 BY: RONALD L. SHIMANOWITZ, ESQUIRE

459 Amboy Avenue

4 Woodbridge, New Jersey 07095

T: (732) 634- 6400

5 F: (732) 634 - 0718

Email:Rshim@huttshim.com

6

--Counsel for the Applicant

7

8

9

10

11

12

13

14

15

A L S O P R E S E N T:

16

GREG KANTER

17 American Properties

18 KARL PEHNKE, P.E.

Langan Engineering

19

ROBERT LARSEN, AIA

20 MidAtlantic Engineering

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I N D E X

WITNESSES

PAGE

SCOTT TURNER, P.E.
Menlo Engineering

14

PUBLIC COMMENTS/QUESTIONS:

NAME

ADDRESS

PAGE

E X H I B I T S

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

EXHIBIT	DESCRIPTION	PAGE
A-1	Heritage at Manalapan existing Conditions Exhibit, dated April 25th, 2024	15
A-2	Heritage at Manalapan Overall Plan Exhibit, dated April 25, 2024	18

1 CHAIRWOMAN KWAAK: I would like to
2 call this meeting of the Manalapan Township planning
3 board for April 25th at 7:31.

4 Pursuant to Section 5 of the Open
5 Public Meetings Act notice of this meeting was sent
6 and advertised in the Asbury Park Press; a copy of
7 that notice was posted on the bulletin board where
8 public notices are displayed in the municipal
9 building; in addition, a copy of this notice is and
10 has been available to the public and is on file in
11 the office of the municipal clerk.

12 Accordingly, this meeting is deemed to
13 be in compliance with the Open Public Meetings Act.

14 Can we please stand and salute the
15 flag.

16 (Pledge of Allegiance.)

17 CHAIRPERSON KWAAK: Steve, can you
18 please read the TV Disclosure Statement.

19 MEMBER KASTELL: The township of
20 Manalapan Television Network will be videotaping the
21 meeting for rebroadcast on MTTN Channel 77 on
22 Cablevision, and Channel 42 on Verizon FIOS.

23 By attending this evening attendees
24 acknowledge this recording and agree to allow their
25 image to be broadcast on MTTN Channel 77 and Verizon

1 Fios Channel 42.

2 All attendees and participants agree to
3 conduct themselves in a manner appropriate for a
4 public gathering.

5 Inappropriate behavior or gatherings
6 creating a disturbance or a safety hazard are
7 prohibited inside this meeting.

8 Individual speakers should be advised
9 that no right of privacy protects citizens from
10 public comments made in a public forum.

11 Any statements made by members of the
12 public to promote or alter public opinion about a
13 candidate for political office or a political party
14 or interest group are inappropriate and in violation
15 of the MTTN broadcast policies. Accordingly, all
16 participants bear responsibility for their own
17 statements and commentary.

18 CHAIRWOMAN KWAAK: Can you please do
19 roll call.

20 MEMBER KASTELL: Sure. Mr. Fisher?

21 MEMBER FISHER: Right here.

22 MEMBER KASTELL: Mr. Brown?

23 VICE-CHAIRPERSON BROWN: Here.

24 MEMBER KASTELL: Mr. Castronovo?

25 MEMBER CASTRONOVO: Here.

1 MEMBER KASTELL: Mr. Jacobson?
2 COMMITTEEMAN JACOBSON: Here.
3 MEMBER KASTELL: Chairwoman Kwaak?
4 CHAIRWOMAN KWAAK: Here.
5 MEMBER KASTELL: Mr. McNaboe?
6 COMMITTEEMAN McNABOE: Here.
7 MEMBER KASTELL: Mr. Hogan?
8 FIRE CHIEF HOGAN: Present.
9 MEMBER KASTELL: I'm here. Mr. Shorr?
10 MEMBER SHORR: Here.
11 MEMBER KASTELL: Mr. Pollifrone?
12 MEMBER POLLIFRONE: Here.
13 MEMBER KASTELL: And Pat Givelekian?
14 MEMBER GIVELEKIAN: Present.
15 CHAIRWOMAN KWAAK: Mr. Cucchiaro, can
16 you please swear in our professionals.
17 ATTORNEY CUCCHIARO: Do you swear or
18 affirm the testimony you are about to provide this
19 board is the truth, the whole truth, and nothing but
20 the truth?
21 PLANNER BEAHM: I do.
22 ENGINEER RIZZO: I do.
23 CHAIRWOMAN KWAAK: Thank you.
24 (The board continues with the agenda.)
25 - - -

1 CHAIRWOMAN KWAAK: I would like to
2 call our meeting back to order. It is now 9:18.

3 VICE-CHAIRPERSON BROWN: Are we
4 missing Steve?

5 CHAIRWOMAN KWAAK: I know, he'll get
6 here.

7 SECRETARY McGRATH: I'm recording, I'm
8 good.

9 CHAIRPERSON KWAAK: Okay, the next
10 application PPM2046, American Properties at
11 Manalapan, LLC, Heritage At Manalapan. Sawgrass
12 Drive, Route 7200, Lot 3.02. Preliminary and final
13 major subdivision and site plan, 63 single-family
14 homes, two three-story AH buildings with 30
15 dwellings, and a retail space.

16 Go ahead.

17 ATTORNEY SHIMANOWITZ: Good evening,
18 Madam Chair, members of the board, Ron Shimanowitz
19 from the firm of Hutt, Shimanowitz & Plockner, on
20 behalf of the applicant, American Properties at
21 Manalapan, LLC.

22 As the Chair stated we are seeking
23 several forms of relief tonight; we are seeking
24 preliminary and final major subdivision approval, as
25 well as Preliminary and Final Major Site Plan

1 approval.

2 Just by way of clarification we were
3 seeking Preliminary and Final Major Site Plan
4 approval as to the residential portion of the
5 proposal, and we're seeking only preliminary site
6 plan approval as to the non-residential portion of
7 the approval.

8 There is a potential design waiver that
9 we'll talk about regarding design of roads as a legal
10 issue that we'll walk our way through.

11 (Member Kastell joins the dais.)

12 This site is part of your Affordable
13 Housing Compliance Plan. It is the subject of an
14 affordable housing agreement between the developer
15 and the township.

16 By way of that agreement the town did
17 adopt a rezoning and created the AH-AP, Affordable
18 Housing Overlay District. That ordinance was
19 adopted July 8th, 2020. The applicant originally
20 filed this application in March of 2021. And,
21 thereafter, we ran into three issues which
22 fortunately have been resolved.

23 There was an issue that was raised by
24 our neighbor, the Knob Hill Golf Course, regarding
25 an access easement. We worked our way through that

1 with a private Settlement Agreement, and you will
2 hear testimony on how access will be provided to the
3 Knob Hill Golf Course. So that issue, number one,
4 has been resolved by the negotiation.

5 There was litigation filed by the Knob
6 Hill Country Club Community Association, and that
7 dealt mostly with one issue; the community
8 association was much concerned about our proposal
9 connecting directly to Sawgrass Drive. And we have
10 agreed with the association to modify our plan so
11 that there is no connection to Sawgrass Drive
12 whatsoever, and that is in accordance with a private
13 Settlement Agreement between the applicant and the
14 Knob Hill Country Club Community Association, among
15 other items that were worked through.

16 The last issue we ran into -- the last
17 issue we ran into was after we filed the
18 application, Ms. Beahm, in her review, picked up on
19 an issue of permitted use or non-permitted use. We
20 are proposing to send commercial traffic through our
21 subject site to the Knob Hill Golf Course. And that
22 issue was -- took some time, but we worked our way
23 through that and we ended up with an amended -- an
24 amendment, I should say, to the AH-AP Affordable
25 Housing Overlay District. That zoning amendment not

1 only took care of the issue Ms. Beahm raised
2 regarding the use, it also addressed some cleanup
3 issues as well.

4 That ordinance was adopted on
5 October 11th, 2023. And after all these cleanup
6 items and issues which took a couple years actually,
7 we came back to you with a resubmission on
8 November 13th, 2023, and, that, of course, is the
9 submission that is before you tonight.

10 I just would like to point out to the
11 board that the original settlement between the
12 applicant and the board contemplated up to
13 129 units, with 29 affordable units, which would
14 have been a 22 percent affordable housing set-aside.

15 As time went on and the developer
16 worked through the market conditions and figured out
17 what his -- what the applicant's proposal was, we
18 ended up with the 63 single families that we're
19 proposing, the 30 affordables, and the 15,000 square
20 feet of non-residential.

21 The 30 affordables, out of the total of
22 93 units, is about a 32 percent set-aside. So we
23 did not reduce the number of affordables, even
24 though we greatly reduced the number of market
25 units. So, therefore, our set-aside went up.

1 Just by way of preview, we do have
2 several witnesses. We have our site engineer, Scott
3 Turner from Menlo Engineering. We have Karl Pehnke
4 from Langan Engineering, who is our traffic
5 engineer. And we have our architect Rob Larsen,
6 from MidAtlantic Engineering.

7 I do have a representative from the
8 developer, Mr. Greg Kanter, who is available, if
9 needed. And we do, of course, have the several
10 review letters and are prepared to respond to those.

11 Unless there's any other housekeeping
12 on the board side we're prepared to call our first
13 witness.

14 CHAIRPERSON KWAAK: Go ahead.

15 ATTORNEY SHIMANOWITZ: Our first
16 witness is Mr. Scott Turner, our site engineer, if
17 we can have him sworn.

18 ATTORNEY CUCCHIARO: Do you swear or
19 affirm the testimony you are about to provide this
20 board is the truth, the whole truth, and nothing but
21 the truth?

22 SCOTT TURNER: I do.

23 ATTORNEY CUCCHIARO: Please state and
24 spell your name for the record.

25 THE WITNESS: My name is Scott Turner,

1 T-U-R-N-E-R. My business address is Menlo
2 Engineering Associates, 261 Cleveland Avenue,
3 Highland Park, New Jersey 08904.

4

5 E X A M I N A T I O N

6

7 ATTORNEY SHIMANOWITZ: And, Scott, if
8 you can give the board the benefit of your
9 qualifications?

10 THE WITNESS: I can. And, good
11 evening, everybody, it's nice to see all of you.

12 Once again my name is Scott Turner. I
13 am a graduate of the New Jersey Institute of
14 Technology. I hold a bachelor's of science degree
15 in civil engineering. I am a principal engineer
16 with Menlo Engineering Associates.

17 I have over 30 years experience in the
18 field of civil engineering and land development.

19 I'm a licensed professional engineer in
20 the state of New Jersey. My license is in good
21 standing. And I've presented as a professional
22 engineer to many, many planning and zoning boards
23 throughout the State of New Jersey.

24 Your credentials are sufficient. Thank
25 you.

1 THE WITNESS: Thank you.

2 ATTORNEY SHIMANOWITZ: Scott, I'm
3 going to turn it over to you, if you can introduce
4 the site, the existing conditions and take us
5 through the site plan and proposal?

6 THE WITNESS: I can. So what I have
7 put on my screen and the television screens
8 everybody, I think, can see them.

9 ATTORNEY SHIMANOWITZ: Apologies for
10 anyone -- yes, Mr. Cucchiaro, and I are on the same
11 page.

12 How do you want to handle -- can we
13 just put on the record that we're marking this as
14 Exhibit A-1?

15 ATTORNEY CUCCHIARO: Well, is this
16 something that was already submitted or is it a new
17 exhibit tonight?

18 THE WITNESS: It's a new exhibit.

19 ATTORNEY SHIMANOWITZ: It's a new
20 exhibit.

21 ATTORNEY CUCCHIARO: Okay, so we'll
22 mark -- is this part of a PowerPoint presentation?

23 THE WITNESS: No.

24 ATTORNEY CUCCHIARO: So we'll mark
25 this as A-1, then. If you give it a title and a

1 date.

2 THE WITNESS: Sure. This is marked as
3 A-1, Heritage at Manalapan Existing Conditions
4 Exhibit, dated April 25th, 2024, prepared by my
5 office.

6 It is an aerial image with the property
7 outbound overlaid on top.

8
9 (Exhibit A-1, Heritage at Manalapan
10 Existing Conditions Exhibit, dated
11 April 25th, 2024, was marked.)

12

13 ATTORNEY CUCCHIARO: Go ahead.

14 THE WITNESS: Okay, for the record,
15 just some housekeeping. The property is known as
16 Block 7200, Lot 3.02. It contains 24.5 acres. It
17 is located at the northwest corner of Route 33 and a
18 private roadway known as Sawgrass Drive. And the
19 property has 1,462 feet of frontage along the
20 westbound side of New Jersey State Highway Route 33.

21 And just to orient everybody with
22 respect to the exhibits that I'm going to use,
23 Route 33 is running parallel and at the bottom of
24 the sheet. Sawgrass Drive is at the right-hand side
25 of the sheet. North is basically straight up.

1 So Sawgrass Drive is on the eastbound
2 side of the property. And Route 33 bounds the
3 southerly property limits.

4 So Knob Hill Golf and Country Club
5 bound the site to the north, to the west, and to the
6 east. Again Sawgrass Drive, which is immediately
7 bounding the eastbound side of the property, also
8 provides access to residential properties further to
9 the north. And you can see them up at the northerly
10 side of the exhibit.

11 There are commercial and vacant
12 properties located to the south on the other side of
13 Route 33. And there is a water tower that is
14 located towards what I will call the northeast
15 boundary of the property, and I will just circle it;
16 it's the white circle in this inset in this location
17 here, adjacent to the easterly property limits next
18 to the golf course.

19 The property contains in its existing
20 condition primarily vacant woodlands except for
21 there's an access driveway and a small parking lot
22 on the property.

23 There is a JCP&L easement that runs the
24 entire length of the westerly property line.

25 There are freshwater wetlands and a

1 50-foot buffer associated with those wetlands at the
2 northwest corner that have been verified through an
3 NJDEP issued Letter of Interpretation.

4 I would clarify the existing topography
5 of the gentle to moderately graded slope conditions
6 in certain locations the property grades primarily
7 to the northwest, and to an extent to the southeast
8 towards Route 33.

9 This is for an 68-lot subdivision, as
10 Mr. Shimanowitz pointed out. We have 63 market-rate
11 single-family homes with lot sizes running from
12 5,500 square feet to 12,856 square feet.

13 I think what I should do probably is
14 put up a second exhibit so we can reference that
15 better.

16 Mr. Cucchiaro, we can mark this as
17 Exhibit A-2, if you would like?

18 ATTORNEY CUCCHIARO: That's correct.

19 THE WITNESS: Okay, Heritage at
20 Manalapan Overall Plan Exhibit, dated April 25,
21 2024.

22 And, again, using the same aerial image
23 as A-1, however now it has the proposed subdivision
24 development overlaid on top.

25

1 (Exhibit A-2, Heritage at Manalapan
2 Overall Plan Exhibit, dated April 25, 2024,
3 is marked.)
4

5 PLANNER BEAHM: Mr. Turner, can I just
6 interject for one second?

7 THE WITNESS: Sure.

8 PLANNER BEAHM: You just referenced a
9 68-unit subdivision. It's 63 market rate and 30
10 low-to-moderate income, right; so it's 93 units?

11 THE WITNESS: Well it's 68 lots, tax
12 lots.

13 PLANNER BEAHM: Okay. But it's still
14 93 units?

15 THE WITNESS: Still 93 units. Yes,
16 you're correct.

17 PLANNER BEAHM: Okay, thank you. I
18 just misunderstood.

19 THE WITNESS: I'm sorry if I messed up
20 there.

21 So it is a 68-lot subdivision. There's
22 63 market-rate single-family homes with lot sizes,
23 again, that range from 5,500 square feet to
24 12,856 square feet.

25 There's a lot of 1.99 acres containing

1 the 30 affordable housing dwelling units that are
2 located in two 3-story multi-family buildings. They
3 are located at the southwest corner of the property.

4 And I will circle that here on the
5 exhibit. It's these two larger squares in this
6 corner. That is also identified on our site and
7 subdivision plans as Lot 65.

8 We also have one 2.96-acre lot, which
9 contains the 15,000-square-foot mixed-use retail
10 building that is located in the southeast corner of
11 the property, at the corner of Sawgrass Drive and
12 Route 33. That is known as Lot 66 on the plans.

13 We have two open space lots that -- one
14 of the lots is a larger lot, Lot 68, 5.36 acres,
15 which also contains a stormwater management basin.
16 That's located up at the northwest corner of the
17 property and that is this lighter green area up at
18 the end of the cul-de-sac. That's one of the
19 stormwater management lots that are located on that
20 lot.

21 And then we have a much smaller open
22 space lot, which is 0.80 acres, Lot 67, and that is
23 a smaller lot that is located immediately adjacent
24 to the Route 33 right-of-way, and running parallel
25 with the right-of-way line.

1 And, finally, we have a 0.07-acre lot
2 created for access to the golf course maintenance
3 area. That is identified as Lot 21. And that is
4 located up in the -- off of what I will further
5 identify later as Theodore Drive.

6 It is Lot 21. And it provides the
7 maintenance access that is required for the golf
8 course, that is located on Block 7200, Lot 2, and
9 the water tower that is located on Block 7200, Lot
10 3.01.

11 With respect to the single-family
12 subdivision all of the single-family homes that are
13 identified on the plans in this exhibit will have
14 two-car, front-loaded garages, and all of them will
15 have 20-foot-wide two-car driveways.

16 We are proposing four new public roads
17 with respect to this subdivision. We have one road
18 named American Way, which is a proposed
19 right-in/right-out public street, which will provide
20 access into the residential development. It's a
21 divided street with two 20-foot-wide cartways, a
22 six-foot center island and sidewalks on both sides,
23 and that is the right-in/right-out driveway or
24 roadway, I should say, that comes in off of Route 33
25 to provide the access into the residential component

1 of the property.

2 Theodore Drive, Lori Lane and
3 Mitchell Court are the other three public streets
4 being proposed. They will be 50-foot-wide public
5 rights-of-way with 28-foot-wide curbed streets.
6 Sidewalks on both sides that terminate -- all those
7 roads will terminate in cul-de-sacs.

8 There will be no connection, as
9 Mr. Shimanowitz pointed out, with respect to the
10 application to Sawgrass Drive.

11 On-street parking is permitted based
12 on New Jersey Residential Site Improvement Standards
13 on one side of the street. And we are providing 31
14 on-street parking spaces that have been identified
15 on the plans by way of some hatching.

16 The multi-family section will be
17 accessed by way of two private driveways, one from
18 American Way, and one from Mitchell Court, which
19 will lead into the parking lot that contains
20 68-parking spaces, which will include three handicap
21 spaces.

22 We have two dumpster enclosures
23 provided in between the two affordable housing
24 buildings that will service for trash and recycling.

25 We also provide a tot lot in the

1 northwest corner, which will include a swing set, a
2 multi-function play structure and general play space
3 and which will be open for the entire community to
4 use.

5 Any of the sidewalks that are located
6 within that particular lot have been connected to
7 the remaining pedestrian sidewalks within the
8 single-family subdivision to provide better --
9 pedestrian circulation.

10 We also are providing a proposed
11 right-in/right-out driveway connected to Route 33,
12 which will provide the access to the retail lot.
13 That right-in/right-out driveway is the easterly new
14 driveway connection from the highway. That will
15 have two dumpsters also provided for the retail
16 component.

17 We have a 78-space parking lot which
18 will include four handicap spaces. We have complete
19 circulation around the commercial building. And the
20 rear of the building has a 12-foot-wide dedicated
21 loading zone.

22 We have also provided for a
23 20-foot-wide emergency access driveway which
24 connects the Lori Lane cul-de-sac, which is the
25 cul-de-sac that is closest to the commercial space.

1 So we have a 20-foot-wide access drive connecting
2 the Lori Lane cul-de-sac to the commercial lot's
3 driveway.

4 We've also provided an eight-foot-wide
5 cart path from the retail space to the limits of
6 Sawgrass Drive, and then that cart path would run in
7 a northerly direction up to the -- to the northeast
8 corner of our property. And the reason for the cart
9 path is for, you know, in case the golf course
10 property maintenance or ownership wants to take a
11 portion or all of that commercial space, there will
12 be a golf cart path there for them to use.

13 If they don't take it, the path will be
14 there for the pedestrian access should someone need
15 to use it.

16 Along Route 33 --

17 ENGINEER RIZZO: Would you be
18 providing an easement in that case?

19 THE WITNESS: I'm sorry?

20 ENGINEER RIZZO: Would you be
21 providing an easement for that path, if that were to
22 be the case?

23 THE WITNESS: Yes, there would be an
24 easement provided for that golf course path, yes.

25 ENGINEER RIZZO: In the situation

1 where they take it for that use, or are you just
2 proposing one to start?

3 THE WITNESS: No, I think what would
4 happen is the golf cart path -- if the golf
5 ownership doesn't take the building, there would
6 still be some pedestrian access from the commercial
7 property to the golf course; we think it's a benefit
8 to have that happen. So it would be that, that
9 would be within an easement that would be provided
10 on the plans.

11 ENGINEER RIZZO: And you'll provide
12 the necessary depressed curbs?

13 THE WITNESS: Correct, yes.

14 So along Route 33 what we -- I'll just
15 explain a little bit about what's going on along the
16 Route 33 corridor on our property.

17 We have an encumbrance of a
18 30-foot-wide existing utility easement that runs the
19 entire length of our property, from the right-of-way
20 line into the site, 30 feet wide. That contains a
21 water main and a sanitary sewer main.

22 And in addition to that we have a
23 35-foot-wide Route 33 buffer. That is also lying
24 along the entire frontage of the property.

25 The residential property lines that

1 have been established for the single-family and the
2 multi-family portion of the project have been set
3 back 50 feet from Route 33.

4 We have provided that extra space in
5 that -- what I'll call the green belt to allow for a
6 4-to-5-foot-high landscape berm, utility connections
7 and further drainage improvements. And the extra
8 width was required in order to stay away from the
9 water and sewer mains within that easement.

10 The retail parking lot has been set
11 back 35 feet from Route 33, which again provides us
12 enough room for a berm, landscaping and stormwater
13 management.

14 In terms of the open space lots there
15 will be a homeowners association created for
16 ownership and maintenance purposes of the
17 residential open space lots, and the northwest
18 basin, the one up at the far most left corner of the
19 property.

20 The southeast detention basin that is
21 located in the retail lot will be maintained and
22 owned by the eventual owner of that retail space.

23 All of the residential components of
24 this project are -- completely comply with
25 New Jersey residential site improvement standards.

1 Along Route 33 within their
2 right-of-way we did make application and have our
3 NJDOT Access Permit. Their improvements include
4 curbing along the entire frontage, drainage
5 improvements, and some minor widening to accommodate
6 a shoulder and right-turn lanes into American Way,
7 as well as the retail driveway.

8 In terms of utility connections to the
9 site everything is available to the property, gas,
10 cable, electric, telephone, et cetera. It will all
11 be extended in by way of underground services.

12 We have water and sewer coming in off
13 of the existing mains along 33. We'll have a
14 sanitary sewer connection into -- into Sawgrass
15 Drive as well by way of an easement for a small
16 number of the single-family homes.

17 The stormwater management has been
18 designed to comply with the current NJDEP
19 regulations that were in place when the application
20 was deemed complete back a couple of years ago.

21 The stormwater management consists of a
22 conventional drainage system within the roads and
23 the retail component, inlets, underground pipes to
24 collect the stormwater runoff.

25 We have the two dry detention basins

1 that will provide the attenuation of flow before
2 they're ultimately discharged. Both basins will be
3 surrounded by four-foot-high post-and-rail fence,
4 vinyl post-and-rail fence.

5 We have water quality units associated
6 with each detention basin to provide the water
7 quality requirements in accordance with the
8 standards. And we have also provided vegetative
9 filter strips at the retail building and
10 multi-family parking lot to provide some green
11 infrastructure components into the site.

12 The Stormwater Management Plan has been
13 reviewed and approved by the NJDEP, and, once again,
14 deemed compliant with those standards.

15 Lighting on the plan consists of post
16 top fixtures. We have 14-foot-high mounting heights
17 in the residential areas. We also have post top
18 fixtures with 24-and-a-half-foot-high mounting
19 height within the retail area. The roads are lit at
20 .44 foot-candles on average with a 5.5 foot-candle
21 maximum.

22 The residential parking lot at the
23 multi-family section is lit at 1.84 foot-candle
24 average and 5.7 foot-candle maximum.

25 And in the retail section we have a

1 2.34 foot-candle average with a 5.3 foot-candle
2 maximum. And I do believe we comply with all the
3 required standards within -- within the zoning
4 ordinances.

5 Landscaping, we provided, in my
6 opinion, a comprehensive landscaping plan. A
7 significant number of new plantings will be provided
8 on the project. We have 295 deciduous trees
9 proposed; 240 evergreens; 49 flowering trees; as
10 well as 915 shrub plantings, 780 groundcover
11 plantings.

12 Within the greenbelt of Route 33 we,
13 again, have that landscape berm. We've planted, in
14 my opinion, as much plant material as we can within
15 that area given the constraints that we have with
16 the other utilities and utility easement that is
17 along the frontage.

18 We've also provided a mix of deciduous
19 evergreens and flowering trees along Sawgrass Drive,
20 and as well as the rear yards of the single-family
21 homes that are immediately adjacent to the water
22 tower and the maintenance building. And, of course,
23 we provided street trees along the entire frontage
24 of all the new public roadways.

25 We're asking for two monument signs to

1 be approved. Both of them will be compliant. We
2 have a residential sign at the American Way/Route 33
3 intersection, which will be 4.33 feet high by
4 eight-foot long. Again, compliant with the zoning
5 standards.

6 And we will also also have a commercial
7 sign at the retail driveway at Route 33. That sign
8 has not been designed, but we are not seeking any
9 variances or relief. That will be compliant with
10 zoning standards and further details will be
11 provided once -- you know, with some additional
12 detailing when the retail component becomes a little
13 more clear.

14 Project phasing is fairly
15 straightforward, in my mind. We have three phases.
16 We have Phase 1, which will include the construction
17 of American Way, Mitchell Court and a portion of
18 Theodore Drive. There will be 31 single-family
19 homes built. And all of the affordable units will
20 be built in Phase 1.

21 Phase 2 will be -- will include the
22 construction of Lori Lane, the remainder of Theodore
23 Drive, 32 single-family homes, as well as the retail
24 driveway and parking lot.

25 Phase 3 is limited to just the

1 construction of the retail building itself and, you
2 know, the area immediately around it, simply because
3 there's just -- you know, we're not far enough along
4 with the retail component to build that now.

5 It's important, though, however, to
6 note that there is no hard stop between phases.
7 This is not finish Phase 1, go away for a while and
8 come back; they will just run Phase 1, right into
9 Phase 2, and then eventually into Phase 3.

10 The phasing is really there for the
11 ability to permit and close homes within Phase 1 and
12 to break up the bonding, as opposed to having to
13 bond the entire project at one time which would
14 then, perhaps prohibit and limit some of the
15 permitting of single-family homes earlier on in the
16 stage.

17 So that's the extent of the phasing
18 that we are -- that we are looking to do on this
19 project.

20 As Mr. Shimanowitz pointed out we are
21 in the AH-AP, Affordable Housing Overlay Zone. All
22 the bulk zoning standards have been complied with;
23 we are not seeking any variances.

24 There was a technical variance pointed
25 out by your engineer for retaining walls that are

1 greater than three foot in height. We took a look
2 at grading in those areas and we were able to
3 regrade and eliminate the need for that variance.

4 We did provide your engineer with a
5 sketch, a grading sketch for his benefit to take a
6 look at. And I certainly won't take, you know, put
7 words in Mr. Rizzo's mouth, but I think we've come
8 to a consensus that, you know, we're both
9 comfortable with the fact that we won't require the
10 variance, that we will provide Mr. Rizzo's office
11 with detailed grading, so we can comply -- you know,
12 we can be certain we can comply with the standards.

13 In the last variance that was pointed
14 out by your planner was for retail facade signage.
15 The retail facade signage is being removed from the
16 application. We're not seeking any approval for any
17 facade signage. Again, it's just limited to what we
18 need, so we are not seeking variances with regards
19 to the facade signs.

20 We have a technical design waiver
21 required from Section 95-9.2A, 2B-3, which states
22 that the right-of-way radius for cul-de-sac shall
23 not be less than 60 feet, the paved radius shall not
24 be less than 50 feet, and our plans provide a
25 50-foot right-of-way radius and a 40-foot paved

1 radius. They have been designed in accordance with
2 the New Jersey Residential Site Improvement
3 Standards.

4 ATTORNEY CUCCHIARO: Madam Chair?

5 CHAIRPERSON KWAAK: Yes.

6 ATTORNEY CUCCHIARO: I have taken a
7 look at that section. I also spoke to Mr. Rizzo and
8 Ms. Beahm; it's my legal opinion that the RSIS
9 preempts that standard, so they would not need
10 relief.

11 CHAIRWOMAN KWAAK: Okay.

12 THE WITNESS: Thank you.

13 Okay, other than that I just want to
14 give you a brief outline in terms of where we stand
15 in status with outside agency permitting, and I
16 think we're in very good shape.

17 We have a conditional site and
18 subdivision approval from Monmouth County.

19 We have our Freehold Soil Conservation
20 District certification.

21 We have our Western Monmouth Utility
22 Authority sewer approval.

23 We have -- Manalapan Township Water is
24 through its Technical Review, and it's just simply
25 pending signatures, so we can submit to the DEP.

1 We have our NJDEP Letter of
2 Interpretation and Freshwater Wetlands permits.

3 We have our NJDOT Major Access Permit.

4 Our NJDEP Treatment Works Approval
5 application was submitted. That's for sanitary
6 sewer from the state. It was submitted. It was
7 deemed complete on April 12th, 2024.

8 And the NJDEP Water Main Extension
9 Certification will be submitted once we get back the
10 forms, the signed forms from Manalapan Township
11 Water.

12 So, in my opinion, we are in very good
13 shape with the outside agency permitting.

14 We can run through staff reports now,
15 or I'm not sure how you would like to do that. It's
16 fairly straightforward in terms of what we're --

17 ENGINEER RIZZO: I wouldn't mind just
18 -- I mean, I'll let Jen go first, but I wouldn't
19 mind just going through the key points in my letter
20 so you don't need to --

21 THE WITNESS: Sure.

22 PLANNER BEAHM: That's good, because I
23 really don't have anything. With the change in the
24 zoning or the amendment to the zoning all of the
25 relief that we had initially identified has been

1 eliminated. And now with the elimination of the
2 variance associated with the signage for the retail
3 we really don't have any planning issues associated
4 with the engineering testimony.

5 THE WITNESS: Thank you.

6 ENGINEER RIZZO: Okay, the first thing
7 I want to start with, the most important is I
8 believe you said that the roads will be public,
9 correct?

10 THE WITNESS: Correct.

11 ENGINEER RIZZO: We discussed it at
12 TRC and expressed at that point that my
13 understanding is the town wishes for these to be
14 private roads and is not necessarily seeking to take
15 these roads.

16 So I just want to share that.

17 ATTORNEY SHIMANOWITZ: I can respond
18 to that. I think it's pretty clear the -- where
19 we're at with regard to the roads.

20 The Settlement Agreement I mentioned in
21 my introduction, the affordable housing settlement
22 agreement between the developer and the township
23 clearly states that the roads will be public.

24 In addition, the ordinance that was
25 adopted pursuant to the Settlement Agreement states

1 similarly that the roads will be public. So I don't
2 think there's really any question about that issue.

3 I had corresponded a bit with
4 Mr. Cucchiaro on that issue. I see it as cut and
5 dry and already been decided, approved by the
6 courts, approved by the town council, not much to
7 debate.

8 And by the way, when we're talking
9 about the roads, it's the roads that front the
10 single-family homes that are proposed as public
11 roads.

12 ATTORNEY CUCCHIARO: Madam Chair?

13 CHAIRPERSON KWAAK: A recommendation.
14 I believe this is an issue between the applicant and
15 the governing body, the people who made that
16 decision.

17 So for our purposes, you know, if
18 there's an approval we just say that the ownership
19 of the roads has to be consistent with the ordinance
20 and the Settlement Agreement, and has to be, you
21 know, to the extent they're going to be public
22 roads, that the town has to accept them.

23 It's not really for this board to get
24 into the middle of that on that issue.

25 CHAIRWOMAN KWAAK: Okay.

1 ATTORNEY CUCCHIARO: So long as it's
2 compliant, that's all that this board is concerned
3 about.

4 CHAIRWOMAN KWAAK: Okay.

5 ENGINEER RIZZO: Mr. Turner, I'm just
6 going to run through the rest of my questions and
7 comments.

8 THE WITNESS: Sure.

9 ENGINEER RIZZO: Your survey, Existing
10 Conditions Plan shows, I think, one or two easements
11 running from Route 33 back to the maintenance
12 property.

13 Are those easements going to be vacated
14 as part of this?

15 THE WITNESS: Yes, they'll be vacated
16 and any of the underground electric services that
17 are required to remain will be relocated. I think
18 there has been discussions already had with the
19 utility company to work that.

20 ENGINEER RIZZO: And possibly new
21 easements based on the...

22 THE WITNESS: Yes, in all likelihood
23 new easements will be granted.

24 Do you agree to provide Title 39 to I
25 guess the commercial lot and the multi-family lot?

1 ATTORNEY SHIMANOWITZ: Yes.

2 THE WITNESS: Yes.

3 ENGINEER RIZZO: Can you talk about
4 trash collection, timing, frequency, number of trash
5 enclosures, if that's adequate for the uses.

6 THE WITNESS: Sure. So we have the
7 multi-family section, as I had indicated before, we
8 have two dumpster enclosures. In my experience that
9 is adequate for the amount of units that are within
10 that area that can satisfy both refuse and
11 recycling.

12 All of the single-family homes will be
13 done through a private carting company with curbside
14 pickup, which is customary for single-family
15 developments.

16 The retail component again, depending
17 on the specific user, end-user, I do believe we
18 provided, again, a double enclosure for refuse and
19 recycling. I do believe we have adequate services
20 available.

21 ENGINEER RIZZO: Did you say private
22 or public for private hauler?

23 THE WITNESS: My understanding is that
24 it's a private hauler that handles Manalapan.

25 ENGINEER RIZZO: For a single-family

1 residential?

2 THE WITNESS: I think it's for
3 everything. That's my understanding. You can
4 correct me if I'm wrong, but I believe that's the
5 case.

6 ENGINEER RIZZO: Okay, so it will be
7 private?

8 THE WITNESS: Correct.

9 ENGINEER RIZZO: And then so the new
10 lot that you're creating to provide access to the
11 water tank and to the maintenance property, can you
12 explain who is going to maintain that, who is going
13 to own it?

14 ATTORNEY SHIMANOWITZ: It will
15 actually be owned by the homeowners' association,
16 but by way of agreement it will be maintained by the
17 golf course.

18 The main purpose of it is to allow the
19 golf course to relocate its maintenance building and
20 then have access to the public streets through the
21 access easement to the new maintenance building, but
22 that lot will also serve as access for the township
23 to get to the water tower as well. But it's the
24 golf course who will ultimately maintain the
25 easement area.

1 ENGINEER RIZZO: Okay. So then the
2 easement will be to both the golf course and to the
3 township.

4 ATTORNEY SHIMANOWITZ: Correct.

5 ENGINEER RIZZO: Regarding grading in
6 the rear properties, it's more so for, I guess, the
7 northern properties. In our letter we explained a
8 concern regarding if there is stormwater flowing
9 from property to property along the rear yards, as
10 people install structures, fences, that water may,
11 you know, get stuck.

12 Have you looked into providing
13 additional inlets with easements or swales through
14 the side property lines?

15 THE WITNESS: Yes, we did. And when
16 we saw that come up we did take a look at the
17 grading behind those homes. It is pretty customary
18 for our office to make sure we don't have more than
19 a drainage flow beyond two homes at a time; it just
20 creates too many issues. So we will agree to either
21 provide some additional inlets and/or additional
22 more defined swales to make sure that water gets out
23 before it passes over, you know, more than two
24 single-family homes.

25 And we'll provide those specific

1 details to your office.

2 ENGINEER RIZZO: Okay.

3 Back to the water tank. I believe the
4 water tank is located very close to the property
5 lines to the west of the water tank, and then Lots
6 12 and 13 specifically.

7 We previously discussed providing an
8 easement there for future maintenance. Do you agree
9 to provide that easement so that the town can take
10 additional space in the residential properties?

11 THE WITNESS: We can. I think we
12 discussed that at the workshop meeting and we did
13 agree to provide the additional easement as
14 requested.

15 ENGINEER RIZZO: And then will you
16 provide notice to those respective homeowners as to
17 not only the location of the water tank, but I guess
18 the maintenance responsibilities that the town will
19 need to take on as it relates to noise, potential
20 spraying back onto their property, and what comes
21 with it?

22 THE WITNESS: Yeah, they will be in
23 the HOA docs, they will be notified.

24 ENGINEER RIZZO: Can you explain where
25 you're at from an environmental standpoint, comments

1 received by the Environmental Commission, and then
2 conclusions from the environmental reports you
3 prepared to date.

4 THE WITNESS: So our office provided
5 and prepared an Environmental Impact Report.

6 We don't do environmental testing. I
7 think the testing was done throughout the site. I
8 think it was found to be free and clear in terms of --

9 ENGINEER RIZZO: So you submitted a
10 Phase 1 and then it discusses warranting a Phase 2.

11 THE WITNESS: Our office did not do
12 that Phase 1. That was done by another engineering
13 firm.

14 ATTORNEY CUCCHIARO: I guess, though,
15 the question is who is the correct person, then, to
16 respond to the questions regarding this issue that
17 Mr. Rizzo --

18 ATTORNEY SHIMANOWITZ: Actually,
19 Mr. Greg Kanter can respond to it. He's whispering
20 in my ear.

21 ATTORNEY CUCCHIARO: Why don't we hold
22 off on that until we're finished with this witness,
23 and then Mr. Kanter can come up.

24 ENGINEER RIZZO: Can you discuss
25 maintenance responsibilities for the perimeter

1 fences that surround all the residential properties?

2 And then, the second part of that is
3 they transition from four-foot fences to six-foot
4 fences. Can you explain the reason for that?

5 THE WITNESS: Sure. So any of the
6 perimeter fencing that lies on the single-family
7 home lots, it will be the responsibility of that
8 homeowner to maintain that fencing. And, again,
9 they'll be noticed that they have that
10 responsibility and that they can't remove that
11 fence.

12 The reason why we moved from a
13 four-foot-high fence to six-foot-high fence is based
14 on location and proximity to the golf maintenance
15 yard and the water tower. So in those areas the
16 fencing is a little higher and the rest of the
17 fencing is, for the most part, four foot high.

18 ENGINEER RIZZO: Okay. Makes sense.

19 And then have you looked into mail yet,
20 mailbox locations?

21 THE WITNESS: Not yet. But that will
22 be coordinated through the post office and we'll do
23 that.

24 My assumption is that there will be
25 some sort of a --

1 ENGINEER RIZZO: Gang mailbox?

2 THE WITNESS: -- a gang mailbox for
3 the multis. The retail will just get their own
4 mail.

5 ENGINEER RIZZO: You will have that
6 for the single-families?

7 THE WITNESS: And the single-families
8 will just get their own mail.

9 PLANNER BEAHM: I would just ask that
10 -- clearly, we're not going to finish tonight. I
11 know that the post office is reticent to give a lot
12 of information until you actually -- but I would
13 actually ask you to look into it because my
14 experience is even now with single-families they're
15 using those gang mailboxes.

16 THE WITNESS: Really?

17 PLANNER BEAHM: Yes. And just, like,
18 look at the plan so when you come back there's at
19 least some locations identified that would be
20 appropriate at maybe more than one location, because
21 I would think somebody that lives all the way up to
22 the north is probably not going to want to walk all
23 the way down to get their mail, so just take a look
24 at that before.

25 And understanding that, obviously, it's

1 going to be at the determination of the post office,
2 but that you just looked and have identified that
3 there are areas that can accommodate that.

4 ATTORNEY SHIMANOWITZ: Will do.

5 THE WITNESS: We will do that.

6 ENGINEER RIZZO: There's a very good
7 chance that they're going to require gang mailboxes.

8 PLANNER BEAHM: Yeah. That has
9 been...

10 THE WITNESS: I have never heard of
11 that before.

12 PLANNER BEAHM: Oh, it's been an
13 issue.

14 THE WITNESS: Okay. Okay.

15 ENGINEER RIZZO: And then, Mr. Turner,
16 will you address all of our technical comments that
17 are in the back portion of our letter?

18 THE WITNESS: We will, yes.

19 ENGINEER RIZZO: Thank you,
20 Mr. Turner.

21 Thanks, Madam Chair.

22 CHAIRWOMAN KWAAK: Okay. Looking at
23 the time, I would like to carry this application
24 because we have to continue with our meeting this
25 evening.

1 So with that being said, any date?

2 Okay, so our meetings are the second
3 and fourth Thursday of every month. So what do we
4 have -- I'm going by your little notes here.

5 SECRETARY McGRATH: 5/9 is no good.

6 CHAIRWOMAN KWAAK: So we have
7 available 5/9?

8 SECRETARY McGRATH: No, no.

9 CHAIRPERSON KWAAK: No?

10 SECRETARY McGRATH: That's the big
11 one. So either 5/23.

12 CHAIRWOMAN KWAAK: Oh, 5/23.

13 ATTORNEY SHIMANOWITZ: That works for
14 us.

15 CHAIRPERSON KWAAK: Does that work for
16 all your...

17 ATTORNEY CUCCHIARO: Let me make the
18 announcement.

19 The application of American Properties
20 in Manalapan, LLC, Heritage at Manalapan,
21 Application PMB-304 will be carried to the board's
22 May 23rd, 2024, meeting. That is a live meeting
23 beginning at 7:30 here in the Main Meeting Room.
24 There will be no further notice to property owners.

25 CHAIRWOMAN KWAAK: Okay. Thank you.

1 ATTORNEY SHIMANOWITZ: Thank you.

2 THE WITNESS: Thank you.

3 ATTORNEY SHIMANOWITZ: Thank you for
4 your time.

5 CHAIRWOMAN KWAAK: Not a problem.
6 We'll give you a minute to pack up.

7

8 (Application concluded at 10:05 p.m.)

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24


25

C E R T I F I C A T E

I, ANGELA C. BUONANTUONO, a Notary Public and Certified Court Reporter of the State of New Jersey and Registered Professional Reporter, do hereby certify that prior to the commencement, the witness was duly sworn to testify the truth, the whole truth and nothing but the truth.

I DO FURTHER CERTIFY that the foregoing is a true and accurate transcript of the proceeding as taken stenographically by and before me at the time, place and on the date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel of any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.



Angela C. Buonantuono, CCR, RPR, CLR
NJ License No. 30XI00233100
Notary Public of the State of New Jersey

Dated: May 14, 2024



Magna

Key Contacts

Schedule a Deposition:
Scheduling@MagnaLS.com | 866-624-6221

Order a Transcript:
CustomerService@MagnaLS.com | 866-624-6221

General Billing Inquiries:
ARTeam@MagnaLS.com | 866-624-6221

Scheduling Operations Manager:
Patricia Gondor (E: PGondor@MagnaLS.com | C: 215-221-9566)

Customer Care:
Cari Hartley (E: CHartley@MagnaLS.com | C: 843-814-0841)

Director of Production Services:
Ron Hickman (E: RHickman@MagnaLS.com | C: 215-982-0810)

National Director of Discovery Support Services:
Carmella Mazza (E: CMazza@MagnaLS.com | C: 856-495-1920)

Billing Manager:
Maria Capetola (E: MCapetola@MagnaLS.com | C: 215-292-9603)

Director of Sales Operations:
Kristina Moukina (E: KMoukina@MagnaLS.com | C: 215-796-5028)

A			
A-1	adopt	6:16	architect
5:4 15:14,25 16:3,9	10:17	allow	13:5
18:23	adopted	6:24 26:5 39:18	area
A-2	10:19 12:4 35:25	alter	20:17 21:3 28:19
5:6 18:17 19:1	advertised	7:12	29:15 31:2 38:10
ability	6:6	Amboy	39:25
31:11	advised	3:3	areas
able	7:8	amended	28:17 32:2 43:15
32:2	aerial	11:23	45:3
accept	16:6 18:22	amendment	Asbury
36:22	affirm	11:24,25 34:24	6:6
access	8:18 13:19	American	asking
10:25 11:2 17:8,21	affordable	1:6 3:17 9:10,20	29:25
21:2,7,20,25 23:12	10:12,14,17 11:24	21:18 22:18 27:6	associated
23:23 24:1,14 25:6	12:13,14 20:1 22:23	30:2,17 46:19	18:1 28:5 35:2,3
27:3 34:3 39:10,20	30:19 31:21 35:21	amount	Associates
39:21,22	affordables	38:9	2:18 14:2,16
accessed	12:19,21,23	and/or	association
22:17	agency	40:21	11:6,8,10,14 26:15
accommodate	33:15 34:13	Angela	39:15
27:5 45:3	agenda	2:24 48:3,23	assumption
accurate	8:24	announcement	43:24
48:10	ago	46:18	attendees
acknowledge	27:20	Apologies	6:23 7:2
6:24	agree	15:9	attending
acres	6:24 7:2 37:24 40:20	applicant	6:23
16:16 19:25 20:14,22	41:8,13	3:6 9:20 10:19 11:13	attenuation
Act	agreed	12:12 36:14	28:1
6:5,13	11:10	applicant's	attorney
action	agreement	12:17	2:16 8:17 9:17 13:15
48:15,18	10:14,16 11:1,13	application	13:18,23 14:7 15:2
addition	35:20,22,25 36:20	1:8 9:10 10:20 11:18	15:9,15,19,21,24
6:9 25:22 35:24	39:16	22:10 27:2,19 32:16	16:13 18:18 33:4,6
additional	AH	34:5 45:23 46:19,21	35:17 36:12 37:1
30:11 40:13,21,21	9:14	47:8	38:1 39:14 40:4
41:10,13	AH-AP	appropriate	42:14,18,21 45:4
address	10:17 11:24 31:21	7:3 44:20	46:13,17 47:1,3
4:16 14:1 45:16	ahead	approval	48:14,16
addressed	9:16 13:14 16:13	9:24 10:1,4,6,7 32:16	Authority
12:2	AIA	33:18,22 34:4 36:18	33:22
adequate	3:19	approved	available
38:5,9,19	AICP	28:13 30:1 36:5,6	6:10 13:8 27:9 38:20
adjacent	2:19	April	46:7
17:17 20:23 29:21	alegal	1:14 5:5,7 6:3 16:4	Avakian
	10:9	16:11 18:20 19:2	2:19
	Allegiance	34:7	Avenue

3:3 14:2	better	buffer	24:9,18,22 39:5
average	18:15 23:8	18:1 25:23	Castronovo
28:20,24 29:1	beyond	build	2:4 7:24,25
<hr/>	40:19	31:4	CCR
B	big	building	2:24 48:23
B	46:10	6:9 20:10 23:19,20	center
5:1	bit	25:5 28:9 29:22	21:22
bachelor's	25:15 36:3	31:1 39:19,21	certain
14:14	Block	buildings	18:6 32:12
back	1:7 16:16 21:8,9	9:14 20:2 22:24	certainly
9:2 12:7 26:3,11	board	built	32:6
27:20 31:8 34:9	1:1 2:1,14,16,17,19	30:19,20	certification
37:11 41:3,20 44:18	2:20 6:3,7 8:19,24	bulk	33:20 34:9
45:17	9:18 12:11,12 13:12	31:22	Certified
BARRY	13:20 14:8 36:23	bulletin	48:4
2:6,8	37:2	6:7	certify
based	board's	Buonantuono	48:6,9,13
22:11 37:21 43:13	46:21	2:24 48:3,23	cetera
basically	boards	business	27:10
16:25	14:22	14:1	Chair
basin	body	<hr/>	9:18,22 33:4 36:12
20:15 26:18,20 28:6	36:15	C	45:21
basins	bond	C	Chairperson
27:25 28:2	31:13	3:1 48:1,1,3,23	2:2 6:17 9:9 13:14
Beahm	bonding	cable	33:5 36:13 46:9,15
2:19 8:21 11:18 12:1	31:12	27:10	Chairwoman
19:5,8,13,17 33:8	bottom	Cablevision	6:1 7:18 8:3,4,15,23
34:22 44:9,17 45:8	16:23	6:22	9:1,5 33:11 36:25
45:12	bound	call	37:4 45:22 46:6,12
bear	17:5	6:2 7:19 9:2 13:12	46:25 47:5
7:16	boundary	17:14 26:5	chance
beginning	17:15	candidate	45:7
46:23	bounding	7:13	change
behalf	17:7	care	34:23
9:20	bounds	12:1	Channel
behavior	17:2	carried	6:21,22,25 7:1
7:5	break	46:21	Chief
believe	31:12	carry	2:7 8:8
29:2 35:8 36:14	BRIAN	45:23	circle
38:17,19 39:4 41:3	2:12	cart	17:15,16 20:4
belt	brief	24:5,6,8,12 25:4	circulation
26:5	33:14	carting	23:9,19
benefit	broadcast	38:13	citizens
14:8 25:7 32:5	6:25 7:15	cartways	7:9
berm	Brown	21:21	civil
26:6,12 29:13	2:3 7:22,23 9:3	case	14:15,18

clarification 10:2	commercial 11:20 17:11 23:19,25 24:2,11 25:6 30:6 37:25	16:10 18:5 37:10	16:17 18:2 20:3,6,10 20:11,16 23:1 24:8 26:18
clarify 18:4	Commission 42:1	conduct 7:3	correct 18:18 19:16 25:13 35:9,10 39:4,8 40:4 42:15
cleanup 12:2,5	Committeeman 2:8,10 8:2,6	connected 23:6,11	corresponded 36:3
clear 30:13 35:18 42:8	community 11:6,7,14 23:3	connecting 11:9 24:1	corridor 25:16
clearly 35:23 44:10	company 37:19 38:13	connection 11:11 22:8 23:14 27:14	council 36:6
clerk 6:11	complete 23:18 27:20 34:7	connections 26:6 27:8	counsel 3:6 48:14,17
Cleveland 14:2	completely 26:24	connects 23:24	Country 11:6,14 17:4
close 31:11 41:4	compliance 6:13 10:13	consensus 32:8	County 1:2 33:18
closest 23:25	compliant 28:14 30:1,4,9 37:2	Conservation 33:19	couple 12:6 27:20
CLR 48:23	complied 31:22	consistent 36:19	course 10:24 11:3,21 12:8 13:9 17:18 21:2,8 24:9,24 25:7 29:22 39:17,19,24 40:2
Club 11:6,14 17:4	comply 26:24 27:18 29:2 32:11,12	consists 27:21 28:15	Court 22:3,18 30:17 48:4
CME 2:18	component 21:25 23:16 27:23 30:12 31:4 38:16	constraints 29:15	COURTROOM 1:11
collect 27:24	components 26:23 28:11	construction 30:16,22 31:1	courts 36:6
collection 38:4	comprehensive 29:6	CONSULTANTS 2:14	created 10:17 21:2 26:15
come 31:8 32:7 40:16 42:23 44:18	concern 40:8	containing 19:25	creates 40:20
comes 21:24 41:20	concerned 11:8 37:2	contains 16:16 17:19 20:9,15 22:19 25:20	creating 7:6 39:10
comfortable 32:9	concluded 47:8	contemplated 12:12	credentials 14:24
coming 27:12	conclusions 42:2	continue 45:24	Cucchiaro 2:16 8:15,17 13:18 13:23 15:10,15,21 15:24 16:13 18:16 18:18 33:4,6 36:4 36:12 37:1 42:14,21
commencement 48:6	condition 17:20	continues 8:24	
commentary 7:17	conditional 33:17	conventional 27:22	
comments 7:10 37:7 41:25 45:16	conditions 5:5 12:16 15:4 16:3	coordinated 43:22	
COMMENTS/QU... 4:14		copy 6:6,9	
		corner	

ended
11:23 12:18

engineer
2:17 8:22 13:2,5,16
14:15,19,22 24:17
24:20,25 25:11
31:25 32:4 34:17
35:6,11 37:5,9,20
38:3,21,25 39:6,9
40:1,5 41:2,15,24
42:9,24 43:18 44:1
44:5 45:6,15,19

engineering
3:18,20 4:5 13:3,4,6
14:2,15,16,18 35:4
42:12

entire
17:24 23:3 25:19,24
27:4 29:23 31:13

environmental
41:25 42:1,2,5,6

ESQUIRE
2:16 3:3

established
26:1

et
27:10

evening
6:23 9:17 14:11
45:25

eventual
26:22

eventually
31:9

evergreens
29:9,19

everybody
14:11 15:8 16:21

exhibit
5:3,5,7 15:14,17,18
15:20 16:4,9,10
17:10 18:14,17,20
19:1,2 20:5 21:13

exhibits
16:22

existing

5:4 15:4 16:3,10
17:19 18:4 25:18
27:13 37:9

experience
14:17 38:8 44:14

explain
25:15 39:12 41:24
43:4

explained
40:7

expressed
35:12

extended
27:11

Extension
34:8

extent
18:7 31:17 36:21

extra
26:4,7

F

F
3:5 48:1

facade
32:14,15,17,19

fact
32:9

fairly
30:14 34:16

families
12:18

far
26:18 31:3

feet
12:20 16:19 18:12,12
19:23,24 25:20 26:3
26:11 30:3 32:23,24

fence
28:3,4 43:11,13,13

fences
40:10 43:1,3,4

fencing
43:6,8,16,17

field
14:18

figured
12:16

file
6:10

filed
10:20 11:5,17

filter
28:9

final
9:12,24,25 10:3

finally
21:1

financially
48:17

finish
31:7 44:10

finished
42:22

Fios
6:22 7:1

Fire
2:7 8:8

firm
9:19 42:13

first
13:12,15 34:18 35:6

Fisher
2:6 7:20,21

fixtures
28:16,18

flag
6:15

flow
28:1 40:19

flowering
29:9,19

flowing
40:8

foot
32:1 43:17

foot-candle
28:20,23,24 29:1,1

foot-candles
28:20

foregoing
48:9

forms
9:23 34:10,10

forth
48:12

fortunately
10:22

forum
7:10

found
42:8

four
21:16 23:18 43:17

four-foot
43:3

four-foot-high
28:3 43:13

fourth
46:3

free
42:8

Freehold
33:19

frequency
38:4

freshwater
17:25 34:2

front
36:9

front-loaded
21:14

frontage
16:19 25:24 27:4
29:17,23

further
17:8 21:4 26:7 30:10
46:24 48:9,13

future
41:8

G

gang
44:1,2,15 45:7

garages
21:14

gas
27:9

gathering 7:4	32:1	height 28:19 32:1	Hutt 3:2 9:19
gatherings 7:5	greatly 12:24	heights 28:16	<hr/> I <hr/>
general 23:2	green 20:17 26:5 28:10	hereinbefore 48:12	identified 20:6 21:3,13 22:14 34:25 44:19 45:2
gentle 18:5	greenbelt 29:12	Heritage 1:6 5:4,6 9:11 16:3,9 18:19 19:1 46:20	identify 21:5
give 14:8 15:25 33:14 44:11 47:6	Greg 3:16 13:8 42:19	high 30:3 43:17	image 6:25 16:6 18:22
Givelekian 2:5 8:13,14	groundcover 29:10	higher 43:16	immediately 17:6 20:23 29:21 31:2
given 29:15	group 2:16 7:14	Highland 14:3	Impact 42:5
go 9:16 13:14 16:13 31:7 34:18	guess 37:25 40:6 41:17 42:14	highway 16:20 23:14	important 31:5 35:7
going 15:3 16:22 25:15 34:19 36:21 37:6,13 39:12,12 44:10,22 45:1,7 46:4	<hr/> H <hr/>	Hill 10:24 11:3,6,14,21 17:4	improvement 22:12 26:25 33:2
golf 10:24 11:3,21 17:4 17:18 21:2,7 24:9 24:12,24 25:4,4,7 39:17,19,24 40:2 43:14	HALL 1:10	HOA 41:23	improvements 26:7 27:3,5
good 9:8,17 14:10,20 33:16 34:12,22 45:6 46:5	handicap 22:20 23:18	Hogan 2:7 8:7,8	inappropriate 7:5,14
governing 36:15	handle 15:12	hold 14:14 42:21	include 22:20 23:1,18 27:3 30:16,21
graded 18:5	handles 38:24	home 43:7	income 19:10
grades 18:6	happen 25:4,8	homeowner 43:8	indicated 38:7
grading 32:2,5,11 40:5,17	hard 31:6	homeowners 26:15 41:16	Individual 7:8
graduate 14:13	hatching 22:15	homeowners' 39:15	information 44:12
granted 37:23	hauler 38:22,24	homes 9:14 18:11 19:22 21:12 27:16 29:21 30:19,23 31:11,15 36:10 38:12 40:17 40:19,24	infrastructure 28:11
greater	hazard 7:6	housekeeping 13:11 16:15	initially 34:25
	he'll 9:5	housing 10:13,14,18 11:25 12:14 20:1 22:23 31:21 35:21	inlets 27:23 40:13,21
	hear 11:2		inset 17:16
	heard 45:10		inside 7:7
	HEARING 1:19		install

40:10	26:25 33:2 48:5,24	26:6 29:13	30:25 32:17
Institute	JOHN	landscaping	limits
14:13	2:4	26:12 29:5,6	17:3,17 24:5
interest	joins	Lane	line
7:14	10:11	22:2 23:24 24:2	17:24 20:25 25:20
interested	JORDAN	30:22	lines
48:17	2:17	lanes	25:25 40:14 41:5
interject	July	27:6	lit
19:6	10:19	Langan	28:19,23
Interpretation		3:18 13:4	litigation
18:3 34:2	K	larger	11:5
intersection	Kanter	20:5,14	little
30:3	3:16 13:8 42:19,23	Larsen	25:15 30:12 43:16
introduce	Karl	3:19 13:5	46:4
15:3	3:18 13:3	Law	live
introduction	Kastell	2:16	46:22
35:21	2:9 6:19 7:20,22,24	lead	lives
island	8:1,3,5,7,9,11,13	22:19	44:21
21:22	10:11	left	LLC
issue	KATHY	26:18	1:6 9:11,21 46:20
10:10,23 11:3,7,16	2:2	legal	LLP
11:17,19,22 12:1	key	1:24 33:8	2:16
36:2,4,14,24 42:16	34:19	length	loading
45:13	Knob	17:24 25:19	23:21
issued	10:24 11:3,5,14,21	Leon	located
18:3	17:4	2:19	16:17 17:12,14 20:2
issues	know	letter	20:3,10,16,19,23
10:21 12:3,6 35:3	9:5 24:9 30:11 31:2,3	18:3 34:1,19 40:7	21:4,8,9 23:5 26:21
40:20	32:6,8,11 36:17,21	45:17	41:4
items	40:11,23 44:11	letters	location
11:15 12:6	known	13:10	17:16 41:17 43:14
	16:15,18 20:12	license	44:20
J	Kwaak	2:25 14:20 48:23	locations
JACK	2:2 6:1,17 7:18 8:3,4	licensed	18:6 43:20 44:19
2:10	8:15,23 9:1,5,9	14:19	long
Jacobson	13:14 33:5,11 36:13	lies	30:4 37:1
2:8 8:1,2	36:25 37:4 45:22	43:6	look
JCP&L	46:6,9,12,15,25	lighter	32:1,6 33:7 40:16
17:23	47:5	20:17	44:13,18,23
Jen		Lighting	looked
34:18	L	28:15	40:12 43:19 45:2
JENNIFER	L	likelihood	looking
2:19	3:3,15	37:22	31:18 45:22
Jersey	land	limit	Lori
1:2,12 3:4 14:3,13,20	14:18	31:14	22:2 23:24 24:2
14:23 16:20 22:12	landscape	limited	30:22

lot 1:7 9:12 16:16 17:21 18:11 19:22,25 20:7 20:8,12,14,14,20,22 20:22,23 21:1,3,6,8 21:9 22:19,25 23:6 23:12,17 26:10,21 28:10,22 30:24 37:25,25 39:10,22 44:11	39:19,21 41:8,18 42:25 43:14	8:11,12,13,14 10:11	6:21,25 7:15
lot's 24:2	major 9:13,24,25 10:3 34:3	members 2:1 7:11 9:18	multi-family 20:2 22:16 26:2 28:10,23 37:25 38:7
lots 19:11,12 20:13,14,19 26:14,17 41:5 43:7	management 20:15,19 26:13 27:17 27:21 28:12	Menlo 4:5 13:3 14:1,16	multi-function 23:2
low-to-moderate 19:10	Manalapan 1:1,6,6,10,12 2:21 5:4,6 6:2,20 9:11,11 9:21 16:3,9 18:20 19:1 33:23 34:10 38:24 46:20,20	mentioned 35:20	multis 44:3
lying 25:23	manner 7:3	messed 19:19	municipal 6:8,11
<hr/> M <hr/>	marked 16:2,11 19:3	MidAtlantic 3:20 13:6	<hr/> N <hr/>
M 14:5	market 12:16,24 19:9	middle 36:24	N 3:1,15 4:1 14:5,5
Madam 9:18 33:4 36:12 45:21	market-rate 18:10 19:22	mind 30:15 34:17,19	name 4:16 13:24,25 14:12
MAGNA 1:24	marking 15:13	minor 27:5	named 21:18
mail 43:19 44:4,8,23	material 29:14	minute 47:6	NANCY 2:20
mailbox 43:20 44:1,2	maximum 28:21,24 29:2	missing 9:4	necessarily 35:14
mailboxes 44:15 45:7	McGRATH 2:20 9:7 46:5,8,10	misunderstood 19:18	necessary 25:12
main 25:21,21 34:8 39:18 46:23	McNABOE 2:10 8:5,6	Mitchell 22:3,18 30:17	need 24:14 32:3,18 33:9 34:20 41:19
mains 26:9 27:13	mean 34:18	mix 29:18	needed 13:9
maintain 39:12,24 43:8	meeting 1:5 6:2,5,12,21 7:7 9:2 41:12 45:24 46:22,22,23	mixed-use 20:9	negotiation 11:4
maintained 26:21 39:16	meetings 6:5,13 46:2	moderately 18:5	neighbor 10:24
maintenance 21:2,7 24:10 26:16 29:22 37:11 39:11	Member 6:19 7:20,21,22,24 7:25 8:1,3,5,7,9,10	modify 11:10	neither 48:13,16
		Monmouth 1:2 33:18,21	Network 6:20
		month 46:3	never 45:10
		monument 29:25	new 1:2,12 3:4 14:3,13,20 14:23 15:16,18,19 16:20 21:16 22:12 23:13 26:25 29:7,24 33:2 37:20,23 39:9 39:21 48:5,24
		mounting 28:16,18	
		mouth 32:7	
		moved 43:12	
		MTN	

nice 14:11	2:11	originally 10:19	28:22 30:24
NJ 48:23	<hr/> O <hr/>	outbound 16:7	part 10:12 15:22 37:14 43:2,17
NJDEP 18:3 27:18 28:13 34:1,4,8	O 3:15 14:5	outline 33:14	participants 7:2,16
NJDOT 27:3 34:3	obviously 44:25	outside 33:15 34:13	particular 23:6
noise 41:19	October 12:5	Overall 5:6 18:20 19:2	parties 48:15
non-permitted 11:19	office 6:11 7:13 16:5 32:10 40:18 41:1 42:4,11 43:22 44:11 45:1	overlaid 16:7 18:24	party 7:13
non-residential 10:6 12:20	Oh 45:12 46:12	Overlay 10:18 11:25 31:21	PASQUALE 2:5
north 16:25 17:5,9 44:22	Okay 9:9 15:21 16:14 18:19 19:13,17 33:11,13 35:6 36:25 37:4 39:6 40:1 41:2 43:18 45:14,14,22 46:2,25	owned 26:22 39:15	passes 40:23
northeast 17:14 24:7	on-street 22:11,14	owner 26:22	Pat 8:13
northerly 17:9 24:7	once 14:12 28:13 30:11 34:9	owners 46:24	path 24:5,6,9,12,13,21,24 25:4
northern 40:7	open 6:4,13 20:13,21 23:3 26:14,17	ownership 24:10 25:5 26:16 36:18	paved 32:23,25
northwest 16:17 18:2,7 20:16 23:1 26:17	opinion 7:12 29:6,14 33:8 34:12	<hr/> P <hr/>	pedestrian 23:7,9 24:14 25:6
Notary 48:3,24	opposed 31:12	P 3:1,1,15	Pehnke 3:18 13:3
note 31:6	order 9:2 26:8	P.C 3:2	pending 33:25
notes 46:4	ordinance 10:18 12:4 35:24 36:19	P.E 2:17 3:18 4:5	people 36:15 40:10
notice 6:5,7,9 41:16 46:24	ordinances 29:4	p.m 1:15 47:8	percent 12:14,22
noticed 43:9	orient 16:21	P.P 2:19	perimeter 42:25 43:6
notices 6:8	original 12:11	pack 47:6	permit 27:3 31:11 34:3
notified 41:23		page 4:3,16 5:3 15:11	permits 34:2
November 12:8		parallel 16:23 20:24	permitted 11:19 22:11
number 11:3 12:23,24 27:16 29:7 38:4		Park 6:6 14:3	permitting 31:15 33:15 34:13
NUNZIO		parking 17:21 22:11,14,19 23:17 26:10 28:10	person 42:15
			Phase

30:16,20,21,25 31:7 31:8,9,9,11 42:10 42:10,12	point 12:10 35:12	35:18 40:17	22:1 24:8,10 25:7 25:16,19,24,25 26:19 27:9 37:12 39:11 40:9,9,14 41:4,20 46:24
phases 30:15 31:6	pointed 18:10 22:9 31:20,24 32:13	preview 13:1	proposal 10:5 11:8 12:17 15:5
phasing 30:14 31:10,17	points 34:19	previously 41:7	proposed 18:23 21:18 22:4 23:10 29:9 36:10
picked 11:18	policies 7:15	principally 17:20 18:6	proposing 11:20 12:19 21:16 25:2
pickup 38:14	political 7:13,13	principal 14:15	protects 7:9
pipes 27:23	Pollifrone 2:11 8:11,12	prior 48:6	provide 8:18 13:19 21:19,25 22:25 23:8,12 25:11 28:1,6,10 32:4,10 32:24 37:24 39:10 40:21,25 41:9,13,16
place 27:19 48:12	portion 10:4,6 24:11 26:2 30:17 45:17	privacy 7:9	provided 11:2 22:23 23:15,22 24:4,24 25:9 26:4 28:8 29:5,7,18,23 30:11 38:18 42:4
plan 5:6 9:13,25 10:3,6,13 11:10 15:5 18:20 19:2 28:12,15 29:6 37:10 44:18	possibly 37:20	private 11:1,12 16:18 22:17 35:14 38:13,21,22 38:24 39:7	provides 17:8 21:6 26:11
planner 2:19 8:21 19:5,8,13 19:17 32:14 34:22 44:9,17 45:8,12	post 28:15,17 43:22 44:11 45:1	probably 18:13 44:22	providing 22:13 23:10 24:18,21 40:12 41:7
planning 1:1 6:2 14:22 35:3	post-and-rail 28:3,4	problem 47:5	proximity 43:14
plans 20:7,12 21:13 22:15 25:10 32:24	posted 6:7	proceeding 48:10	public 1:19 4:14 6:5,8,10,13 7:4,10,10,12,12 21:16,19 22:3,4 29:24 35:8,23 36:1 36:10,21 38:22 39:20 48:4,24
plant 29:14	potential 10:8 41:19	PROCEEDINGS 1:18	purpose 39:18
planted 29:13	PowerPoint 15:22	professional 14:19,21 48:5	purposes 26:16 36:17
plantings 29:7,10,11	PPM2046 1:8 9:10	professionals 8:16	pursuant 6:4 35:25
play 23:2,2	preempts 33:9	prohibit 31:14	
please 6:14,18 7:18 8:16 13:23	preliminary 9:12,24,25 10:3,5	prohibited 7:7	
Pledge 6:16	prepared 13:10,12 16:4 42:3,5	project 26:2,24 29:8 30:14 31:13,19	
Plockner 9:19	Present 2:1,14 8:8,14	promote 7:12	
PMB-304 46:21	presentation 15:22	properties 1:6 3:17 9:10,20 17:8 17:12 40:6,7 41:10 43:1 46:19	
	presented 14:21	property 16:6,15,19 17:2,3,7 17:15,17,19,22,24 18:6 20:3,11,17	
	Press 6:6		
	pretty		

put 15:7,13 18:14 32:6	22:24 38:11,19	32:15	30:7,12,23 31:1,4
<hr/> Q <hr/>	reduce 12:23	Report 42:5	32:14,15 35:2 38:16
qualifications 14:9	reduced 12:24	REPORTED 2:23	44:3
quality 28:5,7	reference 18:14	Reporter 48:4,5	retaining 31:25
question 36:2 42:15	referenced 19:8	reports 34:14 42:2	reticent 44:11
questions 37:6 42:16	refuse 38:10,18	representative 13:7	review 11:18 13:10 33:24
<hr/> R <hr/>	regard 35:19	requested 41:14	reviewed 28:13
R 3:1,15 48:1	regarding 10:9,24 12:2 40:5,8	require 32:9 45:7	rezoning 10:17
radius 32:22,23,25 33:1	42:16	required 21:7 26:8 29:3 32:21	RICHARD 2:7
raised 10:23 12:1	regards 32:18	37:17	right 7:9,21 19:10 31:8
ran 10:21 11:16,17	Registered 48:5	requirements 28:7	right-hand 16:24
range 19:23	regrade 32:3	residential 10:4 17:8 21:20,25	right-in/right-out 21:19,23 23:11,13
rate 19:9	REGULAR 1:5	22:12 25:25 26:17	right-of-way 20:24,25 25:19 27:2
read 6:18	regulations 27:19	26:23,25 28:17,22	32:22,25
really 31:10 34:23 35:3	relates 41:19	30:2 33:2 39:1	right-turn 27:6
36:2,23 44:16	relative 48:14,16	41:10 43:1	rights-of-way 22:5
rear 23:20 29:20 40:6,9	relief 9:23 30:9 33:10	resolved 10:22 11:4	Rizzo 2:17 8:22 24:17,20
reason 24:8 43:4,12	34:25	respect 16:22 21:11,17 22:9	24:25 25:11 33:7
rebroadcast 6:21	relocate 39:19	respective 41:16	34:17 35:6,11 37:5
received 42:1	relocated 37:17	respond 13:10 35:17 42:16,19	37:9,20 38:3,21,25
recommendation 36:13	remain 37:17	responsibilities 41:18 42:25	39:6,9 40:1,5 41:2
record 13:24 15:13 16:14	remainder 30:22	responsibility 7:16 43:7,10	41:15,24 42:9,17,24
recording 6:24 9:7	remaining 23:7	rest 37:6 43:16	43:18 44:1,5 45:6
recycling	remove 43:10	resubmission 12:7	45:15,19
	removed	retail 9:15 20:9 23:12,15	Rizzo's 32:7,10
		24:5 26:10,21,22	road 21:17
		27:7,23 28:9,19,25	roads 10:9 21:16 22:7
			27:22 28:19 35:8,14
			35:15,19,23 36:1,9
			36:9,11,19,22

roadway 16:18 21:24	25:21 27:14 34:5	23:1 26:2,10 48:12	significant 29:7
roadways 29:24	satisfy 38:10	set-aside 12:14,22,25	signs 29:25 32:19
Rob 13:5	saw 40:16	settlement 11:1,13 12:11 35:20 35:21,25 36:20	similarly 36:1
ROBERT 3:19	Sawgrass 1:7 9:11 11:9,11 16:18,24 17:1,6 20:11 22:10 24:6 27:14 29:19	sewer 25:21 26:9 27:12,14 33:22 34:6	simply 31:2 33:24
roll 7:19	science 14:14	shape 33:16 34:13	single 12:18
Ron 9:18	Scott 4:5 13:2,16,22,25 14:7,12 15:2	share 35:16	single-families 44:6,7,14
RONALD 2:16 3:3	screen 15:7	sheet 16:24,25	single-family 9:13 18:11 19:22 21:11,12 23:8 26:1 27:16 29:20 30:18 30:23 31:15 36:10 38:12,14,25 40:24 43:6
room 26:12 46:23	screens 15:7	Shimanowitz 3:2,3 9:17,18,19 13:15 14:7 15:2,9 15:19 18:10 22:9 31:20 35:17 38:1 39:14 40:4 42:18 45:4 46:13 47:1,3	site 9:13,25 10:3,5,12 11:21 13:2,16 15:4 15:5 17:5 20:6 22:12 25:20 26:25 27:9 28:11 33:2,17 42:7
Route 1:7,11 9:12 16:17,20 16:23 17:2,13 18:8 20:12,24 21:24 23:11 24:16 25:14 25:16,23 26:3,11 27:1 29:12 30:7 37:11	second 18:14 19:6 43:2 46:2	Shorr 2:12 8:9,10	situation 24:25
RPR 2:24 48:23	Secretary 2:20 9:7 46:5,8,10	shoulder 27:6	six-foot 21:22 43:3
RSIS 33:8	section 6:4 22:16 28:23,25 32:21 33:7 38:7	shows 37:10	six-foot-high 43:13
run 24:6 31:8 34:14 37:6	see 14:11 15:8 17:9 36:4	shrub 29:10	sizes 18:11 19:22
running 16:23 18:11 20:24 37:11	seeking 9:22,23 10:3,5 30:8 31:23 32:16,18 35:14	side 13:12 16:20,24 17:2 17:7,10,12 22:13 40:14	sketch 32:5,5
runoff 27:24	send 11:20	sides 21:22 22:6	slope 18:5
runs 17:23 25:18	sense 43:18	sidewalks 21:22 22:6 23:5,7	small 17:21 27:15
<hr/> S <hr/>	sent 6:5	sign 30:2,7,7	smaller 20:21,23
S 2:19 3:1,15,15 5:1	serve 39:22	signage 32:14,15,17 35:2	Soil 33:19
safety 7:6	service 22:24	signatures 33:25	somebody 44:21
salute 6:14	services 1:24 27:11 37:16 38:19	signed 34:10	
sanitary	set		

sorry 19:19 24:19	32:12 33:3	40:10	32:5,6 35:14 40:16 41:9,19 44:23
sort 43:25	standing 14:21	stuck 40:11	taken 33:6 48:11
south 17:12	standpoint 41:25	subdivision 9:13,24 18:9,23 19:9 19:21 20:7 21:12,17 23:8 33:18	talk 10:9 38:3
southeast 18:7 20:10 26:20	start 25:2 35:7	subject 10:13 11:21	talking 36:8
southerly 17:3	state 1:2 13:23 14:20,23 16:20 34:6 48:4,24	submission 12:9	tank 39:11 41:3,4,5,17
southwest 20:3	stated 9:22	submit 33:25	tax 19:11
space 9:15 20:13,22 23:2 23:25 24:5,11 26:4 26:14,17,22 41:10	Statement 6:18	submitted 15:16 34:5,6,9 42:9	technical 31:24 32:20 33:24 45:16
spaces 22:14,20,21 23:18	statements 7:11,17	sufficient 14:24	Technology 14:14
speakers 7:8	states 32:21 35:23,25	sure 7:20 16:2 19:7 34:15 34:21 37:8 38:6 40:18,22 43:5	telephone 27:10
specific 38:17 40:25	status 33:15	survey 37:9	television 6:20 15:7
specifically 41:6	stay 26:8	surround 43:1	terminate 22:6,7
spell 13:24	stenographically 2:23 48:11	surrounded 28:3	terms 26:14 27:8 33:14 34:16 42:8
spoke 33:7	Steve 6:17 9:4	swales 40:13,22	testify 48:7
spraying 41:20	STEVEN 2:9	swear 8:16,17 13:18	testimony 8:18 11:2 13:19 35:4
square 12:19 18:12,12 19:23 19:24	stop 31:6	swing 23:1	testing 42:6,7
squares 20:5	stormwater 20:15,19 26:12 27:17 27:21,24 28:12 40:8	sworn 13:17 48:7	thank 8:23 14:24 15:1 19:17 33:12 35:5 45:19 46:25 47:1,2 47:3
staff 2:14 34:14	straight 16:25	system 27:22	Thanks 45:21
stage 31:16	straightforward 30:15 34:16	<hr/> T <hr/>	Theodore 21:5 22:2 30:18,22
stand 6:14 33:14	street 21:19,21 22:13 29:23	T 3:4,15 5:1 14:5 48:1 48:1	thing 35:6
standard 33:9	streets 22:3,5 39:20	T-U-R-N-E-R 14:1	think 15:8 18:13 25:3,7 32:7 33:16 35:18
standards 22:12 26:25 28:8,14 29:3 30:5,10 31:22	strips 28:9	take 15:4 24:10,13 25:1,5	
	structure 23:2		
	structures		

36:2 37:10,17 39:2 41:11 42:7,8 44:21	trash 22:24 38:4,4	uses 38:5	42:10
three 10:21 22:3,20 30:15 32:1	TRC 35:12	utilities 29:16	water 17:13 21:9 25:21 26:9 27:12 28:5,6 29:21 33:23 34:8,11 39:11,23 40:10,22 41:3,4,5,17 43:15
three-story 9:14	Treatment 34:4	utility 25:18 26:6 27:8 29:16 33:21 37:19	way 10:2,10,16,25 11:22 13:1 21:18 22:15,17 22:18 27:6,11,15 30:17 36:8 39:16 44:21,23
Thursday 1:14 46:3	trees 29:8,9,19,23	<hr/> V <hr/>	Way/Route 30:2
time 11:22 12:15 31:13 40:19 45:23 47:4 48:12	true 48:10	vacant 17:11,20	we'll 10:9,10 15:21,24 27:13 40:25 43:22 47:6
timing 38:4	truth 8:19,19,20 13:20,20 13:21 48:7,8,8	vacated 37:13,15	we're 10:5 12:18 13:12 15:13 29:25 31:3 32:8,16 33:16 34:16 35:19 36:8 42:22 44:10
title 15:25 37:24	turn 15:3	variance 31:24 32:3,10,13 35:2	we've 24:4 29:13,18 32:7
TODD 2:3	Turner 4:5 13:3,16,22,25 14:12 19:5 37:5 45:15,20	variances 30:9 31:23 32:18	Weiner 2:16
tonight 9:23 12:9 15:17 44:10	TV 6:18	vegetative 28:8	went 12:15,25
top 16:7 18:24 28:16,17	two 9:14 20:2,5,13 21:21 22:17,22,23 23:15 27:25 29:25 37:10 38:8 40:19,23	verified 18:2	west 17:5 41:5
topography 18:4	two-car 21:14,15	Verizon 6:22,25	westbound 16:20
tot 22:25	<hr/> U <hr/>	Vice-Chairperson 2:3 7:23 9:3	westerly 17:24
total 12:21	ultimately 28:2 39:24	videotaping 6:20	Western 33:21
tower 17:13 21:9 29:22 39:23 43:15	underground 27:11,23 37:16	vinyl 28:4	wetlands 17:25 18:1 34:2
town 1:10 10:16 35:13 36:6,22 41:9,18	understanding 35:13 38:23 39:3 44:25	violation 7:14	whatsoever 11:12
township 1:1 2:21 6:2,19 10:15 33:23 34:10 35:22 39:22 40:3	units 12:13,13,22,25 19:10 19:14,15 20:1 28:5 30:19 38:9	<hr/> W <hr/>	whispering 42:19
traffic 11:20 13:4	use 11:19,19 12:2 16:22 23:4 24:12,15 25:1	waiver 10:8 32:20	white
transcript 1:18 48:10	user 38:17	walk 10:10 44:22	
transition 43:3		walls 31:25	
		want 15:12 33:13 35:7,16 44:22	
		wants 24:10	
		warranting	

17:16	4:1 5:1 14:5	11th	12:5,8
wide		12:5	2024
25:20	<hr/> Y <hr/>	12	1:14 5:5,7 16:4,11
widening	yard	41:6	18:21 19:2 34:7
27:5	43:15	12-foot-wide	46:22
width	yards	23:20	21
26:8	29:20 40:9	12,856	21:3,6
wishes	Yeah	18:12 19:24	22
35:13	41:22 45:8	120	12:14
witness	years	1:11	23rd
13:13,16,25 14:10	12:6 14:17 27:20	129	46:22
15:1,6,18,23 16:2	<hr/> Z <hr/>	12:13	24-and-a-half-foot-...
16:14 18:19 19:7,11	zone	12th	28:18
19:15,19 24:19,23	23:21 31:21	34:7	24.5
25:3,13 33:12 34:21	zoning	13	16:16
35:5,10 37:8,15,22	11:25 14:22 29:3	41:6	240
38:2,6,23 39:2,8	30:4,10 31:22 34:24	13th	29:9
40:15 41:11,22 42:4	34:24	12:8	25
42:11,22 43:5,21	<hr/> 0 <hr/>	14	1:14 5:7 18:20 19:2
44:2,7,16 45:5,10	0.07-acre	4:5	25th
45:14,18 47:2 48:7	21:1	14-foot-high	5:5 6:3 16:4,11
witnesses	0.80	28:16	261
4:3 13:2	20:22	15	14:2
Woodbridge	07095	5:4	28-foot-wide
3:4	3:4	15,000	22:5
woodlands	0718	12:19	29
17:20	3:5	15,000-square-foot	12:13
words	07726	20:9	295
32:7	1:12	18	29:8
work	08904	5:6	2B-3
37:19 46:15	14:3	<hr/> 2 <hr/>	32:21
worked	<hr/> 1 <hr/>	2	<hr/> 3 <hr/>
10:25 11:15,22 12:16	1	21:8 30:21 31:9	3
works	30:16,20 31:7,8,11	42:10	30:25 31:9
34:4 46:13	42:10,12	2.34	3-story
workshop	1,462	29:1	20:2
41:12	16:19	2.96-acre	3.01
wouldn't	1.84	20:8	21:10
34:17,18	28:23	20-foot-wide	3.02
wrong	1.99	21:15,21 23:23 24:1	9:12 16:16
39:4	19:25	2020	30
www.MagnaLS.com	10:05	10:19	9:14 12:19,21 14:17
1:25	47:8	2021	19:9 20:1 25:20
<hr/> X <hr/>		10:20	30-foot-wide
X		2023	25:18

<p>30XI00233100 2:25 48:23 31 22:13 30:18 32 12:22 30:23 33 1:7,7 16:17,20,23 17:2,13 18:8 20:12 20:24 21:24 23:11 24:16 25:14,16,23 26:3,11 27:1,13 29:12 30:2,7 37:11 35 26:11 35-foot-wide 25:23 39 37:24</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>4-to-5-foot-high 26:6 4.33 30:3 40-foot 32:25 42 6:22 7:1 44 28:20 459 3:3 49 29:9</p> <hr/> <p style="text-align: center;">5</p> <hr/> <p>5 6:4 5,500 18:12 19:23 5.3 29:1 5.36 20:14 5.5</p>	<p>28:20 5.7 28:24 5/23 46:11,12 5/9 46:5,7 50 26:3 32:24 50-foot 18:1 32:25 50-foot-wide 22:4 522 1:11</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>60 32:23 63 9:13 12:18 18:10 19:9,22 634 3:5 634- 3:4 6400 3:4 65 20:7 66 20:12 67 20:22 68 19:11 20:14 68-lot 18:9 19:21 68-parking 22:20 68-unit 19:9</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>7:30 1:15 46:23</p>	<p>7:31 6:3 7200 1:7 9:12 16:16 21:8,9 732 3:4,5 77 6:21,25 78-space 23:17 780 29:10</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>866-624-6221 1:24 8th 10:19</p> <hr/> <p style="text-align: center;">9</p> <hr/> <p>9:18 9:2 915 29:10 93 12:22 19:10,14,15 95-9.2A 32:21</p>	
--	---	--	--