

**Township of Manalapan**  
120 Freehold Road  
Manalapan, NJ 07726

**Planning Board Minutes**  
**May 23, 2024 Public Meeting**

Chairwoman Kathryn Kwaak called the meeting to order at 7:34 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, Board Attorney  
Jordan Rizzo, PE, Board Engineer  
Jennifer Beahm, PP, Board Planner  
Nancy McGrath, Recording Secretary

Mr. Cucchiaro swore in the Board Professionals.

**Minutes**

A Motion was made by Chief Hogan and Seconded by Mr. Castronovo to approve the Minutes of March 28, 2024 and May 9, 2024 as written.

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

**Resolutions**

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

Mr. Cucchiaro explained that the Resolution for Monmouth Battlefield Flex Co., LLC will not be memorialized tonight due to receiving additional comments as of late yesterday. He will not be taking any more comments from outside the Board. Therefore, resolution will be carried to the June 13, 2024 Planning Board Meeting.

**Capital Review Resolutions**

The resolutions for the Capital Review Projects were unanimously approved by all the eligible Board members: Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Hogan, Kastell, Shorr

**PCR2412** – Manalapan-Englishtown Middle School  
2-Story Addition, Paving, Replace Concrete Sidewalks, Stairs, Ramps, Generator  
**PCR2413** - Lafayette Mills School – Generator  
**PCR2414** - Pine Brook School – Generator  
**PCR2415** - Clark Mills School – Generator  
**PCR2416** - John Dawes ELC – Generator  
**PCR2417** - Milford Brook School – Generator  
**PCR2418** - Taylors Mills School – Generator

**ORDINANCE NO. 2024-12**

Memorialization of Ordinance 2024-12 Amending Chapter 96, "Gaitway Redevelopment Area," Section 96-2, "adoption of redevelopment plan," Of the code of the Township of Manalapan, Amending and supplementing section 2.6.5 of the Gaitway Redevelopment Plan

A motion was made by Mr. Brown and seconded by Mr. Kastell to memorialize Ordinance 2024-12.

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

**Applications**

**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 Preliminary Site Plan

(63) Single Family Homes;

(2) three-story AH buildings w/ 30 dwelling units

(1) 15,000 Sq Ft retail building

*Hearing #2*

Chairwoman Kwaak announced the application is continuing from the April 25<sup>th</sup> 2024 Planning Board Meeting. The applicant provided a court reporter for the proceedings, below is a brief summary of the exhibits and discussion topics. Full details are available in the transcripts.

Mr. Ron Shimanowitz, the attorney representing the applicant, introduced the professionals who will testify on behalf of the applicant and provided follow-up on some discussion topics from the previous hearing.

- Trash and Recycling is a service provided by the town, except for the commercial piece of the application
- Postmaster is requesting "gang mailboxes" and the applicant will be working with the postmaster to finalize a plan that meets the post office requirements.
- Agreed with Mr. Cucchiaro that ownership and maintenance of the roads need to be resolved with the governing body. The planning board does not have jurisdiction over this matter.
- Mr. Scott Turner, Licensed Professional Engineer with Menlo Engineering, presented the following key points.
  - Recycling and dumpster pad area between the two multi-family buildings at the end of the parking lot.
  - Applicant consulted with refuse and recycling firm and the applicant is comfortable with the sizing proposed and will have masonry enclosures.
- Mr. Karl Pehnke, Traffic Engineer, who prepared a traffic impact study that was submitted with application. Here are the highlights:
  - Site fronts Route 33 and follows all the requirements for NJDOT which has the jurisdiction.
  - Two drives - right turn in and right turn out for commercial and right turn in and right turn out street for the residential portion with internal emergency access connection.
  - No access from Sawgrass Drive
  - Development is in compliance with RSIS standards
  - Sidewalks and Curbs
  - No Idling signs on the back of the retail
  - EV spots in the commercial area
- Rob Larsen, Licensed Architect in NJ, described the look and options of the various models offered.
  - There are five models with three alternative elevations

- Homes will range from 2500 to 3300 square feet and each model will have a two-car garage.

Elevations:

- Exhibit A3 - Colored Rendering Heritage at Manalapan Model A
- Exhibit A4 - Colored Rendering Heritage at Manalapan Model B
- Exhibit A5 - Colored Rendering Heritage at Manalapan Model C
- Exhibit A6 - Colored Rendering Heritage at Manalapan Model D
- Exhibit A7 - Colored Rendering Heritage at Manalapan Model E
- Exhibit A11 - Colored Rendering Heritage at Manalapan Model D “dropped garage” which means from the garage, you take a few steps up to the main floor.

Material Representations:

- Exhibit A8 - Combo 1 House C
- Exhibit A9 - Combo 2 House D
- Exhibit A10 - Combo 5 House B
- Affordable Housing Buildings
  - Thirty affordable dwellings in two buildings, three-stories. 15 units in each building.
  - Compliant with the Uniform Housing Affordability controls in terms of mix
  - Six one-bedroom, Eighteen two-bedroom, and Six three-bedroom
  - Exhibit A12 – Colored Rendering Heritage at Manalapan Affordable Building
  - AC units will be on the ground
  - No elevators, just stairs
- 15,000 Square Foot Retail Space
  - Applicant is only seeking preliminary approval at this time
  - Exhibit A13 – Heritage Plaza Retail dated 4/25/24
  - If relief is needed for façade signage, applicant will come back to the board.
  - Mechanical equipment will be on the roof and screened
- Applicant will come back for Final Site Plan approval

*<Please review the transcripts for all the details as it relates to this application>*

A motion was made by Chief Hogan and seconded by Mr. Brown to approve application PPM2046 for Preliminary and Final Major Subdivision and Preliminary Site Plan Approval.

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

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

The applicant provided a court reporter for the proceedings, below is a brief summary of the exhibits and discussion topics. Full details are available in the transcripts.

Mr. Pape, the attorney representing the applicant, gave an overview of the application.

- Phase 1 involves the warehouse and skating facility
- Access to the highway, requires reconstructing the traffic signal and intersection at Sawgrass Drive is not part of this application.
- Phase 1 will not get built until other approvals are in place.
- 90 Acres will be preserved

- No access to Woodward Road (Fire Bureau requested emergency access only)

Mark Lescavage, Engineer for the applicant, introduced the following exhibits.

**Exhibit A1** – Redevelopment Agreement EXHIBIT A Markup

- Shows the entire extent of the redevelopment area.
- Includes the site plan for Lamb Lane which was granted preliminary approval at a previous hearing.

**Exhibit A2** – Aerial of the site location – which shows all of the lots that are not Block 74 Lot 12 which is the Gaitway Farms operations and represents 65.8 acres.

**Exhibit A3** – Aerial of existing conditions – shows the surrounding uses.

**Exhibit A4** – Colored rendering of the site plan

- Two-building development
  - Warehouse- 575,600 sq. ft. with 20,000 sq. ft. allocated to office. Total of 83 Loading Docks; 56 Stalls for Trailer Storage; parking fields on both sides of the building
  - Skating Center - 55,003 sq. ft. building with two ice rinks in the building. This satisfies the recreational use requirements within the redevelopment plan.

*<The applicant provided a court reporter for the hearing, so please review the transcripts for all the details as it relates to this application>*

Mr. Cucchiaro announced that application **PMS2319 / AAGWML – F Property LLC** will be carried to the June 13, 2023 Planning Board Meeting at 7:30PM. No further notice to property owners is required.

*<Please review the transcripts for all the details as it relates to this application>*

Chairwoman Kwaak opened the floor to the public for any non-agenda questions or comments, seeing none it was closed.

Mr. Cucchiaro read the Resolution allowing the Board to enter Executive Session to discuss a matter involving litigation. Chief Hogan made a motion to enter Executive Session and was Seconded by Mr. Brown and all were in agreement.

The Board adjourned directly from Executive Session and did not reopen to the Public.

Submitted:  
Nancy McGrath