

Township of Manalapan
120 Freehold Road
Manalapan, NJ 07726

Planning Board Minutes
August 8, 2024 Public Meeting

Chairwoman Kathryn Kwaak called the meeting to order at 7:31pm 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, Kathryn Kwaak, Jack McNaboe, Steve Kastell, Brian Shorr, Nunzio Pollifrone, Pat Givelekian

Also present: Richard Briigliodoro, Esq, Planning Board Attorney
Jennifer Beahm PE, PP, Board Planner
Danny Lopez, PE Planning Board Engineer
Nancy McGrath, Board Secretary

Mr. Briigliodoro, swore in the Board Professionals.

Minutes

A Motion was made by Mr. Shorr and Seconded by Mr. Castronovo to approve the minutes of May 23, 2024 as written and including the transcripts from the applicant.

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

Resolution

PMS2210~CCG Real Estate, LLC
Wood Avenue~Block 49 / Lot 7
3-Lot Minor Subdivision
Application denied at the July 11, 2024 meeting.

Resolution for the denial of this application.

A Motion was made by Mr. Brown and Seconded by Mr. Kastell to approve the resolution for the denial of the CCG Real Estate, LLC application.

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

Applications

PPM2104A2 Stavola Asphalt Co/Gauri Foods LLC
Amended Site Plan – reduce footprint of building
Block 7232 Lot 1.04 / Woodward Road and Hwy 33

Mr. Wolfson, the attorney representing the applicant, provided an overview of the amended site plan and the changes that were being made to the western most building on the retail site.

- Footprint of the building - reduced from 3021 sq feet to 2817 sq. feet

- Restaurant seating - reduced from 70 to 53 (41 indoor and 12 outdoor)
- Façades of the Burger King are being modified to align with the national branding campaign
- Three wall signs were approved under the original application but Burger King is now proposing four wall signs.
- Two bulk variances are needed related to the signage
 - Variance from Ordinance 95-8.7 to permit four signs where one sign per building is permitted (three signs previously approved).
 - Variance from Ordinance 95-5.6.19b and 95-8.7 h4 to permit up to 136.23 sq. ft of wall signage in excess of the maximum permitted.

Application was deemed complete July 1, 2024.

Board review letters received from board professionals and internal departments on the following dates:

- Planner review August 2, 2024
- Engineer review July 2, 2024
- Police review May 29, 2024
- Health review May 22, 2024
- Fire Bureau review May 21, 2024

If the board acts in the affirmative for this project, the applicant will go back to the Monmouth County Planning Board to amend approvals based on the new design.

Ms. Beahm explained that this application was already approved and they are only asking for a reduction in the footprint and one extra sign. At this point, the applicant can just provide testimony on the signage, façade modifications, and any changes to the outside. Mr. Emanuel Obiora, the architect for the applicant, was available for questioning regarding the signage for Exhibit A1 – marked as Sizzle.

Mr. Wolfson stated again, there are four signs total, three were approved with the prior application. Seeking approval for a total of 136.23 sq. ft. of wall signage which is in excess of what the ordinance allows. The primary reason for the signage is for visibility for the multi-tenant location and the signage is part of the nationally branded commercial speech campaign for all the new stores.

The additional sign is the “Home of the Whopper” sign is more of a design element and will be backlit. The channel letters will be lighted.

Mr. Pollifrone compared the proposed left side elevation to the site plan, noting that islands abut the drive-through lanes with trees planted. He expressed concern that if the trees become overgrown, they could eventually block the signs. Mr. Pollifrone also wanted clarification if the reduction in square footage will impact handicapped access ability. Mr. Obiora stated that handicap accessibility is very important to Burger King and it does not affect access. Access is a code requirement so they know access cannot be impeded.

Mr. Lopez asked for clarification for the outdoor seating location. Christopher Szalay, professional engineer for the applicant, stated there is a larger concrete pad where the building has been reduced and there will be three, four-top tables. Mr. Lopez asked if the applicant can install some type of safety measure (bollards, concrete planter boxes) since the seating is adjacent to the parking. Mr. Wolfson agreed, and Mr. Lopez recommended the condition should be part of the approval if the board acts in the affirmative.

Chairwoman Kwaak opened the floor to the public for comments on this application. Seeing none, she closed the public comment portion of the agenda.

A Motion was made by Mr. Fisher and Seconded by Mr. Castronovo to approve the amended preliminary and final site plan application for Gauri Foods, LLC.

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

Non Agenda Items - None

Chairwoman Kwaak announced the August 22, 2024 Planning Board meeting is cancelled due to courtroom renovations. The next meeting is September 12, 2024 at 7:30PM.

Adjournment – Chief Hogan made a motion to adjourn the meeting at 7:58pm

Submitted:
Nancy McGrath