

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

**Planning Board Minutes**  
**July 25, 2024 Public Meeting**

Chairwoman Kathryn Kwaak called the meeting to order at 7:30 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, Steve Kastell, Brian Shorr, Pat Givelekian

Also present: Ronald D. Cucchiaro, Esq, Planning Board Attorney  
Christine Bell, PE, PP, Board Planner  
Jordan Rizzo, PE Planning Board Engineer  
Nancy McGrath, Board Secretary

Mr. Cucchiaro, swore in the Board Professionals.

**Minutes**

A Motion was made by Mr. Fisher and Seconded by Mr. Castronovo to approve the minutes of July 11, 2024 as written.

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

**Resolution**

**PMS2210~CCG Real Estate, LLC**  
**Wood Avenue~Block 49 / Lot 7**  
**3-Lot Minor Subdivision**

Resolution for the denial of this application carried to the August 8<sup>th</sup>, 2024 Meeting.

**Applications**

**PFM2342 - Sweetmans Ln LLC**  
91 Sweetmans Lane ~ Block 8301 / Lot 24  
Preliminary and Final Major Subdivision Plan  
6-Lot Subdivision

Chairwoman Kwaak announced the continuation of the Sweetman's Lane application, noting that this is the second hearing, resuming from the April 25, 2024 meeting.

Mr. Dante Alfieri, the applicant's attorney, explained that significant revisions were made to the plans to address concerns raised by both the board and the public. According to Mr. Alfieri, these modifications have eliminated the requested variances.

Mr. Matthew Sharo, an engineer from Dynamic Engineering representing the applicant, provided testimony detailing the changes made to the plans using Exhibit A3.

Exhibit A3 is described as a colored rendering of sheets 4 & 7 (site plan and landscaping plan) dated 7/25/24.

## **New Lot Configuration**

- Previously the applicant proposed a 7-lot subdivision now proposing only 6 lots. The lot for the stormwater basin has been eliminated and the stormwater basin will now be through an easement with the rest of the storm infrastructure.
- Eliminates two variances:
  - Frontage on the stormwater basin lot
  - Improvable circumference for lot 24.01
- Moved the cartway for the new roadway away from the properties to the west. The roadway was 13-feet from the property lines and is now 30-feet away from the property line.
- A berm and additional landscaping will be added to the 30-feet of area between the roadway and property line to increase the buffer.
- The revised plans now include a 28-foot cartway, an increase from the previously proposed 22-foot cartway.
- The intersection was moved away from the corner and away from the western property lines to meet the AASHTO (American Association of State Highway and Transportation Officials) site distance requirements.
- Added sidewalks on the eastern side of the new roadway and continue along Sweetmans on the east side.
- Curbing on both sides of the new roadway and Sweetmans Lane.
- Discharge the stormwater basin to Sweetmans Lane and tying into the county infrastructure rather than discharging overground and through the properties. They discussed and submitted designs to the county.
- Added significant amount of landscaping throughout the site.
  - Street trees on the west side of the new roadway
  - Added landscaping to the rear of the end lots on the cul-de-sac.
  - All of the lots will have landscaping between the property lines and will extend to the right-of-way.
  - Will provide a tree removal and replacement plan as a condition of approval.
- The applicant can meet all of the Board Engineer's technical review comments and the Board Planner's comments.

## **Board Comments**

Lot 24.05 shows the proposed front yard setback 99.2 feet where 100 feet is required. Applicant can move it back to meet the 100 foot setback requirement.

The proposed street previously fronted along the neighbors to the west and created through-lots (or frontage) in the rear of their properties. To prevent that, the applicant was asked to extend lot 24.06 all the way to Sweetmans Lane, which they did. However, this has now created a long stretch of property that will require maintenance. Mr. Rizzo inquired about who would be responsible for maintaining this area. Mr. Alfieri responded that they would look to have the HOA maintain that portion.

Mr. Rizzo also commented that the design waivers the applicant is requesting are mostly related to disturbance of existing steep slopes. Mr. Sharo explained they tried to maintain a similar topography throughout the property but there were some grading changes that were necessary.

Mr. Rizzo also stated a design waiver is needed for no sidewalks on the west side of the new road. Adding to that, Ms. Bell requested the applicant to have a sidewalk on the western side of the road along Sweetmans Lane so the entire frontage is equipped with sidewalks. Mr. Rizzo noted that the sidewalk on Sweetmans would be subject to county review.

HOA will maintain berm, tree planting, along the west side backing up to the existing neighbors. The HOA will also maintain the basin. When asked if the new road will be public or private, Mr. Alfieri stated it will be a public road and deeded over to the town.

Mr. McNaboe reminded the applicant's team that the town plows the main roads and opens the bigger roads first and works their way down to the smaller streets.

The board recommended the applicant's engineer work with the town tree expert Shari Spero to develop a comprehensive plan for native and deer resistant plantings.

Each property will be on septic and well and will not tie into the public water system. The water line in front of Sweetmans is for fire service. The fire hydrant was relocated based on the Fire Bureau comments.

There will not be parking on both sides of the new street, and signs will be installed. The applicant's engineer will work with the professionals to ensure the lighting does not impact residents but at the same time allow light at the intersection. The board requested EV wiring in the garages of the new homes.

### **Public Comments**

**Neil Mulvey – 1 Lauren Court** – his property is located on the west side of the subject property. Mr. Mulvey questioned the minimum 30 foot setback. Mr. Sharo measured 31 feet from the curb line to the property line to the property closest to the cul-de-sac. Mr. Mulvey also inquired about the height of the berm and was informed that it would be 3 feet tall plus additional evergreen trees.

### **Jared Lamarsh – 3 Joseph Street**

Mr. Lamarsh questioned the applicant's engineer on issues related to stormwater runoff, pooling at the berm, fencing, power lines.

- The basin will be fenced at the berm of the basin and no pooling of water. Trees will be added around the basin too.
- Stormwater in the basin will be piped underground to the county round.
- Driveways will be sloped toward the roadway. The roadway will be equipped with inlets and a conveyance system to manage runoff.
- The increased runoff from the new homes will not impact existing homes
- Stormwater management system was done according to state and local guidelines and is in compliance with Manalapan's ordinance.

### **John Argen – 27 Joseph Street**

Mr. Argen is concerned about the tree buffer since there are a lot of dead trees. He wants that area cleaned out so it does not become a fire hazard. Mr. Alfieri stated his client will look into it and will clean up the dead trees.

### **Jim Gibbons – 80 Sweetmans Lane**

Mr. Gibbons concerned about the site line from the new intersections because of many accidents in front of his house. As stated earlier, the current location of the new drive, meets the AASHTO site requirements of the visibility of the turn. He also brought up the fact he has access to city water. Upon hearing this, the applicant's engineer stated if public water is available they will connect to it.

### **Eric Boyce – 82 Sweetmans Lane**

Mr. Boyce inquired if soil samples had been taken to assess nitrate concentrations and determine if they fall within state guidelines. It was confirmed that testing has been conducted on-site, and the applicant will need to obtain approvals from the health department for well installation.

Public portion concluded and Chairwoman Kwaak asked for a motion for this application.

A Motion was made by John Castronovo and Seconded by Mr. Shorr to approve the application based on the revised plans presented tonight and subject to all the conditions that were placed on the record.

Yes: Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Kastell, Schorr, Givelekian

No: None

Absent: Hogan, Pollifrone

Not Eligible: None

### **Non Agenda Items**

- Mr. Kuberski from 13 Crawford Road, asked if there was any status relative to the letter that was given to the board attorney and chairwoman. Mr. Cucchiaro explained that he just returned from vacation and did not have the opportunity to evaluate the letter.
- Mr. Lamarsh from 3 Joseph Street, has concerns that certain streets have insufficient lighting and there are issues with invasions and people coming on the property. Mr. McNaboe stated those concerns should be brought to the township committee meeting either in person or in writing.

**Adjournment** – Mr. McNaboe made a motion to adjourn the meeting.

Submitted:  
Nancy McGrath