

Township of Manalapan
120 Freehold Road
Manalapan, NJ 07726

Planning Board Minutes
June 13, 2024 Public Meeting

Chairwoman Kathryn Kwaak called the meeting to order at 7:33 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, Barry Jacobson, Kathryn Kwaak, Jack McNaboe, Steve Kastell, Brian Shorr, Nunzio Pollifrone, Pat Givelekian

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

Mr. Cucchiaro swore in the Board Professionals.

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

Before the vote was taken for memorialization, Mr. Cucchiaro provided a brief overview to address and clarify some concerns:

- This is not a continuation of the public hearing. It is a memorialization of the resolution, which is a matter for the Board's action and is not open to the public.
- Also, the applicant is required to do a phase 1 archeological study. If that phase reveals any archeological sites, then the next phase of the study will be performed.
- The results of studies will be submitted to the Board prior to the application for final approval.
- A condition is included explicitly prohibiting any use other than flex space, specifically barring an "Amazon"-type distribution center. This is tied back into the ordinance definition.

A motion was made by Mr. Brown and seconded by Mr. Fisher to approve the resolution for PMS2238 Monmouth Battlefield Flex Preliminary Site Plan.

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

Applications

PMS2319 – AAGWML – F Property LLC
Gaitway Farm Redevelopment – Phase 1
Hwy 33 and Woodward Road
Preliminary and Final Major Site Plan
Block 73 ~ Lots 1 – 8 | Block 74 ~ Lots 6 – 10 & 11.01 |
Block 75 ~ Lots 1 – 8
~575,600 sq. ft. Warehouse & ~55,003 sq. ft. Skate Park
Testimony resuming from the 5/23/24 meeting.

<The applicant provided a court reporter for the proceedings so please review the transcripts for full details as part of the meeting minutes

Mr. Cucchiaro announced that application **PMS2319 / AAGWML – F Property LLC** will be carried to the June 27, 2023 Planning Board Meeting at 7:30PM. No further notice to property owners is required.

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

Submitted:
Nancy McGrath