

Township of Manalapan
120 Route 522 & Taylors Mills Road
Manalapan, NJ 07726

Planning Board Minutes
Public Meeting
May 22, 2025

Chairwoman Kathryn Kwaak called the meeting to order at **7:00pm** with the reading of the Open Public Meetings Act. The salute to the flag followed.

Mr. Castronovo read the TV Disclosure Statement and took the Roll Call of the Board.

In attendance at the meeting: Todd Brown, John Castronovo, Barry Jacobson
Chairwoman Kwaak, Jack McNaboe, Chief Hogan, Steve
Kastell, Mayor Eric Nelson, Nunzio Pollifrone, Pat Givelekian
(7:07PM)

Absent from meeting: Barry Fisher

Also present: Richard Brigliadoro, Esq., Planning Board Attorney
Jennifer Beahm, PP, Board Planner
Jordan Rizzo, PE, Planning Board Engineer
Nancy McGrath, Board Secretary

Minutes:

A Motion was made by Mr. McNaboe and Seconded by Mr. Jacobson to approve the minutes from the April 24, 2025 meeting as written.

Yes: Castronovo, Jacobson, Kwaak, McNaboe, Nelson
No: None
Absent: Fisher, Givelekian (arrived after voting)
Abstain: None
Not Eligible: Brown, Kastell, Hogan, Pollifrone

Housing Element and Fair Share Plan Adoption – Mr. Brigliadoro announced the presentation will not take place tonight and has been rescheduled to the June 12th Planning Board Meeting at 7pm. A new notice will be published in the paper.

Resolutions

PMS2323 Marta Sajdak
63 Tracy Station Road ~ Block 51 / Lot 3.02
Preliminary Major Subdivision - Two-lot subdivision

A Motion was made by Mr. Castronovo and Seconded by Mr. Kastell to approve the Marta Sajdak Resolution for Preliminary Major 2-lot Subdivision with Ancillary Variance Relief.

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

PBE2504 – Michael and Jennifer Acquaviva
Minor Site Plan – 189 HWY 9 | Block 1803 Lot 1
424sf Building Addition

A Motion was made by Mr. Jacobson and Seconded by Mr. McNaboe to approve the Michael and Jennifer Acquaviva Resolution for Minor Site Plan with Ancillary Variance and Design Waiver Relief.

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

Applications

PPM2046 American Properties at Manalapan, LLC

“Heritage at Manalapan”
Sawgrass Drive and Route 33 | Block 7200 / Lot 3.02
Preliminary and Final Subdivision and Preliminary Site Plan memorialized June 27, 2024.
Final Site Plan - Approved: December 12, 2024 resolution not memorialized.
(63) Single Family Homes; (2) three-story AH buildings w/ 30 dwelling units; (1) 15,000 Sq Ft retail building.
Returning to the Planning Board to amend prior approvals based upon public roads.

Mr. Briigliodoro provided a summary explaining the applicant’s return to the Board. The project had previously received preliminary and final subdivision, as well as site plan approvals, for a development consisting of 63 single-family homes, 30 affordable housing units within two three-story buildings, and 15,000 square feet of retail space.

A condition in the original resolution required the applicant to coordinate with the township governing body regarding ownership of the internal roads. In September 2024, the applicant submitted an amended site plan application, including a request for variance relief, based on the intent to have the roads privately owned and maintained by a homeowners’ association. This triggered a variance, which the Board granted with an approval on December 12, 2024. However, the resolution was never formally adopted.

On April 3, 2025, Township Attorney Roger McLaughlin issued a letter to Mr. Shimanowitz, informing him that the township now prefers the roads to be public, in alignment with the ordinance.

As such, Mr. Briigliodoro noted this is a properly noticed public hearing, and the applicant is present to reopen the December 12, 2024 hearing. They intend to reaffirm all previous testimony and documentation, while also presenting updated testimony confirming their agreement with the township’s position on the roads. Since the roads will now be public, the previously required variance is no longer necessary. The applicant is therefore seeking amended preliminary and final site plan approval, limited to the issue of road designation.

Mr. Shimanowitz, attorney for the applicant, confirmed his agreement with Mr. Briigliodoro’s summary and confirmed that the application no longer requires a variance for private roads, as the township has decided the roads will be public. As a housekeeping matter, he noted two exhibit markings: the April 3, 2025 letter from Township Attorney Roger McLaughlin was marked as Exhibit A17, and his own April 24, 2025 letter was marked as Exhibit A18.

Mr. Shimanowitz introduced the applicant’s engineer, Mr. Scott Turner, and asked him to confirm that—aside from one modification—all prior testimony, stipulations, agreements, and responses to review letters remained unchanged. Mr. Turner affirmed there were no alterations to the engineering plans or previous testimony. The only change involved updating the street labels from “private” to “public.” Mr. Shimanowitz referred to exhibit A14 (colorized site plan) that was introduced at the December 12, 2024 hearing. Mr. Turner again confirmed that there are no changes to the site plan other than changing the words from private to public. Everything else in the application remains consistent.

Chairwoman Kwaak asked if there were any questions or comments from the Board. Mr. McNaboe just wanted to be clear that the public roads are only for the single-family development and the HOA will still maintain other aspects of the community including the affordable housing buildings. Both Mr. Turner and Mr. Shimanowitz affirmed this understanding. No members of the public came forward to speak on the application during tonight’s meeting.

A Motion was made by Mr. Brown and Seconded by Mr. Kastell to grant the Amended Preliminary and Final Site Plan approval.

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

PBE2443 – Anemos Greek Cuisine

Amended Site Plan Application
Block 10, Lot 19 | 305-331 Hwy 9
Proposed 25X35 FT Outdoor Covered Patio Area with 30 seats

Mr. Alfieri, attorney for the applicant, began by introducing key individuals: John Ploskonka, the applicant's engineer; Bessy, the owner of Anemos; and Jay Troutman, the traffic engineer. A representative from the ownership group of the shopping center was also present.

Mr. Ploskonka was sworn in, and the Board accepted his credentials. Mr. Alfieri then asked him to present the exhibit displayed on screen, while distributing hard copies to Board members. The exhibit was an aerial view of Alexander Plaza, located on Route 9 South, which has been in existence for approximately 40 years. The property lies in a C2 commercial zone, and the applicant is seeking to add outdoor seating.

The aerial highlighted the restaurant in the left rear corner of the shopping center, with the proposed outdoor seating area—approximately 875 square feet—adjacent to it. This seating would be used during spring, summer, and fall, weather permitting.

The applicant is requesting an amended preliminary and final site plan approval to construct a covered patio with approximately 30 seats. The shopping center is described as low-intensity and low-traffic. Mr. Troutman, the traffic engineer, previously testified in 2021 and will provide updated testimony.

Mr. Ploskonka described the proposed structure, which would have a roof that matches the building's façade and remain open on three sides. Several variances are required:

- Parking variance: The ordinance requires 238 spaces, but the applicant is proposing *111 parking spaces.
- Side yard variance: A 50-foot setback is required, and 38.9 feet is proposed along the southern property line.

Additionally, the 2021 resolution had a condition stating all parking spaces be striped at 10' x 20'. The current lot includes a mix of 9' x 18', 10' x 18', and 10' x 20' spaces. The applicant is requesting removal of this condition, citing that the variety of sizes function well for the center.

Mr. Ploskonka confirmed the following:

- No changes to signage
- The patio structure will remain open on three sides
- Two designated pickup spaces will be added beside the striped areas, near the access driveway
- Bollards spaced five feet apart, along with curbing and patio pavers, will surround the enclosure
- There will be no music or entertainment in the outdoor area
- Hours of operation will remain unchanged - 11am to 10pm
- He will provide a compliant lighting plan for underneath the patio area
- No new signage
- No increase in stormwater
- No additional EV spaces

The applicant is also seeking a waiver for no sidewalk along the Route 9 frontage and asks not to contribute to the municipal sidewalk fund. Ms. Beahm clarified that while the Planning Board can grant a waiver, decisions on financial contributions must be made by the governing body.

Mr. Ploskonka also stated the applicant can comply with the remaining technical comments in the review letters.

Mr. Rizzo noted there are environmental constraints beyond the existing curb line in the back. Mr. Ploskonka said there will be no disturbance beyond the existing developed area.

Ms. Beahm asked if the parking spots behind the building will be designated for employee parking. Currently there are 24 parking spots in the rear for employees of the shopping center. Mr. Ploskonka said signage can be put up to designate parking for Anemos employees.

Mr. McNaboe asked whether any alternative design options were considered to reduce the extent of the side yard setback variance from the proposed 39 feet from the property line where 50 feet is required. Mr. McNaboe acknowledged that the applicant operates two family-owned businesses known for maintaining clean and responsible operations. However, he emphasized the importance of ensuring that all possible alternatives have been thoroughly explored to minimize or eliminate the need for a variance before seeking relief from the Board. Ms. Beahm followed-up by asking if the applicant had explored the possibility of narrowing and extending the structure to better conform to the setback requirement. The applicant was open to the possibility of redesigning the structure and come back to the Board.

There were also questions about the storage containers in the back, noting there were no previous site plan approvals. Mr. Ploskonka stated it appears the storage containers were there prior to Anemos taking over the space and would like the containers to be part of the amended site plan. It was also noted there are dumpsters outside the enclosures and one of the enclosures does not have a gate. The ownership will install the gate on the enclosure and ensure refuse containers will be inside the enclosures. If necessary, they will adjust the frequency of the pick-up.

Jay Troutman, PE, Traffic Engineer was the next witness and sworn in by the Board Attorney and his credentials were accepted by the Board.

Mr. Troutman stated that he conducted traffic observations on a Tuesday, Thursday, Friday, and Saturday, focusing on lunch and dinner hours during the weekdays and Saturday afternoon. Board members questioned the accuracy of his account, noting the March 2025 report lacked Saturday data and listed a Friday observation at 2:00 p.m.—after the typical lunch period. Mr. Troutman clarified that additional observations were made after the report was issued to supplement his findings. He reported 45 parked cars on Saturday afternoon, 47 on Friday at 2:00 p.m., and 50 during the dinner hour on Wednesday, May 14, 2025. He concluded that parking demand was consistent with a prior 2019 study.

Mr. Troutman confirmed that the site cannot accommodate tractor trailer circulation and agreed to install signage at the driveway to prevent tractor trailers from entering. However, he confirmed that both garbage trucks and delivery box trucks would be able to navigate the site without issue.

In response to Mr. Rizzo's questions, Mr. Troutman said that restriping the rear drive aisles was unnecessary due to low employee traffic and noted that the rear corner drive aisle is wider. He stated two designated pick-up spaces would help prevent takeout customers from parking in the drive aisle. He agreed to add a stop bar at the end of the one-way drive aisle in front of the building.

The Board noted that using parking data from six years ago fails to provide the necessary insight for making a well-informed decision. There was plenty of opportunity to gather current data given that businesses change, customer levels change etc. It would be easier for the Board to make a decision based on current data.

Mr. Alfieri next called Ms. Vasilike "Bessy" Arvamitis, the business owner, to testify. When asked why the proposed structure is located near the front corner of the building rather than the rear, she explained she was open to revising the design if the Board viewed the current layout as problematic. Regarding the two trailers at the back of the property, Ms. Arvamitis stated the sea containers have been on-site for 11 years and that she purchased them from the previous tenant. They are used for storage due to the lack of indoor storage space in the restaurant. Mr. Alfieri added that the patio was positioned at the front of the building to avoid odors from the trash enclosure.

Chairwoman Kwaak opened the application to the public and no one came forward to address the application.

Mr. Hogan made the motion for a positive resolution the way the plan is submitted and one storage container. Mr. McNaboe, seconded the motion to approve the amended site plan with the stipulations discussed during the hearing.

- Without the sidewalk in the front on Route 9
- Garbage enclosures fixed in the back
- Containers removed from the environmentally sensitive area
- The Board is ok with outdoor heaters and drop-down curtains as long as it's not permanently enclosed.
- One storage container to be removed and the other moved to the asphalt
 - o Ms. Beahm requested a circulation plan to make sure that vehicle flow would not be impeded in the area behind the center.
 - o *parking reduced to 109 spaces

Before the application went to vote, there was a lot of discussion about testimony and some Board members felt that concerns should be addressed before making a positive resolution. Considering there were alternatives discussed in regards to changing the design of the outdoor patio, another traffic study focusing on peak days and times, storage containers, etc.

Mr. Brigliadoro advised the Board that since there was already a motion to approve, the motion could be rescinded if the applicant indicated they were willing to revise the plans based on the Board's comments. Mr. Hogan recommended polling the Board before going into a formal vote. The majority of the Board expressed no objections to the submitted plan; some members were comfortable with two storage containers, while others preferred only one. However, four Board members were not prepared to grant approval, indicating a desire to see a revised plan featuring a narrower patio design and further parking analysis.

Mr. Hogan and Mr. McNaboe stated their motions still stand and the application went to vote.

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

Chairwoman Kwaak opened the meeting to the public for any non-agenda items and no one came forward to speak so the public portion of the meeting was closed.

Adjournment - Chairwoman Kwaak announced the next meeting is Thursday, June 12, 2025 and starting at 7pm instead of 7:30pm to have time to address the Affordable Housing Element. Mr. McNaboe made the motion to adjourn the meeting.

Executive Session – Ms. McGrath read the resolution to go into Executive Session and was immediately adopted.

A Motion was made by Mr. McNaboe and Seconded by Mr. Hogan to go into Executive Session to review the Housing Element and Fair Share Plan with the Board members.

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

Nancy McGrath
Recording Secretary