

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

Planning Board Minutes
Public Meeting
May 08, 2025

Chairwoman Kathryn Kwaak called the meeting to order a 7:30pm 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:	Barry Fisher, Todd Brown, John Castronovo, Barry Jacobson Chairwoman Kwaak, Jack McNaboe, Steve Kastell, Mayor Eric Nelson, Pat Givelekian
Absent from meeting:	Richard Hogan, Nunzio Pollifrone
Also present:	Richard Brigliadoro, Esq., Planning Board Attorney Jennifer Beahm, PP Board Planner Jordan Rizzo, PE, Planning Board Engineer Janice Moench, Alternate Board Secretary

Minutes for Review – None

Resolution

Ordinance 2025-02 - AH-TH Affordable Housing Overlay District
Resolution of the Planning Board review for master plan consistency.

A Motion was made by Mr. Fisher and Seconded by Mr. Kastell to approve the resolution for master plan consistency review of Ordinance 2025-02.

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

Applications

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

<The applicant provided a court reporter for the proceedings. Please refer to the transcripts for full details to be included as part of the meeting minutes.>

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

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

PBE2442 - MSK Manalapan LLC

Amended Preliminary and Final Site Plan
Block 66, Lot 18.01 – 150 Woodward Road
Expand parking lot and additional stormwater management
Existing parking 395 + 162 additional
Hearing #1 March 27, 2025 | Hearing #2 May 8, 2025

Attorney Mr. Alfieri, representing the applicant, provided a brief recap of the process leading to the second hearing for this application. Testimony was previously given by the owner/operator, the engineer, and the traffic engineer. The Board identified several key concerns for the applicant's team to address, including relocating the crosswalk, conducting additional parking counts, and clarifying the types of tenants. Additionally, the Fire Official raised concerns regarding first responder equipment within the space. Mr. Alfieri stated his team is prepared to address all issues raised in the last meeting and will take any further questions from the Board.

Mr. Michael Klatsky, a principal of the operation, was the first to testify after being sworn in by the Board Attorney. Mr. Alfieri then explained that the applicant had been asked to provide a floor plan and discuss the tenants or sub-users currently occupying the space. Additionally, he prepared a memo (Exhibit A6) detailing the users, noting that four have zoning permits, two pending - awaiting zoning approval, and two potential users will be addressed during tonight's hearing.

Mr. M. Klatsky guided the Board through the floor plan, designated as Exhibit A7, and provided an overview of the current tenants at MSK, the tenants pending approval, as well as the potential tenants.

- **Arcade games** – no zoning permit needed. MSK is in negotiations with a golf simulator company that will take the arcade space if that type of recreation is approved at tonight's meeting.
- **Pro Shop** – approved zoning permit
- **Food vendor** – approved zoning permit
- **Physical Therapy** – approved zoning permit
- **Boundless Fitness** – approval is pending with the zoning office.
- **Virtual Reality Esports** – a rep from the virtual reality company is evaluating the space but no commitment from company to occupy the space.
- **Steam Works** – After school learning enrichment program that focuses on robotics, SAT prep, math and science. Application for approval is pending outcome of the tonight's hearing.
- The facility also includes three basketball courts plus four more upstairs. There is also an indoor turf field about 100 yards long and 70 yards wide.

Mr. Alfieri requested Mr. M. Klatsky to provide further details on the two pending tenant approvals. Mr. M. Klatsky explained that Steam Works operates similarly to other enrichment programs like Kumon, offering academic support to children in various subjects focusing on robotics, electronics, math, science, etc. Boundless, is a fitness facility focused on physical training for strength, speed, and agility. Boundless has been operating in the space prior to the Klatsky's ownership, but had not received the necessary approvals from zoning.

Mr. Alfieri also asked if all six businesses/tenants were fully operational on April 19th, 2025, the day the traffic engineer conducted on site parking counts. Mr. M. Klatsky confirmed that all six tenants were open, in fact there was a basketball tournament as well as soccer games on all the indoor turf fields.

The Board inquired about the purpose of the space above the fitness area. Mr. Klatsky explained that it serves as a lounge where visitors, including parents and athletes, can sit, eat, and watch TV.

Mr. Rizzo explained to the Board that the original resolutions contemplated a learning center. The Steam Works application was flagged by the zoning office because the operations were somewhat different than what was outlined in the resolution. Similarly, the Boundless Fitness application remains pending. Both applications are awaiting the Board's decision on whether these applications qualify as accessory uses.

Chairwoman Kwaak asked if the food section is vending machines or frozen. Mr. M. Klatsky clarified that it's a business concept known as **Wonder Food** where they bring in frozen food and reheat to order in small ovens/toasters. There are also some vending machines around the building for snack purchases.

Mr. M. Klatsky went over the number of potential people at each tenant space. This does not include the volume of participants on the basketball fields and turf fields. No activities are planned for outside the facility.

- Boundless Fitness – approximately 15 people, including the trainers.
- Physical therapy – 10 people between staff and users
- Arcade – there could be 20-30 kids using the machines. I
- If the golf simulators lease the arcade space, there could be 4 people per simulator with 4 simulators total.
- Wonder Food - approximately 3-4 staff members
- Steam works – small groups of kids
- MSK Staff - 5-7 people plus 2-3 people as part of the cleaning crew.

As far as building capacity for occupancy, the fire capacity element is determined by square footage, meaning the allowable number of occupants exceeds what MSK has planned. MSK occupancy capacity is 1377 and they are willing to stipulate that number.

Mr. Givelekian asked what the upstairs is used for and Mr. M. Klatsky stated it is primarily used for the basketball courts, storage and office space.

Mr. Fred Klatsky, father of Mike, was sworn in by the Board Attorney as the next witness. He explained that he manages the legal aspects behind the scenes while Mike oversees the daily operations. Mr. Alfieri then asked Mr. F. Klatsky to elaborate on Fire Chief Hogan's request for radio coverage throughout the building. Mr. F. Klatsky explained that given the size of the building, police/fire need to be able to communicate throughout the entire building. Mr. F. Klatsky hired ERCES Consultants to install an emergency response system, ensuring full radio coverage throughout the building. To facilitate the process, Chief Hogan designated Mr. Lennox from the Fire Bureau to work with the Mr. F. Klatsky's consultant. While Mr. F. Klatsky is committed to comply with radio coverage requirement, the project is complex, costly, and will take at least a year to complete the installation.

Mr. Alfieri presented Exhibit A8, a proposed sign that would trigger variance relief. The sign includes two tenant panels, likely designated for the Physical Therapy tenant and potentially the fitness/agility tenant. The primary reason for requesting the variance is to help customers locate these businesses, as the current sign only displays "Multi-Sports Kingdom."

Mr. F. Klatsky is also seeking to extend the hours of operation from 5am to 2am which is deviating slightly from the resolution that was memorialized January 25, 2018. Mr. F. Klatsky read directly from the resolution the hours of operation that were approved:

5:00 am and 12:00 am for non-catered events and until 1 :00 am for catered events with an extension to 2:00 am in the summer months.

He stated he would like to stay open to accommodate cricket, adult soccer, adult basketball, and the cleaning crews. Also, from his experience, the longer the lights stay on in the building, the less chance for vandalism and other improper activities in the parking lot.

Mr. McNaboe requested that the occupancy be posted and suggested rounding it up to an even 1,400 instead of the previously discussed 1,377. He also emphasized the need for onsite circulation assistance whenever the venue reaches full capacity assist with traffic flow.

Mr. Castronovo inquired whether the Board could mandate police presence to assist with traffic flow. In response, Mr. Alfieri suggested that, during operations, they could stipulate that if the town determines police hiring is necessary, the applicant would comply. He also asked why not add more tenants on the sign. After some discussion, it was agreed that the size of the sign box for the two tenants remains the same but the applicant can split the tenant sign into more spaces to accommodate other tenants if necessary. They should request a variance for the letter size requirement to accommodate any reduction in tenant lettering caused by the additional spaces on the sign.

There was a lot of discussion about lighting in the parking lot and ideas tossed around to make sure the residential lots that are approximately 900feet away will not be impacted by the parking lot lighting. It was agreed that for the new parking lot, the lights will turn off at midnight and the original parking lot lights will stay on until 2am.

Mr. Alfieri introduced Mr. Halari, the applicant's engineer, he was sworn in, and qualified before the Board during the previous hearing. The applicant was tasked with relocating the crosswalk to allow for immediate installation, avoiding the need to wait for an NJDEP permit. Mr. Halari referred to Exhibit A3—the site plan and an enlarged aerial view—to illustrate the proposed crosswalk location. The crosswalk will be positioned at the end of the detention basin, directly opposite the site where the Stavola project sidewalk is set to be installed. Specifically, it will be to the left of the Stavola entrance drive as shown on the aerial view. The crosswalk can be placed without disturbing the buffer and it will not impact the left turning lane that will be installed and striped.

Mr. Halari also explained that during a field meeting with Shari Spero, the town arborist, areas along the easterly property were identified where additional trees were needed, and several evergreens had died. To address this, more trees will be planted, and the dead ones will be replaced. The applicant will also explore options to add more trees behind the building. If all required supplemental landscaping trees cannot be planted on-site, the applicant will contribute to the town's tree fund.

Mr. Alfieri requested that Mr. Halari present the proposed sign location to the Board. Mr. Halari explained that while the sign's placement and area comply with regulations, a variance is being sought for its height. The goal is to elevate the sign to prevent obstruction by parked vehicles. Earlier discussions indicated that a variance might also be required for the letter size, depending on the number of tenants included on the sign. However, since the minimum requirement is a three-inch letter height, the applicant believes they can meet this standard without issue.

Mr. Alfieri referenced the additional parking-related comments in the CME report, which Mr. Halari addressed. ADA parking will be situated to the right of the building's main entrance, with two more spaces near the entrance on the right side. One of the front ADA spots will include an EV charger, while the remaining EV parking—totaling nine spaces—will be positioned near Woodward Road. Mr. Alfieri then asked if Mr. Halari could resolve all outstanding technical comments in the May 6, 2025, CME report, to which Mr. Halari confirmed he could.

Mr. Rizzo requested that Mr. Halari move the crosswalk a few feet north to abut directly with the wetlands line. Mr. Halari responded that this adjustment should not be an issue.

Mr. Rea, a professional traffic engineer, was the next witness for the applicant. He was sworn in, having had his credentials qualified at the previous hearing. He explained that his original parking study was conducted over two days in May 2024 for the previous owner. At that time, the lot was near capacity, with 356 parked vehicles recorded on one day and 288 on another. For the new owner, Mr. Rea updated the parking counts on Saturday, April 19, 2025, at both noon and 3 p.m. During his study, he observed that the parking lot had exceeded capacity, reaching 410 vehicles, with cars parked along the side of the building and multiple drivers searching for available spaces. As a result, the proposed additional parking spaces would improve circulation during peak hours, reduce curbside parking and minimizing congestion caused by drivers circling in search of a spot.

Mr. Rizzo asked if the proposed additional parking would be sufficient. Based on the testimony provided this evening regarding potential new tenants, Mr. Rea stated that he believes a total of 557 parking spaces would be adequate for the operator's intended use of the facility.

Mr. McNaboe asked whether the increased parking would affect traffic flow through both entrances and exits on Woodward Road. Mr. Rea explained that he had observed the site firsthand, noting minimal delays and queuing. He attributed this smooth traffic flow to the staggered departure times of individuals, contrasting it with the concentrated exit patterns typically seen at events like baseball games.

Chairwoman Kwaak inquired about bus parking in the back parking lot. Mr. M. Klatsky explained that buses are typically present for field trips during the day rather than tournaments, so there are no plans to stripe designated bus parking spaces.

Mr. Brown asked whether the building's maximum capacity of 1,400 would be adequately supported by the available parking. Mr. Rea said that, based on the parking requirement for places of public assembly—one space per three people—the lot could theoretically accommodate up to 1,600 occupants.

Mr. McNaboe reminded the applicant there was concerns about the back door in the rear of the building and the noise that could impact the neighbors close by. Mr. F. Klatsky explained that most likely the previous owner kept the back door open because the HVAC units in the turf area did not work and they needed ventilation. Mr. F. Klatsky has since fixed or replaced the HVAC and will not need to open the door. He would rather not alarm the back door because he found that the alarm noise would be louder than any noise coming out of it. He agreed to keep the door closed and have the door stenciled stating the door to remain closed at all times.

Chairwoman Kwaak opened the application to the public and no one came forward to question or comment.

The Board reviewed the list of conditions/variances/approvals that were discussed at tonight's meeting.

- Variances for height of the freestanding sign
- Rear and side yard setback on the new parking area
- New parking lot lights go off at midnight, and the original parking lot lights go off at 2am.
- Sign to be posted for maximum indoor capacity of 1400
- Someone on site to assist with traffic circulation if necessary or required by the township
- Crosswalk will be moved to the north subject to review and approval of the board engineer.
- Hours of operation will be from 5am to 2am
- Fire response system will be installed within one year
- A facility occupancy compliance report will be provided to Chief Hogan
- Existing tenants, Boundless and Steam Works approved for use in the building
- Virtual Reality and Golf Simulator approved for use in the building
- Crosswalk to be installed within 14 months

A Motion was made by Mr. McNaboe and Seconded by Mr. Jacobson to approve the amended preliminary and final site plan for MSK Manalapan, LLC

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

Adjournment - Chairwoman Kwaak announced the next meeting is Thursday, May 22, 2025 and starting at 7pm instead of 7:30pm to have time to address the Affordable Housing Element. Mr. McNaboe said the Board will discuss the possibility of starting meetings at 7pm in the future starting with the 2026 reorganization meeting.

Nancy McGrath
Recording Secretary