

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

Planning Board Minutes
Public Meeting
December 11, 2025

Chairwoman Kathryn Kwaak called the meeting to order at 7:29 pm 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, John Castronovo, Barry Jacobson, Chairwoman Kwaak, Jack McNaboe, Chief Hogan, Steve Kastell, Mayor Eric Nelson, Nunzio Pollifrone, Pat Givelekian

Absent from the meeting: Todd Brown

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

Minutes for Review and Approval

A Motion was made by Mr. Hogan and Seconded by Mr. Jacobson to approve the minutes from the **November 13, 2025** meeting as written.

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

Applications

PBE2438 - 59 Pension Hill LLC – Extension of Time

Minor Subdivision
Block 14.06 Lot 59 | 21 and 23 Pension Hill Road
Subdivide lot directly through duplex in order to sell each unit separately.
Approved 1/9/25 and Resolution memorialized 2/13/25.

Attorney Peter Klouser of the firm Heilbrunn and Pape, on behalf of the applicant, requested an extension of time for the 59 Pension Hill, LLC application that was approved earlier in the year. He explained that the project involved construction of a duplex with a subdivision line down the middle of the house to allow for separate ownership. In the state of NJ, a minor subdivision needs to be filed within 190 days. Due to various regulatory requirements and the need to finalize roadway improvements the applicant is past the 190-day time frame. Therefore, the applicant is requesting an additional 190 days to file the subdivision by deed. Mr. Klouser also added that the as-built drawings have been submitted to the board engineer and the township zoning office and are under review. The Board acknowledged that the project is near completion, the extension is largely a technicality, and the applicant has been cooperative with the town throughout the process.

Mr. Brigliadoro explained that since the original resolution was memorialized on February 13, 2025, the applicant had 190 days to perfect the subdivision establishing a deadline of August 22, 2025. If the Board grants an additional 190-day extension, the new period would begin on August 23, 2025, and run for 190 days, essentially giving the applicant 80 days from today.

A Motion was made by Mr. Castronovo and Seconded by Mr. Kastell to approve the extension of time for 59 Pension Hill, LLC.

Yes: Fisher, Castronovo, Jacobson, Kwaak, McNaboe, Hogan, Kastell, Nelson, Pollifrone
No: None
Absent: Brown

Abstain: None
Not Eligible: Givelekian

PBE2535 – K5 Entertainment DBA SLICK CITY

Amended Preliminary and Final Site Plan
Block 66, Lot 18.01 | 150 Woodward Road
Proposing an entertainment park.

Mr. Sal Alfieri, of the law firm Cleary, Giacobbe, Alfieri & Jacobs, appeared on behalf of the applicant, K5 Entertainment. He explained that the application seeks amended preliminary and final site plan approval for the development of an entertainment park within the Multi-Sports Kingdom (MSK) facility. Mr. Alfieri noted that four witnesses would provide testimony: Mr. Andy Katz, principal of K5 Entertainment; Mr. Mike Klatsky, principal of MSK; as well as the applicant's engineer and traffic consultant.

Mr. Katz appeared as the first witness and was sworn in before the Board. He testified that he is the principal owner of K5 Entertainment, which will operate as the franchisee of Slick City. Mr. Katz introduced a video, marked as **Exhibit A1**, representing the official marketing materials of the Slick City brand. He then presented a second video, marked as **Exhibit A2**, which provided a 3D rendering illustrating the anticipated design of the proposed Manalapan location.

Mr. Alfieri reminded the Board that, if this application is approved, the applicant will adhere to all conditions established from the MSK's prior hearing and application. Which includes the 1,400-person occupancy limit and the installation of the previously approved freestanding sign, which has not yet been erected. He said the only real change in terms of signage is the proposal of a new façade sign for the business.

After the Board viewed the video, Mr. Alfieri asked Mr. Katz to go over the operational details for the Board.

During peak times, staffing will range between 30 and 40 employees and most will be between the ages of 16 and 18 providing job opportunities to local students. During off-peak hours, staffing will be reduced to approximately 8 to 12 employees.

They will be front-of-house staff, responsible for checking people in and selling the required socks for entry into Slick City. Additional employees will monitor the slides, staff the café area, and roam throughout the facility to ensure cleanliness and appropriate behavior.

The park will operate seven days a week. Hours are subject to change, but the primary schedule is as follows:

- **School year (weekdays):** 1:00 PM to 9:00 PM
- **Fridays:** 10:00 AM to 9:00 or 10:00 PM, consistent with MSK's existing rules but closing earlier than midnight
- **Saturdays and Sundays:** Opening around 9:00 or 10:00 AM, closing at 10:00 PM

The maximum capacity for this portion of the building is estimated at approximately 400 to 420 individuals. In accordance with Slick City's operational guidelines, occupancy should be limited to one person per 1,000 square feet, equating to roughly 330 paid guests at any given time. These figures serve as guidelines; capacity may be adjusted upward if guests can be accommodated comfortably without extended wait times for attractions, or reduced if conditions warrant a lower threshold to preserve the quality of the experience.

Mr. Katz explained that Slick City is focused on ensuring an exceptional guest experience. The founders previously were part of the Sky Zone franchise and as a result many features of the park are designed with families in mind. For example, there is ample seating for spectators, as well as laptop stations so parents can work or relax while their children enjoy the slides. This differs from other family entertainment centers where parents often have no designated space and must simply stand and watch.

Patrons will have the option to either reserve a timeslot in advance or walk in without a reservation, though Slick City strongly recommends booking ahead. Reservations are scheduled in 15-minute increments, and the specialized software used by the franchise allows management to control guest numbers within each slot. This system helps prevent overcrowding, overlapping groups, and long lines, while also ensuring smoother traffic flow both inside the facility and around the site.

Regarding the café, food service will be similar to what is already offered at MSK through GameBites. Menu items will include pizzas, chicken fingers, and other typical family entertainment center snacks, along with offerings for birthday parties. The kitchen will be equipped with convection ovens, like the ones used by GameDay Bites now. Food will not be prepared from scratch; rather, menu items will arrive frozen or semi-frozen and be cooked using either a conveyor system or the convection ovens. Birthday cakes will be the only outside food permitted in the facility.

The parties will take place on a mezzanine that will be constructed above the café and restroom areas. They will not have traditional party rooms but open party spaces with picnic tables for group celebrations.

Deliveries are expected to occur approximately once a week, typically prior to opening. Supplies will arrive by box truck and be brought in through the front door. A rolling retractable door will also be part of the facility and will be large enough to accommodate a 50-foot scissor lift, this door is intended solely for maintenance purposes and no lighting above the door.

There is no physical interconnection between Slick City and the MSK facility. It will have a separate entrance and a dividing wall extending from floor to ceiling and wall to wall.

Mr. Katz provided an overview of additional activities planned for the park beyond the dry slides. The facility will include air courts, such as a basketball court designed for jumping and dunking, as well as a separate court designated for dodgeball. An arcade area and a zip line will also be available. In addition, there will be attractions specifically for toddlers, including two toddler slides and a crawl area.

Exhibit A3 relates to the façade of the building and the signage package. The sign detail page depicts the channel letters and the dimensions. The illuminated portion of the signage will consist of the SC intertwined logo, the words *Slick City*, and the words *Action Park* for a total of 163.7 square feet. The background will be blue either painted or a vinyl wrap to avoid excessive brightness. Ms. Beahm stated that signage is not measured that way and asked for the total square footage of the sign is including the blue background. Mr. Katz responded that the overall sign area is 392 square feet. Ms. Beahm stated that in Manalapan, only 80 square feet is permitted. The signage will be internally illuminated and placed above the new main entrance to Slick City. The white emergency door currently there will be replaced with glass-glazed doors.

The signs will be turned off by 11pm the latest and during the week it will likely be off between 9pm and 9:30PM. All lights on that side of the parking lot will be off by midnight in accordance with the MSK rules and regulations.

Exhibit A4 - Site Views of Proposed Wall Signs. The pages depict scaled site views of the proposed wall signs from multiple vantage points. The views include perspectives from the southeast corner (about 280 feet away), the new parking lot, and the rear area near the Wawa parking lot (approximately 900 feet away). Additional views show the overhead door used for large equipment access and a street-level perspective from the opposite side of Wawa, also around 900 feet away. The closest depicted viewpoint is from Woodward, at a distance of 680 feet. Obviously the further away you go, the smaller the sign appears. The applicant is aware that the sign is much greater than allowed by ordinance which is why they are requesting a variance. Mr. Katz explained further that Slick City is concerned that a smaller sign would not align with their brand guidelines. Ms. Beahm reminded the applicant that the business will also have a panel with its logo on the pylon sign which will also be visible from the road. There were no further exhibits to present.

Summary of applicant responses to Board comments and questions:

- The facility must comply with all prior approval conditions, before Slick City can open for business.
- How will the visitors know when their time is up? Visitors will wear color-coded wristbands and the staff will make announcements indicating which group's time has ended. When a color is called, everyone with that wristband must exit, ensuring an orderly and efficient turnover.
- Café and arcade are separate from MSK.
- There is no dedicated drop-off lane for visitors. Most children under 12 will be accompanied by an adult, while older kids may be dropped off, which consistent with how other similar facilities operate.

- Children under 14 must be accompanied by an adult, while those 14 and older may come on their own.
- The two existing 80-square-foot MSK façade signs will remain. One MSK sign is on the front of the building, and the other is on the same side as the proposed Slick City sign.
- Slick City will be taking over two of the turf fields as MSK.
- Mr. Katz will have the architectural plans revised to reflect the accurate occupant load and floor plans to show separation from the building tenant.
- The facility will feature lighting effects throughout, including glow-in-the-dark nights for both adults and children. Slides will be illuminated with LED lighting.
- Music will play through the speaker system, but there will be no live bands or performances.
- Noise levels will be monitored, and music volume will be reduced if necessary.
- The rear door facing the 55-and-over community will be used strictly for emergency access and employees will be briefed on that as well.
- There are currently no New Jersey franchises. The nearest location is in Columbus, Ohio, with additional sites opening in Boston and Woodbridge, VA within the next six months.
- The franchise prefers a larger sign than the one proposed, believing the current size is too small for the building. They prioritize brand visibility and image, and while they accept the proposed sign, lack of approval could become an issue.
- Summer camps are expected – especially on rainy days – most likely via bus.
- Visitors will stay 90 or 120 minutes depending on the ticket purchased.
- There are no plans to offer a season pass options but will offer some type of promotions eventually, though the timing is not yet determined.
- Occupancy postings will be on both sides for MSK and Slick City to not exceed the 1400 occupancy previously approved.
- Facility will have walk-in availability but most of the bookings will occur online.
- Only connection to the MSK side is for emergency access.
- Guests waiting for their turn are included in the total occupancy, but the applicant notes that 15-minute turnover intervals will keep people flowing in and out smoothly
- Guests will not be permitted to wait in the café after their wristband time expires; they must leave the facility.
- Fire suppression is included in the plans and there is emergency back-up lighting.
- The parking lot currently lacks designated assembly areas to keep people safely out of the path of fire trucks. The applicant will explore whether appropriate gathering locations can be added.
- The rear and side doors will function as emergency exit doors only with the front entrance being the only way inside.
- Mr. Katz confirmed they will strictly track the total number of people in the building to ensure it never exceeds the approved occupancy and will verify the final numbers with the Klatskys.

Mr. Michael Klatsky, one of the owners of MSK, was sworn in as the next witness and stated his business address as 150 Woodward Road. He then presented the following construction updates.

- Detention basin and stormwater drainage completed.
- New parking area paved, striped, and signed.
- Topsoil, seeding are complete and landscaping is installed and awaiting final approval.
- Crosswalk installation across Woodward Road underway, with 2–3 weeks remaining.
- EV charging stations expected to be completed in 3–4 weeks.
- Fire system installation projected to finish in 4–6 weeks.
- All work is either completed or in progress and will be finished well before Slick City opens.

In regard to the 1,400-person maximum occupancy, Mr. Klatsky confirmed that, through coordination between MSK and Slick City, both operations will remain within that limit. He explained that MSK's operational capacity will be approximately 1,000 people, covering the basketball courts and two-thirds of the turf field. Once Slick City opens, MSK's operations will remain largely the same: all seven basketball courts will stay in use, and two of the four turf fields will continue to be available. This will allow space for two full soccer games and a small training area, as Slick City is not occupying two complete turf fields. Some events, however, will need to be scaled back or adjusted to accommodate fewer teams and participants.

Summer operations for MSK would run similar to what Mr. Katz described for Slick City.

- Summer camps typically bring 100–150 kids, with very few cars because most arrive by bus drop-off.
- Staff are present to manage drop-off and operations.
- When buses do arrive, they can park toward the front and only occupy a few spaces, while buses for Slick City's camp would naturally park toward the back.
- Buses remain parked until pickup and are usually gone by 3:00 p.m.
- During camp hours, the parking lot has very light use—around 20 cars.
- Camp drop-off for MSK occurs in the front; drop-off for Slick City would occur in the back since they have different entrances.

Mr. Bhaskar Halari, Professional Engineer from Concept Engineering, was sworn in as the next witness. Mr. Halari referred to the overall site plan page that was submitted with the plans. Mr. Halari reviewed the site improvement to the property to accommodate Slick City.

- Slick City will occupy approximately 33,000 sq. ft. of the existing building.
- Parking lot will be restriped to add two ADA spaces at Slick City's entrance.
- A paved connection will be added between the overhead door and the parking lot.
- The existing sidewalk in that area will be extended.
- A new 18' × 12' dumpster pad will be built to hold two dumpsters (recycling and trash).
- Sewer and water lines currently at the front right corner of the building will be extended to the rear to serve Slick City.
- The existing dumpster pad on the left side of the building will be expanded from 18' × 12' to 24' × 12' to accommodate three dumpsters.
- The existing vinyl-fenced dumpster enclosure will be replaced with a masonry block enclosure matching the building's finish.
- About five or six directional signs will be added to guide drivers to Slick City, all compliant with township code and requiring no variances.
- The only variance requested relates to Slick City's wall signage.
- The applicant agrees to comply with all technical comments in the CME engineering report.
- The proposed improvements will not impact the existing stormwater management system or basin.
- The new dumpster pad is being built in an area that was previously vacant, so no stormwater effects are expected.
- The water and sewer lines will be installed through the grass area next to the sidewalk, avoiding removal of the existing sidewalk.
- Any landscaping disturbed during installation will be replanted.
- If sidewalk removal becomes necessary, it will be replaced to match the previously approved plans.
- Mr. Klatsky explained that the reason for adding another dumpster is simply because they generate too much garbage. The hauler could not accommodate additional weekend pickups so adding another dumpster was the only practical solution.

Scott Kennel with McDonough and Rea Associates, was the traffic expert for the applicant. He was sworn in and his credentials were deemed sufficient by Chairwoman Kwaak.

Mr. Kennel summarized his findings for the Board.

- The report, dated November 19, 2025, outlines data collection for the existing facility.
- Peak activity occurs in the fall and spring, so vehicle counts were taken during those periods.
- The results were consistent across all observations, confirming stable peak-period parking demand.
- Vehicle counts were coordinated with MSK to reflect true peak activity.
- Slick City is expected to need 140–150 parking spaces.
- Removing two soccer fields and a small baseball area reduces MSK's peak demand by about 60 cars.
- MSK's adjusted peak demand is about 350 vehicles.
- Combined peak demand is roughly 490 vehicles.
- With 557 spaces on site, a 10% parking surplus remains.
- Mr. Kennel concluded there will be no issues with drivers circling or struggling to find parking.
- Slick City's location at the back of the building effectively gives it its own functional parking area, separate from the athletic facility's demand.
- The building is already used as an athletic facility, so traffic patterns should remain consistent.

- Similar facilities (e.g., Slick City, Sky Zone) experience continuous but manageable arrival and departure patterns.
- Guests typically stay for limited time periods, helping maintain steady traffic flow.
- The site is designed to accommodate large vehicles, including delivery trucks and refuse vehicles, meaning buses can navigate the site without issue.
- Bus visits typically occur during off-peak hours, avoiding conflict with weekend peak parking demand.
- There is sufficient space along the parking lot perimeter for buses to remain on site if needed.

Other discussion from the Board and applicant's team

- Applicant proposed a 392 square foot sign with a blue background with an illuminated logo.
- The applicant did not have a Planner to provide testimony on the variance requested.
- There will be six illuminated directional signs throughout the parking lot.
- Mr. McNaboe expressed concern about setting a precedent by allowing this sign which far exceeds the sign ordinance requirements of 80 square feet.
- There is solar on the roof now
- Adding "No Idling" signs would create unnecessary sign clutter, so the recommendation is not to install them. Such signs are typically used only for truck loading zones, not for regular car parking
- Concerns raised about whether the shared entrance/exit with Wawa can handle increased traffic now that another business is being added behind the building.
- The engineer explained that there are actually two driveways, and many drivers already use the second one because it provides a more direct route to MSK without navigating the parking lot.
- The Board was reminded that a traffic impact was previously analyzed during testimony for the new parking lot, and the study showed the access points can handle the volume, even with the additional business.
- The Board asked about the parking demand at the Arlington Heights facility where the study showed where another parking lot had to be used for overflow.
- Mr. Katz explained that Slick City's guideline is 3–4 parking spaces per 1,000 sq ft, which equals 99–120 spaces for a facility of this size. There are more than enough parking spaces at the MSK site.
- The Board revisited the "margin of safety" discussed at the May meeting with MSK. It was clarified that Slick City is expected to generate a lower parking demand because it replaces two turf fields and its visitors typically stay for shorter periods.
- Ms. Beahm said the letters and logo are reasonable, but the blue background makes the sign too large at about 400 sq ft and recommended removing the blue background and reducing the size.
- Mr. Brigliadoro explained that the Board can approve the sign at the 120 square feet, and it is then up to the applicant to accept it or challenge it legally. Mr. Katz responded that he has no intention of challenging the decision.

There were no further questions or comments from the Board or the Applicant so Chairwoman Kwaak opened the application up to the public.

Mr. Michael Devine of 174 Woodward Road

- He lives directly north of the building and is worried about noise impacts.
- The structure was originally a modified pole barn, not designed to contain loud sound.
- In the past, events held there caused the entire building to vibrate, even shaking items inside his home.
- Their main concern is how loud speakers, music, or potential bands might be during events.
- They want assurances that noise levels will be controlled for both Slick City and the existing establishment.
- Early-morning garbage pickup (around 4–5 AM) is extremely loud, with workers dropping bins and creating noise that echoes through multiple nearby neighborhoods.
- Asked whether the ground or container area can be modified—similar to playground "spongy" surfaces—to reduce noise when bins are dropped and prevent the sound from reverberating through the community.
- Also raised concern about traffic congestion and safety near the shared driveway, Wawa, and Route 33. Noting frequent illegal left turns from Wawa and difficulty entering and exiting driveways.

Mr. Alfieri responded to Mr. Devine's concerns stating there will be no live music of any kind in the building. The applicant and the building owner are required to comply with the town's noise ordinance, and must follow it regardless of what the Board says.

Mr. Klatsky said he would ask the hauler to schedule a later pickup, though he did not believe the garbage trucks were arriving between 4 and 5 a.m. Mr. Halari said he would look into using a different surface and noted that the masonry enclosure should help reduce noise.

Mr. Devine did confirm that the previous issues with noise from cultural events occurred prior to the Klatsky's ownership.

Mr. Katz said that music volumes for Slick City will not be excessive and if there are any issues, he wants to be good neighbor and welcomes anyone to knock on the door if the music is too loud.

Also, a crosswalk was approved in a prior application and will be installed as part of a separate road-widening project across the street, which includes new turn lanes so some of the traffic and safety concerns can be alleviated.

No one else from the public came forward so Chairwoman Kwaak closed the public portion of the application.

The Board continued its discussion of the sign variance and confirmed the proposed size. Mr. Katz stated that he would proceed with the 120-square-foot sign (10' x 12') at this time. Mr. Alfieri requested that the Board approve the project without prejudice, allowing the applicant to return if Slick City seeks changes to the approved plans.

Mr. Brigliadoro reviewed the conditions tied to the approval.

- All prior resolution conditions will remain in effect unless specifically changed and not in conflict with the new approval.
- The maximum occupancy of 1,400 remains unchanged.
- All improvements must be completed before Slick City can receive a Certificate of Occupancy.
- The applicant will submit revised architectural plans.
- No live music is permitted, and all doors must remain closed, consistent with prior conditions.
- Masonry trash enclosure will be installed.
- A variance for the size of the sign is included, along with approval for (6) illuminated directional signs.
- The applicant agrees to comply with all technical comments in the engineer's report.

A Motion was made by Mr. Fisher and Seconded by Mr. Jacobson to approve the amended preliminary and final site plan for K5 Entertainment dba as Slick City.

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

Chairwoman Kwaak opened the floor for non-agenda items; none were raised. The meeting concluded with holiday wishes, noting the Planning Board Reorganization meeting will be on January 8th, 2026 at 7:30pm

Nancy McGrath
Recording Secretary