

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

Planning Board Minutes
Public Meeting
March 26, 2026

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

In attendance at the meeting: Barry Jacobson, Chairwoman Kwaak, Jack McNaboe, Chief Hogan, Steve Kastell, Nunzio Pollifrone, Pat Givelekian

Absent from the meeting: Todd Brown, Barry Fisher, John Castronovo, Eric Nelson

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

Minutes:

A Motion was made by Mr. Kastell and Seconded by Chief Hogan to approve the Minutes of February 26, 2026 as written.

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

Application

PMS2323EX - Marta Tyminski (Sajdak)
63 Tracy Station Road ~ Block 51 / Lot 3.02
Final Major Subdivision / Two-lot subdivision
Final subdivision approved 8/28/25
Extension of Time

Mr. Casper Boehm, the applicant's attorney, stated that the applicant is seeking a one-year extension of time from the approval date because of delays related to DEP-required work. He called the applicant's engineer, Mr. John Ploskonka, to elaborate. Mr. Ploskonka was sworn in, and his credentials were accepted by Chairwoman Kwaak.

Mr. Ploskonka reported that resolution compliance materials were submitted to Mr. Rizzo for review and that deeds and DEP requirements are still pending. He stated the applicant is close to completion but needs additional time to file deeds with the county which is the basis for the extension request. The application was approved in August of 2025 and the applicant is seeking an extension through August 28, 2026. Mr. Rizzo indicated he is in the process of reviewing for resolution compliance and will be done within the next few weeks.

There were no further questions from the Board and Chairwoman Kwaak asked for a motion to approve the extension of time.

A Motion was made by Mayor McNaboe and Seconded by Mr. Kastell to approve the extension of time for the two-lot subdivision at 63 Tracy Station Road.

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

PFM2342A - 91 Sweetmans Ln LLC

Amended Preliminary and Final Major Subdivision Plan

91 Sweetmans Lane ~ Block 8301 / Lot 24

(*6-lot subdivision approved in July 2024, memorialized Oct. 2024)

Change in Stormwater Basin discharge

Carried from February 26, 2026

Attorney Salvatore Alfieri appeared on behalf of the applicant. He summarized that at the prior meeting, testimony was presented regarding the design change required after the County declined to accept the stormwater system or the stormwater flow. He stated that the engineer confirmed the revised system complies with all applicable stormwater regulations and that the applicant agreed to address all technical comments in the Board professionals' reports and the Fire Bureau letter. He reported that the applicant has since received feedback from Shade Tree and the Police Department and will also comply with those comments. He said that the Board asked the applicant to speak with the neighbor about potentially installing a pipe on that property to redirect stormwater. The applicant reached out to the neighboring property owner right after the last meeting, and on Sunday the neighbor (who is present) emailed to say he does not want the pipe. The email was forwarded to the Board Secretary for inclusion in the record. Mr. Alfieri added he has no further testimony to present and the engineer is available for questions. Mr. Daniel Sehnal, PE, the engineer for the project, was reminded he was still under oath from the last hearing.

The Chair asked the Board if there were any follow-up questions or comments.

Ms. Beahm commented that the applicant complies with the state stormwater requirements and she appreciated the fact that they did explore the piping alternative with the neighbor.

Mr. Rizzo summarized that the initial application, submitted a couple of years ago, proposed a discharge point similar to the current one. While it was compliant, the applicant was asked to explore alternatives with the County. The applicant approached the County about rerouting the water, but the County declined. The design therefore returns to the original, compliant drainage pattern consistent with existing flow.

Mr. Kastell expressed concerns about how local ordinance can permit a six-lot subdivision to direct stormwater towards a neighboring property.

Ms. Beahm explained the water already goes there, and the project meets both local and state standards. The Board asked the applicant to try every reasonable measure to address the neighbor's concerns and the neighbor rejected the idea of the pipe on his property. The County did not want the flow into their system so there is not much more that can be done. The applicant is reducing the volume to that area and is fully compliant.

Mr. Sehnal reiterated the state standard requires a reduction in discharge rates, and are in full compliance. While the standard does not address volume, the volumes were analyzed and determined that volumes are also being reduced. And when infiltration is introduced, the volume is reduced even further.

Mr. Pollifrone requested confirmation that the project reduces both instantaneous flow rate and cumulative volume. Mr. Sehnal confirmed that their model shows reductions in both. In summary, the project results in an improvement of the current conditions.

Chairwoman Kwaak opened the application to the public for comment.

Mr. LaMarsh of 3 Joseph Street came forward to offer comment. Mr. Brigliadoro reminded him that he remains under oath from the last hearing.

Mr. LaMarsh stated that he is not an engineer but did consult with industry professionals to better understand the application. He expressed concern about any stormwater being directed onto his property. He questioned how converting a 14-acre farm to impervious surfaces, collecting runoff, and piping it to a basin could result in impacts comparable to existing natural conditions. He is worried that his current leach field is located in the area where runoff is proposed to flow and stated that this would likely reduce the lifespan of both his existing system and any future replacement system. He reiterated his difficulty understanding why the resulting impacts should become his responsibility and commented that, hypothetically, if he were to block the water, the issue would shift elsewhere. He also questioned, why runoff would be directed onto a neighboring property if the County would not even accept it.

Ms. Beahm clarified that the County's position is focused on maintaining the natural direction of water flow rather than the volume, and that the existing discharge point is the same location being used for the project.

Mr. LaMarsh stated that installation of the proposed pipe would include the removal of approximately 400 square feet of wooded area located on his property. He expressed concern about the associated disturbance from heavy equipment, mud, and construction activity and the water that would likely backflow on to his property. He then asked what recourse he has if water were to pool at the rear of his property, creating swamp-like marshy conditions? In response, Ms. Beahm said he would need to contact the Township to file a complaint.

Joseph Dwyer of 2 Joseph Street was sworn in as the next member of the public to provide comment.

He stated that water already runs off into the conservation and drainage area on his property, which is consistently wet and muddy. He does not want additional run-off from the project because it would further saturate the area. He raised concerns that increased water, combined with heavy winds could potentially cause the trees to fall on his home. He was reminded that water is already coming from the applicant's property to his property and they will be reducing the flow. Mr. Dwyer said he does not believe water currently absorbed by natural ground will behave the same once the area is replaced with impervious surfaces. He expressed concern that the resulting runoff will pool and drain toward his property at a greater rate than what the applicant represented.

Mr. Rizzo further explained to Mr. Dwyer that that the stormwater design must comply with strict state requirements, which involve extensive analysis and detailed reporting. The basin will collect runoff from the new road, but the project does not add a significant amount of new impervious surface—only the street and the building roofs. Additional measures, such as dry wells, are also included in the design.

Again, it was stated that the proposed stormwater system reduces runoff rate and volume by detaining water in a basin that infiltrates into the ground, maintaining the existing drainage path to the outfall. The applicant previously sought approval to redirect discharge toward the county road, but the county denied that request. The Board then told the applicant to negotiate with the adjacent property owner, who did not agree to an alternative. It was noted that the Board's ability to require further changes is limited when the design complies with state stormwater standards.

No one else came forward to comment on this application so the public portion was closed.

Mr. Briigliadoro summarized the conditions before Chairwoman Kwaak asked for a motion.

- The applicant is seeking amended preliminary and final major subdivision approval.
- All terms and conditions of the Board's prior resolution will remain in effect unless satisfied, amended, or superseded by this approval.
- A four-foot-tall split-rail fence with mesh will be installed around the stormwater basin.
- The HOA will be responsible for maintaining the stormwater basin and the landscape buffer – there will be a landscape easement.
- The applicant must prepare and record an Operations and Maintenance Manual, subject to review and approval by the Board Engineer.
- The applicant will comply with the Shade Tree Commission's letter, as previously indicated by Mr. Alfieri.
- The applicant agreed to comply with all technical comments in the Board Engineer's review report.
- The applicant will comply with the Fire Bureau's December 18, 2025 report, including the requirement to install an additional fire hydrant at the intersection of Fleyva Court and Sweetmans Lane.
- The applicant will also comply with the Police Department's correspondence dated March 19, 2026.
- A licensed tree expert or shade tree expert will review the landscaping plan, including the request for deer-resistant plantings.

Mr. McNaboe asked the engineer once more whether the amount of water leaving the property would be greater or less than existing conditions. Mr. Sehnal responded that both the rate and volume would be reduced.

Chairwoman Kwaak called for a motion. Mr. Jacobson moved to approve the matter with all conditions outlined by Counsel, and Mr. McNaboe seconded the motion.

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

No one from the public came forward for any non-agenda items. Chairwoman Kwaak closed public.

Chairwoman Kwaak noted that the next meeting is April 23rd at 7pm. Mr. Hogan made the motion to adjourn the meeting at 7:31PM and was seconded by Mayor McNaboe.

Nancy McGrath
Recording Secretary