

Township of Manalapan

Department of Planning & Zoning

120 Route 522 & Taylors Mills Road

Manalapan, NJ 07726

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Planning Board Minutes

March 28, 2019

The meeting was called to order with the reading of the Open Public Meetings Act by Chairwoman Kathryn Kwaak at 7:30 p.m. followed by the salute to the flag.

Roll Call:

Secretary, Daria D'Agostino

In attendance at the meeting:

John Castronovo, Todd Brown, David Kane, Alan Ginsberg, Daria D'Agostino, Kathryn Kwaak, Jack McNaboe, Barry Jacobson, Barry Fisher, Steven Kastell

Absent from the meeting:

All present

Also present:

Ron Cucchiaro, Board Attorney
Brian Boccanfuso, Board Engineer
Jennifer Beahm, Board Planner
Lisa Nosseir, Recording Secretary

Mr. Cucchiaro swore in Jennifer Beahm, Professional Planner and Brian Boccanfuso, Professional Engineer.

Minutes:

A Motion was made by Mr. Brown, Seconded by Mr. Ginsberg, to approve the Minutes of March 14, 2019 as written.

Yes: Brown, Ginsberg, D'Agostino, Kwaak, McNaboe, Jacobson, Fisher

No: None

Absent: None

Abstain: None

Not Eligible: Castronovo, Kane, Hogan, Kastell

Resolution:

**PFM0209EX Chester DiLorenzo
153 Sweetman's Lane ~ Block 8306 / Lot 2
Extension of Time for Preliminary and Final
Major Subdivision**

A Motion was made by Mr. Fisher, Seconded by Mr. Brown to approve the Resolution for Planning Board Application PFM0209EX as written.

Yes: Brown, Ginsberg, D'Agostino, Kwaak, McNaboe, Jacobson, Fisher
No: None
Absent: None
Abstain: None
Not Eligible: Castronovo, Kane, Hogan, Kastell

Applications: **PPS1903 ~ Samson Annamdevula
22 Crystal Court ~ Block 8422 / Lot 25
Minor Site Plan ~ Vacation of Cemetery Easement**

Mr. Cucchiaro said he spoke with the applicant's attorney, Mr. Cohen. He would like additional time to gather some historic information on the site and some more evidence to present to the Board. He has requested that the application be carried to the April 25, 2019 meeting. There will be no further notice to property owners.

**PAS1902 ~ Eames Gilmore, Target Corporation
55 HWY 9 ~ Block 22 / Lot 14.04
Amended Final Site Plan**

Dan Utain, Esq. represented the applicant this evening. He explained that all Target stores are going through a rebranding process and they are doing some minor changes to the exterior including new paint and rebranding of the signs. They are actually reducing the amount of signs by 171 sq ft. They are also requesting to use part of the parking lot for a staging area for some interior modifications.

Mr. Utain distributed a package of exhibits to the Board. They are marked as Exhibits A1 – A4. Some of the exhibits were previously distributed to the Board. The package includes aerials views of the existing area. Exhibit A3 shows the updated signs, and Exhibit A4 is the staging area plan.

Mr. Cucchiaro asked Mr. Utain if the changes to the signage are conforming and if they require a variance or design waiver relief. Mr. Utain said no relief is requested. Mr. Cucchiaro informed the Board the ordinance permits the signs being presented tonight.

Mr. Cucchiaro swore in Tony Diggan, Professional Engineer who works for Kimley-Horn and Associates in Princeton. He has been a licensed engineer in the State of New Jersey for 22 years. He explained that they are present tonight seeking approval to allow for façade renovations and swapping out the signs which will actually result in a net reduction in total signage square footage. The façade improvements will result in a more modern store front appearance. No variances are sought this evening.

Mr. Diggan marked in Exhibits A2A and A2B. The staging plan will be marked as A4. Mr. Diggan explained Exhibit A2A, an aerial exhibit prepared by Kaplan Stuart. There is a surplus of parking of 180 parking spaces. Target is contained in the NW corner of the property. Exhibit A2B depicts the existing condition of the building. Exhibit A2C shows the existing signage and proposed changes. There is an existing 292 sq ft wall sign that is going to be removed and replaced with a 350 sq ft wall sign. They are also proposing a 22 sq ft vinyl applique on the glass area. There is an existing CVS sign which will remain in place. On the northern façade, they are going to remove the 319 sq ft bullseye sign and Target sign and replace that with a 90 sq ft bullseye sign. The idea behind this is that they are modernizing the brand and the new signs will have a white target bullseye with lower case letters. The other update they are proposing is accent faux wood. All existing facades will be repainted to match the existing colors. The green roof will be updated to a champagne color.

Mr. Diggan continued with Exhibit A4 which depicts the area that will be a temporary staging area for the remodeling of the store. It is approximately 24,000 sq ft. It will temporarily take about 95 spaces for a period of approximately four months. The perimeter of the staging area will have an 8' high construction fence with an opaque green mesh covering. The fence will be secured and locked.

Mr. Diggan said Exhibit A2D shows the monument sign. Basically just the colors in the panel will be swapped. The sign is not owned by Target and the owner approved Target to change their panel only.

Mr. McNaboe asked the applicant what their timetable would be for this project. Mr. Diggan stated that ideally they would like to start by July. If the building permits are not approved by July, the project will be carried to the following year due to the holiday shopping rush. Mr. Brown asked how long do they propose for the work to be completed? Mr. Diggan said it is projected to be four months.

Chairwoman Kwaak opened the floor to the public for any questions or comments regarding this application. Seeing there were none, public was closed.

A Motion was made for a positive Resolution for application PAS1902 by Mr. Castronovo and Seconded by Mr. Brown.

Yes: Castronovo, Brown, Kane, Ginsberg, D'Agostino, Kwaak, McNaboe,
Jacobson, Hogan
No: None
Absent: None
Abstain: None
Not Eligible: Fisher, Kastell

Ordinance No. 2019-03:

Ordinance of the Township of Manalapan, Amending and Supplementing Chapter 95, "Development Regulations," of the Code of the Township of Manalapan, Article IX, "Improvement Standards, Specific Criteria and Construction Specifications," Section 95-9.2, "Improvement Standards," Providing for an Exception to the Installation of Curbs or Sidewalks and Contributions to a Sidewalk and Curbing Capital Construction Fund.

Mr. Cucchiaro stated that essentially the Township already has this ordinance in place. This is a modification to the existing ordinance which helps to bring it into great harmony with State statutes. It calls out the fact that an applicant has the right to seek relief from the sidewalk requirement. The Board that has proper jurisdiction, either the Planning or Zoning Board, has the ability to grant that relief. The applicant will move forward with proofs and then there is a financial contribution that is associated with it, although that is not a Board issue, that will be worked out pursuant to a formula with the Township engineer. This ordinance better explains what the system is. He continued that the Planning Board has to find that the ordinance it is either substantially consistent or not substantially consistent with the Master Plan.

Mr. Cucchiaro asked Ms. Beahm for her input. She stated that there is nothing that specifically discusses this issue, but she would submit that it is not inconsistent with the Master Plan.

A Motion was made by Chief Hogan finding that Ordinance 2019-03 is substantially consistent with the Master Plan, and Seconded by Mr. Castronovo.

Yes: Castronovo, Brown, Kane, Ginsberg, D'Agostino, Kwaak, McNaboe,
Jacobson, Hogan
No: None
Absent: None
Abstain: None
Not Eligible: Fisher, Kastell

Chairwoman Kwaak opened the floor to any non-agenda items; seeing none, it was closed.

Chairwoman Kwaak stated that the next meeting will be April 11, 2019 and there are a number of pending applications at this time.

Adjournment

A Motion to adjourn the meeting was made by Chief Hogan and agreed to by all.

Respectfully submitted,

A handwritten signature in blue ink, reading "Lisa Urso-Nosseir". The signature is written in a cursive, flowing style.

Lisa Urso-Nosseir
Recording Secretary

A recorded CD or DVD of the meeting is available for purchase by contacting the Planning Board Office.