

**Agenda**

**Workshop Session 5:30 p.m.**

1. Meeting called to order
2. Statement of compliance with Open Public Meetings Act
3. Roll Call
4. Executive Session – Closed to Public

**Public Portion of Meeting – 7:30 p.m.**

5. Public Portion of Meeting called to order
6. **Moment of silence and Salute to Flag:**
7. **Appearances/Recognition:** AYF 10U Football Team
8. **Proclamations:** Congenital Heart Awareness Month
9. **Township Committee Reports**
10. **Public Hearing:**
  - A. **Ordinance No. 2020-04**, Capital Ordinance Providing For Pressure Filter Improvements at the Lambs Lane Water Treatment Plant, and Appropriating \$445,000 to Supplement Prior Capital Ordinance 2017-13, Therefor, Authorized In and By the Township of Manalapan, in the County of Monmouth, New Jersey
11. **Public Comment Session – Agenda Items Only**  
*Please state your name and address clearly for the record*
12. **Workshop Session**

**LEGAL**

**ENGINEERING**

**CLERK**

- A. Person to Person Transfer of Plenary Retail Consumption License from Knob Hill Bowling, LLC to Papaiya Bowling of Manalapan, Inc. t/a Country Lanes
- B. Items of New Business

**ADMINISTRATION**

- A. Resolution Authorizing Award of Contract for Electrical Service Work within the Township of Manalapan to Holiday Electric, LLC
- B. Resolution Re-Appointing Suzan Cuozzo as Municipal Court Attendant

**13. CONSENT AGENDA:**

ALL MATTERS LISTED UNDER ITEM "CONSENT AGENDA" ARE CONSIDERED ROUTINE BY THE TOWNSHIP COMMITTEE AND WILL BE ENACTED BY ONE (1) MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSION ON THESE ITEMS. IF DISCUSSION IS DESIRED ON ANY ITEM, THAT ITEM WILL BE CONSIDERED SEPARATELY.

**Reports for January 2020:** Clerk, Construction, Fire Prevention, Health, Planning & Zoning, Police, Tax Collector, Recreation, Finance

**Resolutions:**

- A. Authorizing Cancellation and/or Refund of 2019/2020 Taxes on Deleted Properties, Common Elements, Exempt Property and Farmland
- B. Authorizing Refund of Premiums and/or Cost of Sale Paid at Tax Sale
- C. Authorizing Refund of Duplicate, Erroneous and Overpayments for 2020, 2019, and Prior Years
- D. Approving a Person to Person Transfer of Plenary Retail Consumption License from Knob Hill Bowling, LLC to Papaiya Bowling of Manalapan, Inc.
- E. Authorizing Award of Contract for Electrical Service Work within the Township of Manalapan to Holiday Electric, LLC
- F. Re-Appointing Suzan Cuozzo as Municipal Court Attendant

**14. OLD BUSINESS:**

- A. Ordinance No. 2020-02**, An Ordinance Amending Chapter 95 (Development Regulations), Article V, Zoning District Regulations, of the Code of the Township of Manalapan, County of Monmouth, and State of New Jersey to Establish an Affordable Housing Overlay Zone Upon Certain Land Within the LI (Light Industrial) Zoning District, Providing for Multi-Family Housing with an Inclusionary Set-Aside of Affordable Housing to be Developed Subject to Certain Conditions and Requirements
- B. Ordinance No. 2020-03**, An Ordinance of the Township Committee of the Township of Manalapan Vacating All Right, Title and Interest In and To a Portion of a Certain Right-Of-Way Dedication Over and Through Lot 4 in Block 30, Located on Sobechko Road

**15. NEW BUSINESS:**

**A. Resolutions**

- 1. Approving **Bill List** Dated February 13, 2020 to February 26, 2020  
Totaling **\$9,816,524.82**

**B. Mayoral Appointment**

- 1. Veterans Committee (Kuhn)

**C. Ordinance Introduction and First Reading**

- 1) **Ordinance No. 2020-05**, An Ordinance Amending Chapter 102 "Fees" of the Revised General Code Of The Township Of Manalapan

**16. PUBLIC COMMENT – Non-Agenda Items Only**

*Please state your name and address clearly for the record*

**17. ADJOURNMENT**

**OPENING STATEMENT:**

- 1. Pursuant to Section 5 of the Open Public Meetings Act notice of this meeting of the Manalapan Township Committee was sent and advertised in the Asbury Park Press.
- 2. A copy of that notice was posted on the bulletin board where public notices are displayed in the Municipal Building.
- 3. In addition, a copy of this notice is and has been available to the public and is on file in the Office of the Municipal Clerk.
- 4. Accordingly this meeting is deemed to be in compliance with the Open Public Meetings Act.

**ROLL CALL:**

Present: Cohen, Jacobson, Musich, Nelson, McNaboe

Also present: Regina Preteroti, Municipal Clerk  
Tara Lovrich, Business Administrator  
Renee Garrigana, Assistant Administrator  
Shari Rose, Deputy Municipal Clerk  
Richard Shaklee, Esq., Township Attorney  
James Winckowski, Twp. Engineer

**Resolution No. 2020-109** a motion was offered by Mrs. Cohen, seconded by Mrs. Musich to go into Executive Session, and was approved by unanimous roll call vote:

The meeting went into Closed Session and returned to Public Session:

**PUBLIC PORTION OF MEETING:**

**MEETING IS CALLED TO ORDER BY THE MAYOR:**

MAYOR MCNABOE: Can we get everybody to take a seat? We're going to get started okay? Thank you. Wow. Teachers would be impressed how fast that happened. The public portion of this meeting will be called to order. Anybody wishing to speak this evening can sign in. There's a sign in sheet over here behind our clerks. Before we begin, I'm going to read a disclaimer. The Manalapan Township Television Network will be recording this meeting of the Manalapan Township committee for rebroadcast on MTTN channel 77 on Cablevision and channel 42 on Verizon Fios. By

attending this evening, attendees acknowledge this recording and agree to allow their image to be broadcast on MTTN channel 77 and Verizon Fios 42. All attendees and participants agree to conduct themselves in a manner appropriate for a public gathering. Inappropriate behavior or gatherings creating a disturbance or safety hazard are prohibited inside this meeting. Individual speakers should be advised that no right of privacy protects a citizen's public comment made in a public forum. Any statement made by members of the public to promote or alter public opinion about a candidate for political office, a political party, or interest groups are inappropriate and in violation of MTTN broadcast policy. Accordingly, all participants bear responsibilities for their own commentary and statements. Okay I'm going to ask everyone to please rise for a moment of silence and a salute to our flag.

**MOMENT OF SILENCE AND A SALUTE TO OUR FLAG:**

MAYOR MCNABOE: We have a proclamation for Congenital Heart Awareness Month and I'm going to ask former committeeman Kevin Uniglicht to join me at the podium. When we did this last year Kevin made such a compassionate words about it so we asked him to come back again. Plus, he misses us from being up front. Whereas congenital heart defects, CHD, occurs when a baby's heart fails to form properly during early pregnancies. CHD is a chronic disorder requiring lifelong ongoing care while long term outcomes are unknown and the risk of additional problem are high or is high. And whereas congenital heart defects require lifelong medical care, multiple surgeries, and preventative measures to maintain a working heart and a healthy body. The mortality rate from CHD has dropped from nearly 40 percent in the past eighteen years, proving that awareness of CHD is essential to preventing the deaths of thousands each year. Whereas approximately 40,000 babies or one in every 125 are born each year in the United States with congenital heart defect now with the improvements in research and medical care there is now an estimated two million adults in the United States alone living and thriving with CHD. Whereas because there is still a lack of awareness and screening for CHD there are still too many cases of sudden cardiac death in young athletes and others that have never screened for or diagnosed with a CHD. Whereas early detection is critical to the successful treatment of CHD, many CHDs may be treated with surgery, medicine, implant if detected early enough and whereas a routine ultrasound and prenatal echocardiogram performed by a pediatric cardiologist during pregnancy are the most effective methods of early detection of CHD. Whereas the Township of Manalapan commends all of those involved with raising awareness of Congenital Heart Defects Awareness Month. Now therefore I, Jack McNaboe, Mayor of the Township of Manalapan, in recognition of the awareness of congenital heart defect proclaim February to be Congenital Heart Defect Awareness Month in the Township of Manalapan and urge all residents to show their support for CHD and all those who raised awareness about congenital heart defects. We commend former Township Committeeman Kevin Uniglicht for his unrelenting work with CHD awareness. In witness whereof I here have set my hand and caused the seal of the Township of Manalapan to be affixed on this 26<sup>th</sup> day of February in the year 2020. Do you want to say a few words Kevin?

MR. UNIGLICHT: Mayor, thank you very much Deputy Mayor, township committee, administration. This means a ton to me. I was born with a pretty complex congenital heart defect, had four open surgeries and a bunch since, but thank God I'm here. I've got three awesome kids, a family, a wife, and it means a lot and you mentioned that I was on that side last year, it's definitely less stressful on my heart to be on this side of the table so thank you. Just thank you very much. It is a huge issue that's getting certainly more awareness, thankfully I'm one of the handful of folks from the '70's that made it. Now, if you diagnose this early its success rate is wonderful. So thank you Mayor and thank you everybody else.

MAYOR MCNABOE: Thank you. Okay so everybody that's here and watching in the audience you realize that we have quite a team with us tonight. So tonight we'd like to recognize the accomplishments of the Manalapan Township 10U football team. Mayor Musich is representative to rec center; shouldn't you be here with me? These young men under the leadership of their coaches have accomplished a lot in their last season. They won the New Jersey AYF 10U State Champion. They took second place in the AYF Big East Conference Finals and they ended with an outstanding record of 12 and 2 fantastic job by the entire team and coaching staff! We are very proud of you and the way you have represented Manalapan Township. At this time, I'd like to call up the coaching staff to the 10U team to recognize each of their accomplishments, Michael Spirito, John Zecchino, Don Savage, John Carlson, Alan Feinstein, William Lewis, Mike Palmieri, and Robert Relay. Coach would you like to introduce team? Congratulations!

MR. SPIRITO: Thank you so much.

MAYOR MCNABOE: Say a few words first and then I'll ---

MR. SPIRITO: Okay. I'd love to thank you Mr. Mayor and the Township Committee for recognizing our young student athletes here. They started back in late July and they went straight through until November, right? Towards the end of November right before Thanksgiving. They had such a great work ethic and did a wonderful job and like you said they ended 12-2 and they are the AYF state champions for 10U this year and it wouldn't be done without these fine gentlemen to my left who helped you know, support the kids and coach them as well as all the parents that you see on the left hand side and their support all year, so thank you. We're ready to go. Justin Carlson, come on up. Giovanni Catania. Enrico Davila. Xavier De Hoyos. Nicholas Dellaratta. Tommy Donaway. Jake Feinstein. Justin Kauffman. Wyatt Lewis. Nick Mauro. Jonathan Moreno. Mithil Muthuswamy. Preston Olsen. Nicholas Palmieri. Nikita Polishchuk. Piers Reed. Anthony Relay. Joseph Rinaldi. Cooper Savage. Donny "Rocco" Sosa. Michael Spirito. Zavion Tabron. TJ Walsh. Nico Zecchino and Tristan Ziobro.

MAYOR MCNABOE: Everybody stay up front, make a couple of rows. We're going to take a break and we're going to take some pictures in a minute, but I'd just like to say to all the boys, great job of putting Manalapan in the positive light! We certainly look forward to it. As you know from a high school on down we are a football town. Those of you watch the NFL and the playoffs you saw that there's a player from Manalapan there so we are, football is king here in Manalapan. I am always at the home Friday night games over there so I'm sure you guys will be there shortly or you're going to watch them. So make sure you stop by and say hi and of course to the coaching staffs I can only imagine the hours that you guys put in. Trust me that it is hours well spent, years later when you see these young men and know that you had something in shaping them. So again thank you to everybody and again to the moms, the dads you may not realize this when you rush home from work, you go over to the greatest municipally-owned complex here in the state of New Jersey, but just know that these are the best years of your life also because when they're gone and these boys are raised you will miss this. So again we're going to take a five-minute break so we can take some pictures and I'm going --- to make sure --- all of them do homework. Okay, we're back. We have now arrived at our township committee reports. Committeeman Nelson.

#### **TOWNSHIP COMMITTEE REPORTS:**

MR. NELSON: Thank you. The Traffic, Transportation, Pedestrian Safety Committee asked that I remind the residents about the street lighting and explain that the bill is quite, seems to be excessive as I'm learning this position here. One of the things we do is review all the bills and street lights are roughly \$50,000.00 dollars a month for \$50,000.00 dollars a month for Manalapan to pay JCP&L and if you see a light out just understand that it's a flat rate for the installation of the head. So if you see a light out we're paying for it whether it works or not. Street lights are put there for a reason for pedestrian safety, driver's safety, visual lighting at night. So if you see a light out, if you can conveniently, safely get the pole number and report it that's great. If it's a place where you can get the pole number, each pole either has a strap on it with the number on it or a light on the pole. If you can get it safely feel free to reach out to me at the town. The information is on the web page. I'll research it or have it researched and we'll get the light repaired, but it's \$50,000.00 dollars a month, \$600,000.00 dollars a year for street lighting and we pay for them whether they work or not. So let's get what we pay for. Please if you see a light out, it was put in for a reason. Somebody thought it was necessary. It was evaluated. It was put in. It's paid for. Let's get what we pay for. So please if a street light out, let us know and we will take care of it, but that's all I have at this time Mayor. Thank you.

MAYOR MCNABOE: Thank you. Committeeman Jacobson.

MR. JACOBSON: Thank you Mayor. First let me congratulate the AYF 10U football team for a job well done. I'd also like to welcome back Kevin and thank him for making us all aware of this medical issue. Welcome back Kevin. First the Green Team. The Green Team met and is now at its focus to reinforcing points earned during Sustainable Jersey to continue certification that we have for the next three years and explore areas where additional points can be earned and possibly attain a higher level. On many of the tasks to achieve credit are already done in town and just have to document it. Something done last year that will be done again is 'Animals in the Community' event. It is tentatively scheduled for April and when the time and date and place is set, there'll be notification via township e-mail blasts and social media

and one last thing about this. At the last meeting I thanked all, but there was one person in particular I neglected to thank, Serena Su who did a remarkable job interning last year. Without her effort, we probably would not have been able to attain bronze certification. Now I'd like to comment on a NewJersey.com article that I saw online about the Residential Care Facility that's located on Route 33. The state, in this article, describes the Residential Care Facility as providing sheltered care and services in a home-like setting to residents who do not require skilled nurse and care in order to assist residents to maintain personal interest, dignity as well as protect health and safety. Really? I mean four people dead, hit by cars wandering around panhandling. Well, in my mind, with the numerous violations, lack of support services, and allowing residents to wander on a state highway does not meet the description of a facility that names personal interest and protects the health and safety and dignity for the residents. The article goes on to quote the Director of the DCA Codes and Standards. In his letter to Mayor Cohen, he said it's unrealistic to expect any facility of this class would be fully compliant to any length of time concerning the population it services. Now there's a call from the director of a state agency, if a member of the township committee or any member of the public said such a statement it would be excoriated as being elitist, racist, anti-poor, --- would be anti-disabled. What Mr. Smith is admitting to is that these types of facilities are inadequately staffed for support services and that violations are acceptable because of the resident population. In other words, don't blame the owner, don't blame the state, blame the residents. I understand this problem has occurred for years, but I think it's time for the state to take leadership role by supporting Assemblyman Clifton's reform bill that's being introduced. If the governor is behind it, I believe we will get the vote it deserves. Thank you Mayor, that's my report.

MAYOR MCNABOE: Thank you. Mayor Musich.

MRS. MUSICH: Thank you. I'd also like to congratulate the football team, really a job well done and thanks so much for coming today Kevin, that was great to see you so. I'm glad you're doing well. Seniors, there's still some limited space available for a trip on Thursday April 23<sup>rd</sup> to the Westchester Broadway Theater. The show is "All Shook Up". The cost is \$62.00 for lunch and the show. On Thursday March 19<sup>th</sup> at 9:00 AM at both the senior center and the Covered Bridge clubhouse, registration for two new bus trips will be accepted. The first will be for a trip on Thursday June 11 to the Axelrod Theater in Deal with a breakfast buffet and the show "Grease". The cost is \$68.00. The second show is on Thursday July 16 at the Surf Light Theater. The show is "Legally Blonde" and includes lunch and that's \$52.00. On Friday February 28 at 10:30 AM, the senior center will be showing the movie "Judy". The senior center will be celebrating St. Patrick's Day with a party on Wednesday March 18. The party starts at 10:00 AM with bingo, lunch, and entertainment by Ian Gallagher. Entertainment is sponsored by Senior Helpers and Brandywine Assisted Living. Seniors need to sign up by March 11 and the cost is \$5.00. A new 24-week block of classes for Project Healthy Bones will start on April 20. Call or stop in to the senior center for more information and to get the application. The AARP tax aide program for 2020 is being offered at the Monmouth County Library Headquarters here in Manalapan. This service runs through Thursday April 13 and is offered on Mondays and Thursdays from 9:00-3:00 and Tuesday evenings from 6:00-7:00. Seniors are reminded to check the website, channel 77, or stop by the senior center for more information. You can also call (732)446-8401. Recreation. Summer camp enrollment opens online and in person on Saturday March 14 right here in the courtroom from 9:00-11:00 AM. Multisports USI program starts on Saturday April 25 and that's for children ages two to six. Recreational and baton technique twirls starts on Wednesday March 4 and walk-ins are welcome for Zumba Saturdays and Tone up Tuesdays. You can check the website also [mtnj.org](http://mtnj.org) under the parks and recreation tab for more information and an application or you can call the rec office at (732)446-8355 and that's all I have.

MAYOR MCNABOE: Thank you. Mayor Cohen.

MRS. COHEN: Thank you. Congratulations also to the 10U football team on their championship and as always it's great to see you Kevin. Tonight I have a message from our health officer Keith Levine. Here are some recommendations for the general public pertaining to respiratory illness. To avoid becoming ill from flu or other respiratory illnesses please remember the following, cover coughs and sneezes with the inner part of your elbow or with a tissue not with your hands. Wash your hands often with soap and water, use alcohol-based hand sanitizer if soap and water are not available and stay home if you're sick and avoid sick people. I'd like to thank you Committeeman Jacobson for calling out the DCA on their own words. We're going to keep plugging away and pushing to get the residents of Manalapan Manor or Marianne Manor to a safe place where they'll be treated like humans and that fight has

been going on for seven years and we're still plugging away so thank you for bringing that up. I appreciate it. The Manalapan Arts Council or M.A.C. has been preparing for Manalapan Day 2020 which will be on Saturday June 20. We will be announcing this year's main stage entertainment very soon. Manalapan's 2020 photo contest this year is 'Making Memories'. We're looking for photos that capture an event, a happening, a trip, a reunion, a gathering, or a special moment in time. Details, rules and submission forms will be available on our website [mtnj.org](http://mtnj.org) sometime next week. All photos must be received by May 22 by dropping it off in our health department here in our building or e-mailed to [photocontest@mtnj.org](mailto:photocontest@mtnj.org). There'll be prizes for children 17 and younger which is a junior category, 17 and older, and there'll be a people's choice award at Manalapan Day. The Manalapan Domestic Violence Response Team is looking for volunteer advocates which are civilian members of the community who work with law enforcement to provide support, information, and resources to victims of domestic violence. Advocates also discuss with victims, safety planning and their legal rights in regard to obtaining a temporary restraining order. By providing empathy and crucial perspective of a situation these specially trained advocates help to empower victims to make informed decisions for themselves and for their family. There is a forty-hour training conducted by 180 Turning Lives Around and the next training will be April 21-May 14. If you're interested in volunteering to join our current team of extraordinary men and women, please contact Tina Morgan, assistant victims' support program coordinator at tina T-I-N-A M like Mary at 180NJ.org ([tinam@180NJ.org](mailto:tinam@180NJ.org)) or (732)264-4360 extension 4272. The deadline to apply is April 10 and all information is strictly confidential. If you are a victim of domestic violence, the free confidential services available for victims 24 hours a day, seven days a week at our police department and all other police departments in Monmouth County. And as I like to end all my reports, please like us on Facebook, sign up for our e-mail blasts on our website [mtnj.org](http://mtnj.org), it's the best way besides the News Transcript to keep up what's happening in our town. Thank you Mayor.

MAYOR MCNABOE: Thank you. So again to our 10U football team, great job! Schedules don't always allow we'll have the other team in as well so I mentioned it before, Manalapan being a football town. We do have a program that is great right from the very young there you see right through our high school. Again great job to them and to Kevin, always good to see you in the room. Thanks for coming back. Thanks for putting a face to this sometimes these proclamations are just sort of done in the abstract where we don't have anybody. It's nice to have somebody to take a lead on it so thank you for doing that. All of us had the opportunity I think at different times during the day in February to go to our, how would we say that, Chocolate Kiss, one of our business in town that won quite the accolades on the Food Network. So while I was there, as always, I invited her to come along and she assures us that she will be at one of our meetings in the near future bearing award-winning gifts for those that like the chocolates. So, again, congratulations to them; for those of that don't know the stores there and I have to be one of them because I'm not a big chocolate guy, but the Gordon's Corner shopping center, I guess this is the advertising part of the meeting, the Gordon's Corner shopping center, this is award-winning store, so stop in, that's the one that's across from the Yorktowne Center. In addition to that, our veterans will be having their train show in March, I mention it each time I think it's even in the closing of my remarks here, but anyways it will be in March. It will be the 22; it's 9:00-3:00 and it's a train show. It's one of the fundraisers they use for the year. It is a free event, but there will be stuff there that they are able to raise funds off of. So anybody that's interested in the trains, a lot of times the grandfather and fathers trying to bring their next generation into it by all means please do that. I'm going to close the part the committee report at this time and now we have a public hearing on Ordinance number 2020-04, Capital Ordinance Providing for Pressure Filter Improvements at the Lambs Lane Water Treatment Plant, and Appropriating \$445,000.00 dollars to Supplement Prior Capital Ordinance 2017-13, Therefor, Authorized In and By the Township of Manalapan, in the County of Monmouth, New Jersey. That's a mouth full, but Mr. Winckowski can you remind the residents what this ordinance is about?

MR. WINCKOWSKI: Yes, this is allowing the Manalapan's water franchise hat to use funds that it has in capital reserves for capital improvements and these improvements specifically are for the Lambs Lane water treatment plant. The project actually was initiated several years ago and identified, the need was identified several years ago to upgrade the filtering system that's at the plant and that's part of the design and permitting process that additional improvements were identified including permits like the controls, piping, and other system components. What this ordinance does is provide additional funds for that project to allow us to go to construction and ultimately complete the project.

MAYOR MCNABOE: Great, so at this time I'm going to open to public. Anybody wanting to address the township committee on this ordinance only, the water treatment at Lambs Lane. Anybody? Seeing none, I close public. I'll need a motion to approve.

MRS. COHEN: I'll make that motion

MAYOR MCNABOE: And a second?

MRS. MUSICH: I'll second.

MAYOR MCNABOE: And a roll call please.

**ROLL CALL:**

MRS. PRETEROTI: Mrs. Cohen?

MRS. COHEN: Yes.

MRS. PRETEROTI: Mr. Jacobson?

MR. JACOBSON: Yes.

MRS. PRETEROTI: Mrs. Musich?

MRS. MUSICH: Yes.

MRS. PRETEROTI: Mr. Nelson?

MR. NELSON: Yes.

MRS. PRETEROTI: Mr. McNaboe?

MAYOR MCNABOE: Yes. I'm now going to open the public comments session on agenda items only. So these are items that are on our agenda they will not include anything on the ordinances that are being heard tonight, that'll be done at our non-agenda part of it or so if there's something that people want to address us on on the handout that's here that's not related to non-agenda items. At the end of the meeting you could address us on any topic and that's where this Sobechko Road project will fall in. Seeing none wanting to address us on agenda items, you're looking for agenda items sir? Come on forward. Okay, but again anything that's on the agenda that is not the Sobechko Road project. There is an opportunity for you to do that. Here's what happened, last meeting we opened to the public and we closed to the public. So we will not be addressing that again, but what we will do is since people came out we'll give you the opportunity to address and say whatever you want in the five-minute limit that you have. I see somebody signed up, a Michael I can't read the handwriting there. Right and you want to address us on the Sobechko Road project? Okay fine so that will be at the end. Thank you. Seeing none we'll close the agenda items. I'll now continue with our workshop, Mr. Shaklee on legal.

**WORKSHOP SESSION:  
LEGAL:**

MR. SHAKLEE: No report Mayor.

MAYOR MCNABOE: Thank you. Engineering, Mr. Winckowski?

**ENGINEERING:**

MR. WINCKOWSKI: No additional report. Thank you.

MAYOR MCNABOE: Wow. Clerk, Mrs. Preteroti.

**CLERK:**

MRS. PRETEROTI: Thank you Mayor. The first item is a person to person transfer for a liquor license that's Knob Hill Bowling, LLC to Papaiya Bowling of Manalapan. This license is held by Country Lanes, that's the bowling alley on Route 33. They've complied with all the requirements that are necessary. They advertised giving information relative to the new corporation that will take control of the license. There were no objections received from my office. It's gone to the police department

where a review of their eligibility has been determined and it's listed under consent agenda this evening and there's no reason to prevent the governing body from taking action on transfer this evening. Second item of new business, we have three resolution add-ons. The first one will be a resolution appointing a DPW driver laborer, Fabio Domingues. The second one will be a resolution appointing assistant treasurer Roseanne Tagliamonte and the last resolution will be authorizing salary ranges and rates for Manalapan Rec's summer programs for 2020 and that's all I have.

MAYOR MCNABOE: Thank you. Administration, Mrs. Lovrich.

**ADMINISTRATION:**

MRS. LOVRICH: Yes Mayor, thank you two resolutions tonight. The first resolution's authorizing an award of contract for electrical service work within the township and that is being awarded to Holiday Electric. We received three bids on that and they were the low bidder and I also have a resolution reappointing Suzan Cuzzo as the municipal court attendant. That's it.

MAYOR MCNABOE: Thank you. I need a motion to approve. We are at consent agenda. **ALL MATTERS LISTED UNDER ITEM "CONSENT AGENDA" ARE CONSIDERED ROUTINE BY THE TOWNSHIP COMMITTEE AND WILL BE ENACTED BY ONE (1) MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSION ON THESE ITEMS. IF DISCUSSION IS DESIRED ON ANY ITEM, THAT ITEM WILL BE CONSIDERED SEPARATELY.** Does anybody have anything that they'd like to discuss separately? If not, I need a motion.

MRS. COHEN: I'll make that motion.

MAYOR MCNABOE: And a second?

MR. JACOBSON: I'll second.

MAYOR MCNABOE: Roll call please.

**ROLL CALL:**

MRS. PRETEROTI: Mrs. Cohen?

MRS. COHEN: Yes.

MRS. PRETEROTI: Mr. Jacobson?

MR. JACOBSON: Yes.

MRS. PRETEROTI: Mrs. Musich?

MRS. MUSICH: Yes.

MRS. PRETEROTI: Mr. Nelson?

MR. NELSON: Yes.

MRS. PRETEROTI: Mr. McNaboe?

MAYOR MCNABOE: Yes. We have old business. We had the public meeting on Ordinance number 2020-02, An Ordinance Amending Chapter 95 (Development Regulations), Article V, Zoning District Regulations, of the Code of the Township of Manalapan, County of Monmouth, and the State of New Jersey to Establish an Affordable Housing Overlay Zone Upon Certain Land Within the LI (Light Industrial) Zoning District, Providing for Multi-Family Housing with an Inclusionary Set Aside of Affordable Housing to be Developed Subject to Certain Conditions and Requirements. We did not take a vote because the planning board had not reviewed the ordinance. Mr. Shaklee can you remind the residents what this ordinance is about?

MRS. COHEN: Excuse me, I'm going to recuse myself.

MR. SHAKLEE: Mayor what this ordinance and as you pointed out this specific hearing on this ordinance has closed so there's not public hearing specific to this ordinance at this time. Although as you mentioned anything can be brought up at the public comment at the end of the meeting, but the ordinance dealt with an overlay



zone upon certain land in the light industrial zoning district to provide for multi-family housing with inclusionary set aside for affordable housing and it is as a result of certain litigation captioned as in the matter of application the Township of Manalapan which is before the Superior Court of New Jersey and it is in accordance with a settlement agreement with the fair share housing center and it is in accordance with that settlement agreement and an expected approval by court order same.

MAYOR MCNABOE: Great thank you. So Mrs. Preteroti did you receive something from the planning board you'd like to read into the record?

MRS. PRETEROTI: Sure hold on one second.

MAYOR MCNABOE: No problem. Sorry to put you on the spot.

MRS. PRETEROTI: You want me to read the whole entire thing?

MAYOR MCNABOE: I think you need to do just you know as a consistently, did the planning board determine, ---

MRS. PRETEROTI: On the memo that it says it, attached please find the planning board review of Ordinances 2020-02 and also 2020-03, but we'll get to that later. Both ordinances had been found to be substantially consistent with the master plan.

MAYOR MCNABOE: Okay. So as Mr. Shaklee said there's a court order in place. The function of this township committee is strictly to put the ordinance in place that allows this to go to the planning board which would take multiple meetings I'm sure. In which case all of your concerns because many of them I've corresponded with some of you in the room already, all of those concerns that you have as well as township committee has and other residents that have not come forward yet will be addressed. So I'll need a motion to approve.

MRS. MUSICH: So moved.

MAYOR MCNABOE: And a second?

MR. JACOBSON: I'll second.

MAYOR MCNABOE: And a roll call please.

**ROLL CALL:**

MRS. PRETEROTI: Mrs. Cohen. Sorry, habit. Mr. Jacobson?

MR. JACOBSON: Yes.

MRS. PRETEROTI: Mrs. Musich?

MRS. MUSICH: Yes.

MRS. PRETEROTI: Mr. Nelson?

MR. NELSON: Yes.

MRS. PRETEROTI: Mr. McNaboe?

MAYOR MCNABOE: Yes. We also had the public meeting on Ordinance number 2020-03, An Ordinance of the Township Committee of the Township of Manalapan Vacating All Rights, Title and Interest In and To a Portion of a Certain Right-Of-Way Dedication Over and Through Lot 4 in Block 30, Located on Sobechko Road. We did not take a vote because the planning board had not reviewed the ordinance. Mr. Shaklee do you have anything to add or did you cover it in the other one?

MR. SHAKLEE: Very briefly Mayor it deals with the same subject, the same litigation and it is in regard to the township's affordable housing plan approved in that declaratory judgement action and deals with a 35-foot right-of-way and this would reduce same, subject to conditions to a 30-foot right-of-way, but it is regarding that same litigation and furtherance of same.

MAYOR MCNABOE: Great thank you. Mrs. Preteroti you received something on that as consistently?

MRS. PRETEROTI: Yes. Again, attached please find the planning board review of Ordinance 2020-03 again both ordinances had been found to be substantially consistent with the master plan.

MAYOR MCNABOE: Great thank you. So I'll need a motion to approve.

MR. JACOBSON: I'll make that motion.

MAYOR MCNABOE: And a second?

MR. NELSON: I'll second.

MAYOR MCNABOE: Roll call please.

**ROLL CALL:**

MRS. PRETEROTI: Mr. Jacobson?

MR. JACOBSON: Yes.

MRS. PRETEROTI: Mrs. Musich?

MRS. MUSICH: Yes.

MRS. PRETEROTI: Mr. Nelson?

MR. NELSON: Yes.

MRS. PRETEROTI: Mr. McNaboe?

MAYOR MCNABOE: Yes. And Mayor Cohen we're ready for you whenever you're there. Tonight we have one new resolution here.

MRS. LOVRICH: I'll text her.

MAYOR MCNABOE: There we go. Tonight we have one resolution approving Bill List Dated February 13, 2020 to February 26, 2020 Totaling \$9,816,524.82. I need a motion to approve.

MRS. MUSICH: So moved.

MAYOR MCNABOE: And a second? I'll second it. Roll call please.

**ROLL CALL:**

MRS. PRETEROTI: Mrs. Cohen?

MRS. COHEN: Yes.

MRS. PRETEROTI: Mr. Jacobson?

MR. JACOBSON: Yes.

MRS. PRETEROTI: Mrs. Musich?

MRS. MUSICH: Yes.

MRS. PRETEROTI: Mr. Nelson?

MR. NELSON: Yes.

MRS. PRETEROTI: Mr. McNaboe?

MAYOR MCNABOE: Yes. I have a mayoral appointment to the Veterans Committee and that will be Peter Kuhn. We have an ordinance introduction and first reading on Ordinance number 2020-05, An Ordinance Amending Chapter 102 "Fees" for the Revised General Code Of The Township Of Manalapan. Mrs. Lovrich can you remind the residents what this ordinance is about?

MRS. LOVRICH: Yes Mayor. This resolution is looking to revise the fees that we have set for marriage and civil union ceremonies in the township. The Mayor and Deputy Mayor do quite a few a year. The fee was established years ago in the amount of \$100.00 dollars and we want to amend that to keep it \$100.00 dollars for Manalapan Township residents and increase it to \$150.00 dollars for non-Manalapan Township residents. We get quite a few requests from other towns and we want to just recognize the difference between our residents and those residents and we can set this for a public hearing on March 11.

MAYOR MCNABOE: Great, another service we offer to our residents. I need a motion to set the public hearing date of March 11, 2020.

MR. JACOBSON: I'll make that motion.

MRS. COHEN: Go ahead, you can do it.

MR. JACOBSON: I'll make that motion.

MAYOR MCNABOE: Mayor Cohen are you seconding that?

MRS. COHEN: I'll second.

MAYOR MCNABOE: And roll call please.

**ROLL CALL:**

MRS. PRETEROTI: Mrs. Cohen?

MRS. COHEN: Yes.

MRS. PRETEROTI: Mr. Jacobson?

MR. JACOBSON: Yes.

MRS. PRETEROTI: Mrs. Musich?

MRS. MUSICH: Yes.

MRS. PRETEROTI: Mr. Nelson?

MR. NELSON: Yes.

MRS. PRETEROTI: Mr. McNaboe?

MAYOR MCNABOE: Yes. Mrs. Lovrich do we have any new business?

MRS. LOVRICH: Yes Mayor there's three resolutions I think we can move them together unless anybody has an issue, resolution appointing DPW drive laborer Fabio Domingues, resolution appointing assistant treasurer Roseanne Tagliamonte, and a resolution authorizing salary ranges and rate for the Manalapan Rec summer program for 2020.

MAYOR MCNABOE: Great I need a motion to approve please.

MRS. MUSICH: So moved.

MAYOR MCNABOE: And a second?

MRS. COHEN: I'll second. That is the reason that we're hiring is because there was ---

MRS. LOVRICH: Oh yeah they're both replacements so one retirement and one resignation so both replacements, yes.

MRS. COHEN: Alright thank you.

MRS. LOVRICH: You're welcome.

MAYOR MCNABOE: And roll call please.

**ROLL CALL:**

MRS. PRETEROTI: Mrs. Cohen?

MRS. COHEN: Yes.

MRS. PRETEROTI: Mr. Jacobson?

MR. JACOBSON: Yes.

MRS. PRETEROTI: Mrs. Musich?

MRS. MUSICH: Yes.

MRS. PRETEROTI: Mr. Nelson?

MR. NELSON: Yes.

MRS. PRETEROTI: Mr. McNaboe?

MAYOR MCNABOE: Yes. We are now going to open to the public. Public comments session on non-agenda items, if you come forward please state your name and address for the record.

MRS. COHEN: Mr. Shaklee do I have to recuse myself? Just one second, sorry. Do I have to recuse myself if there's going to be comments on Sobechko, it's an affordable housing---?

MR. SHAKLEE: In terms of response, I mean you're not voting so it's technically not a recusal, but yeah you shouldn't ---

MRS. COHEN: I'm not going to speak, but do I have to get off the dais?

MR. SHAKLEE: To hear a comment, no. I mean it's not an action.

MRS. COHEN: Okay, thank you.

MAYOR MCNABOE: Come on forward sir. You're welcome to stand up at that mic or sit down at the mic, sit at the desk whichever you're more comfortable doing. We just need you to state your name and address for the record please.

**PUBLIC COMMENT SESSION – NON- AGENDA ITEMS ONLY:**

MR. MALIZIOSO: Sure Michael Malizioso 32 Dortmund Drive, Manalapan, New Jersey. I understand that the vote is taken and that this is the beginning stages of what is to come for the piece of property that is going to be built on and so at this point my question or my comment is I think a lot of people have concerns about the land being disturbed. I mean you hear about land potentially causing certain things that have not been built on and stuff like that and stirring up different toxins in the environment that potentially could've leached into the soil and stuff. So, um, my main concern, one of my main concerns that I have is that piece of property or that there is testing on it that there be adequate testing. I don't know if that's a requirement by the state and that the Environmental Protection Agency does do certain testing to the areas. The second thing is obviously I haven't gotten to see what the wetlands look like and stuff so I don't know where in relation to my home these houses are going to be built, but we raised our concerns in the past meeting and I don't hold any bias against the person that's building there. I think they own a piece of property and they should be allowed to build something or make money off of it. So I don't have anything to say about that so much, but I'm more concerned about the fact that there's going to be disruption of land, the trees that are there, how much care the builder is going to take in preserving some of the trees and stuff like that around the area whether it's going to affect any of the water table issues and stuff and what the recourse on that is. Other than that, basically I plan on attending and keeping my community apprised of the planning board meetings. One question I have is that when the planning board starts meeting on this if we're within 200 feet of the community, 200 feet of the property do we receive notification? Okay, alright that's basically it. Thank you very much.

MAYOR MCNABOE: So what we're going to do is we're going to take everybody in, we're going to get all the questions in and we'll answer them. Our engineer is here to answer many of the technical questions. Mr. Sahol?

MR. SAHOL: Good evening Mayor.

MAYOR MCNABOE: Good evening sir.

MR. SAHOL: So I just want to be clear on a couple things on Sobechko Road project. This decision has been taken already, did the court approve the zoning already or am I missing something?

MAYOR MCNABOE: We'll go through the whole process here in the end when we do the questions, but in the short the court ordered that 800 plus units be built in Manalapan. Here a little less than ten percent of them are going onto this project.

MR. SAHOL: Okay.

MAYOR MCNABOE: So the answer is the courts have ruled, we've signed off on that agreement that they have. Now what happens is the ordinance is put in place that the planning board could hear it, that's where it's dissected and all the minutia's get into the questions that were brought up by Michael will be answered things like that okay?

MR. SAHOL: Okay so does it matter what to express our concerns tonight or this is not something that?

MAYOR MCNABOE: We answer to you sir so we're willing to listen to everything you have. The planning board, the nine members of that board, would be the ones that will ultimately decide that everything that needs to be addressed. So, for instance, trees in my backyard that shouldn't be disturbed, you now get the question of will they be preserved, do they have to be ripped out. The wetlands will not be encroached on, the toxins Mr. Winckowski will answer to. So if you have any questions you want to address this body with you're welcome to. It's your five minutes sir.

MR. SAHOL: I'd like to be notified when the ---

MAYOR MCNABOE: Anyone who is notified on the 200 list will be notified again because it's the same list that would be used.

MR. SAHOL: Okay.

MAYOR MCNABOE: So only if you change your home, a new owner comes in between now and whenever that is and I said six months or a year. It could be two years down the road it could be three it's all on the builder's timetable.

MR. SAHOL: Sure thank you very much. Thank you for your time.

MAYOR MCNABOE: You're very welcome. Anybody else wishing to address the township committee? Please come forward.

MRS. GOHAR: Hi good evening everyone. Linda Gohar, I'm a Manalapan citizen.

MAYOR MCNABOE: Your last name please?

MRS. GOHAR: Gohar. So just a couple of things that I wanted to go over, most of it was already as I understand discussed, but so investigations of heavy metals and radon gas possibility in wetland that could be very, very toxic. Now the studies show the wetland if disturbed could contain a lot of toxicity something that we didn't know before, but all the research shows otherwise because the water stays on top of the soil there's no oxidation. So when digged in it could cause really, really bad problems to one's health. Another thing that I wanted to say is the building that we're proposing to build is in very close proximity to Milford Brook Schools and other many private residential homes. We know that schools are already overfull so my concern was are they building another Manalapan school for elementary kids? I'm sorry I'm just going over my bullet points. The infrastructure will be affected, school, sewage, police, fire, first aid services that a new building will push this service's over its limit. Traffic will increase of course in areas where children are in and out at several times during the day and it's also now a belief that further building in this location will lend itself a more pollution, more traffic, safety risk of students crossing roadways, increased risk with traffic turning from Pension Road into the Union Hill Road which is

already a turning problem and traffic is so bad that cars tend to turn into the residential streets now to use the back way to get into Pension Road. I know I'm running out of time. The fumes from vehicles cause cancer and other types ---

MAYOR MCNABOE: You have plenty of time.

MRS. GOHAR: Oh thank you. The fumes from all vehicles cause cancer and other types of long term autoimmune diseases. There definitely will be more pollution. Another thing I wanted to mention, during the past several years since the surge of buildings around the Union Hill Road, traffic causes backup whereby vehicle movement in town in the area is at standstill, this is especially a problem during morning hours and the afternoon hours when schools are out and again during the evening rush hour return, especially on the weekend we see that a lot and then for the animal wild and life habitat I just wanted to mention that we're requesting the research and periodic inspections during seasonal migrations in regards to the safety and habitat of animals that have called this property their home from many, many years and we have seen all sorts of birds and beautiful birds, and owls, and foxes, and eagles. Another problem would be with deer. There should be some type of legal protection for animals who have had their habitat in this location for many, many years and another thing I wanted to say is the wetland values include reduce damage from flooding, water quality improvement, and fish and wildlife habitat enhancement. It is important to maintain and restore wetland function and values because wetland contributes to the overall health of the environment and by disturbing this land the animals including the deer have no place to go and more deer will end up on the roads putting many drivers in danger as well as the deer and of course destroying the trees was another bullet point that I had. I think that would be it. Thanks for your time.

MAYOR MCNABOE: Thank you. Anybody else wishing to come forward?

MRS. PRETEROTI: Linda could you just give me your address?

MAYOR MCNABOE: Please come forward sir.

MRS. GOHAR: It's 3 Donna Court.

MRS. PRETEROTI: 3 Donna Court? D-O-N-N-A?

MRS. GOHAR: You got it.

MRS. PRETEROTI: Okay thank you.

MAYOR MCNABOE: Name and address for the record please.

MR. COMUNIELLO: Anthony Comuniello 34 Dortmund Drive in Manalapan, New Jersey. I just have three questions. Has a vote been taken by each of you regarding this ordinance 2020-02? Was it taken at the last meeting? I don't understand because you prefaced by saying we haven't taken a vote yet since the planning board hasn't presented it's information.

MAYOR MCNABOE: In the majority of the times, we open to the public and then vote that very night, but the planning board must have the opportunity to look at it. Just by lining up the schedules that didn't happen so we open the public, we listen to every comment of every person that wished to speak. We then closed public and then we held off the vote to send it to planning board. They determined it was substantially compliant, sent it back to us so today was strictly a vote. The one piece that we did not do last week.

MR. COMUNIELLO: And Deputy Mayor Cohen recused herself?

MAYOR MCNABOE: She did.

MR. COMUNIELLO: Okay. My other two questions, where in Manalapan Township presently are there similar established projects? I'm not talking about Englishtown, Manalapan Township.

MAYOR MCNABOE: So what's your question? Are more being built like this one or did we build them already?

MR. COMUNIELLO: Already built.

MAYOR MCNABOE: We have the answers to both of those, go ahead. We'll get all the questions in and we'll go through them answering.

MR. COMUNIELLO: And is there a map that shows these locations so that we can see the density, the frequency in the certain area?

MAYOR MCNABOE: So other projects similar to it, is that what you're asking for?

MR. COMUNIELLO: Yes, is there a map like that can show for transparency purposes? Is there a map that shows us these establishments?

MAYOR MCNABOE: I have a list if that's what you're trying to do. In other words, are bigger projects being built, smaller ones?

MR. COMUNIELLO: In terms of the direction, if it's in the Northeast part of the township.

MAYOR MCNABOE: Ok okay. Yeah I can tell you where the majority of them.

MR. COMUNIELLO: This way it will be nice to see ---

MAYOR MCNABOE: Location of other projects.

MR. COMUNIELLO: We could come in and see where you have it because I see a lot of open area in Manalapan Township and it seems that the population density along Pension Road which is like asinine to me. You have to be kidding. On Briarheath, Oak Knoll, Oak Ridge, you have Wilson Avenue a development. I've been here since 1988, I mean you have to think before you act. That's all. Thank you.

MAYOR MCNABOE: Thank you. Anybody else? Seeing none. Yeah come on forward sir.

MR. NAZARCHUK: Hello.

MAYOR MCNABOE: How are you?

MR. NAZARCHUK: Vadymtsvitlana Nazarchuk 16 Dortmund Drive. I already spoke last meeting and right before chance to speak again. I want to add couple of moments from local residents, point of view. The first is water. So when it's hail or rain half of my backyard already flooded. I would say down the hill maybe a few inches, three inches. If they build something and they will elevate it we will drown probably over there, so they should be, I think it's important too, because our buildings, our homes are uphill a little bit and it goes down to the forests so water goes down from roofs and it builds up. Right now there are ditches, it doesn't happen every rain, but once or two times in a year is for sure. Second is the wind and storms which we have again so I don't know if we will cut these woods and build, we will leave forty feet of buffer which is not jungle it will be five probably feet across maybe ten trees across. I don't know how they will be wind resistant and they already very close from, from these woods and this kind of risky and I don't know it because if you move the woods and leave a little bit just to stripe of trees standing alone, I don't know it might be dangerous. Another thing is traffic. Technically on summer day, it's a gridlock where Sobechko crosses Wilson. Because people are crossing in front of market so cars all waiting for people, other cars turning left so nobody can exit from parking lots because they need to wait until first line will let you go and then second so it builds up. If you want to build something and add 500 more cars like 250 units, probably two cars per unit so, it will be disaster so probably you need to --- some at least left turn --- or something and if you go Pension Road it won't be easier. It won't help again because Pension Road if you want to turn to Gordon's Corner it's backed up because nobody can turn into Englishtown so it's a mouse trap that area on summer weekends and if something happens nobody will be able to leave that area at all. Usually it takes over twenty minutes extra to plan to, just to get out of the corner. Okay so another thing that forty feet buffer which ordinance says is a minimum, but does it understand that's what it will be? Because I already see some markings on the trees so I think honestly it's very narrow strip of and it won't be neither protection for houses nor any refuge for animals. Another item is deer. They moving. I don't know where they come from, but usually they come from Pension Road and slowly move along our lot number seven and --- towards Wilson. I don't know if you want to --- I simply should give that pass for them to migrate how they do it usually. So, I don't

know I want to save as much as possible these woods. I'm looking at the map which I have here it consists of five lots. Two lots are already some I don't know property which isn't wooded, lot number 2 and lot number 301. Probably it's a good place to build. Two lots are forests, number seven and 302. Next you have this parking from this dirty, dusty parking lot which is not in the scope of the project. It will give this parking, but we will cut woods from two lots and over here in this area so many places I don't know whether businesses, parking's, junkyards, and now right in the middle --- two lots was wooded that's where it goes. I still I'm comparing to another property which was recently built on Gordon's Corner Villas House --- It's about 500 feet across and if you reduce the size of this project something to the size of that Villas I think it will be fair and for us and for town and for developer, but ordinance already allows practically take every space which is available over these and I don't think any developer will be satisfied right now for less. Okay we will give up 100 feet extra for a border to protect those I don't know. So, I think maybe it's not too late to add more constraints and more buffer and save more forest around. In perfect world if we save this area and this area --- it will be ---. Thank you.

MAYOR MCNABOE: Thank you. Careful. Anybody else wishing to address the township committee? Come forward sir.

MR. BERG: Good evening, my name is Auri Berg. I'm a Manalapan resident.

MAYOR MCNABOE: We need the address sir.

MR. BERG: Sorry 35 Dortmunder Drive. My question is I think I agree with the comments about the density in particular and the traffic and I was wondering if you could tell us why this location was chosen. It seems like it seems to be the first planned development as part of the response to this broader lawsuit part of a broader development plan. So I'm just wondering is this actually sort of the first planned development and why this particular location was chosen.

MAYOR MCNABOE: And we'll address that for you.

MR. BERG: Thank you.

MAYOR MCNABOE: Anybody else? Seeing none. Come on forward.

MR. TIMMERMAN: My name is Darren Timmerman. I'm at 3 Chaucer Road. I'm not as close in proximity as the other residents are, but I kind of feel their pain. So, I just wanted to let them know that I'm standing with them and we've started online campaigns which reached 18,000 people in the last 48 hours. Those results are here, 2,300 people showed interest, comments, and I just want to know I guess my question to you Mr. Mayor, Deputy Mayor, committee what do you need from us? I mean we're here, do you need more signatures? Do you need more bodies? What do you need from us, right guys, the fight what do you need? We're here and I come from Staten Island which became, we all know, and my parents sat in front of boards probably years ago and they said overdevelopment is progress and it just broke the whole system. You can't even drive through there now to get to mail, mail something. So I just want to know from you what you need from us. That's really my question. We're here. Thank you.

MAYOR MCNABOE: We do appreciate that. Anybody else? Seeing none we're going to close public. Okay so a lot of questions here. Jim I don't know if you want to start with the maybe the environmentalists there? You want me to just kick it off and we'll cross off as I go through the se? What do you think?

MR. WINCKOWSKI: Well I can just give a quick rundown of what ---

MAYOR MCNABOE: Okay some of the questions, right, but some of the questions particularly were wetlands and toxicity in the soils. Why don't we start with those, they're the big ones.

MR. WINCKOWSKI: Yeah I just want to make it clear, yeah. So what you've mentioned before that I mean only thing that would happen tonight is the zoning board which allows like the certain densities and bulk requirements that the development has to follow. This project when the property owner eventually decides to apply to the planning board which they haven't yet, it will go through a comprehensive site planning review and just to submit a complete application they'll have to do a full environmental investigation not only with identifying all wetlands, flood hazard areas, flood plains, all the what not, they'll also do a comprehensive



investigation of the property history to determine whether or not there's been any chance of contamination, dumping, any sort of, any sort of issue that can result in soil or groundwater contamination. And that's done through property investigations, looking at the history of the development going back decades so all that stuff will be covered, also they have to submit traffic impact studies, they have to submit storm water reports, drainage plans, there will be 200-foot notice to property owners mailing which everybody, if you got a 200-foot notice for this, you'll get another one then and you'll be allowed to comment at that time as part of the site plan application. You'll be able to question every witness that the applicant puts forward who presents the plan. You'll be able to provide your own witnesses if you have any objections or concerns with the development plan. I would tell you like the issues with the wetlands and flood hazards they will not be able to be touched. Those are strictly protected by state law and enforced by the D.E.P., well beyond our control. Minor disturbances are permitted in wetlands just for storm water outfalls, things you won't even see, but you're not going to see clear-cutting and filling of wetlands. It's simply not permitted anymore. I think I covered it all. If you have any ---

MAYOR MCNABOE: Raising of the property and draining onto the existing homes.

MR. WINCKOWSKI: Well that's all part of the storm water management and draining plans. There's clear regulations in our own code, in RSI, residential site improvement standards, they simply cannot develop their property that adversely impacts neighboring properties or the region from a storm water management standpoint. They have to reduce flows off their site, they have to recharge ground water, they have to maintain water quality. All regulations that have actually just been updated in the last ten years to combat development and make sure that these developments are built responsibly.

MAYOR MCNABOE: Great. Okay so to address some of them, somebody made the comment about the parking not being in the scope of this project that was submitted by the developer. The owner of the property does not mean that it's not. It just means that's the way they drew it. They started off as big pieces, they're subdividing off them. They'll need to explain to us why that should be exempted. I'm not sure that you don't see paved parking lots up front there, but again there's an advantage to not paving. We don't need all that pavement out there either. Jim, would you explain what a retention basin is and what it would do for the water runoff and flooding that doesn't exist next door in Briarheath and the likes of that?

MR. WINCKOWSKI: Well, retention basin or e-tention basin or a wet pond, they're all storm water management techniques that help maintain and control storm water. When you usually would develop a property converting it from a wooded land to something that generates more run off like a parking lot or roof coverage or even going from woods to grass, and that goes back into what I was saying, you can't impact anybody around you downstream with more water. You've got to control it, maintain it, and make sure it's cleaned and that's the type of facility that does that and you see them around town.

MAYOR MCNABOE: Great and it doesn't exist so those of you that saw the flooding areas where all of a sudden the creeks rise and then they go down after the rains stops. These are mitigate that and sort of control it, hold the water in place, and then release it slowly over time so it doesn't cause that downstream flooding. So, the auction property that we're talking about is Sobechko Road going over towards Briar-heath from Wilson Avenue back to Pension so if you ever looked in the auction property where the outdoor sales is that's all under water where it abuts to the what's back there Jim, Matchaponix and the Pine Brook, the two come together.

MR. WINCKOWSKI: There's like three streams that converge there.

MAYOR MCNABOE: Is that right? There's even a third one? Okay so I could answer to why this location. So remember what we said, there's 75 affordable housing units are going in on this location. The Township of Manalapan is required to build 808 by court order, court settlement so less than ten percent are being built here. So there's three projects that are not out on Route 33 and Route 33 is a lot of the open space that I think somebody commented about. Why don't we build it all out there? Well, you don't want to build any all of anything. You spread it out among places, amongst the town, but mainly we don't approach land owners and say where do you want to build it. The land owners approach the town and say we want to be part of the settlement; we want to do it. So in this case we have an owner of that property that has owned it within the family for 90 years, that's an active ongoing

operation. I don't know their business plan. I don't know that much about them, but all of us know retail is off. People just don't go to a physical place to buy anymore so obviously the hay day of that operation is behind us. They don't need all of that land that they once had. They're looking you know they're 21<sup>st</sup> century plan so they approached the town to say that they wanted to build on that property not vice versa. So keep in mind that's our LI which is our light industrial and keep in mind that things would be different if they were able to build there. You could have something that doesn't resemble your house in your backyard. Right now you're talking about condos or townhouses, I guess condos is a real estate term, so townhouses that will resemble your house, resemble the value of your house and the likes of that next to you. Right now you have what trailer parking; you have things that pre-date all of our ordinances. So, before I get off, I talked too many of you in the room already or e-mailed with you, we're doing a coffee on the 10<sup>th</sup>, the 8<sup>th</sup>, Sunday the 8<sup>th</sup> so we'll be doing it in this room right behind us. It'll probably get big enough where we'll come into the court room here, so stop by for coffee and cookies. I'll have the plans, the drawings. I'll show you everything that we have so that you can get it in your mind going forward. So as the engineer said it may be a while before we do this, but at least you'll be able to get it. I know there's a lot of online petition and conversations so if anything you can not agree with the state plan; you can not agree with every bit of it. I just want everyone to have the right facts so when people come out and say well this is going to add 500 kids to the school, that's not the matrix that's being used, that's not what's going to happen. Oh this is going to add to 500 cars, again that isn't the matrix. There's an actual multiplier of it, but yes it is going to increase traffic. We absolutely know that. The state has determined that of everything, affordable housing trumps everything and it will be built and we reacted. It's been, Tara tell me, five-year fight?

MRS. LOVRICH: Yeah and I think it's important to mention it's not just Manalapan it's the whole state of New Jersey. This law has come down from the states. They've been arguing it in the courts; we've been in the courts for at least five years. Our number at one point was over 1,000, close to 1,200. So the best deal that we could get and so the process and I think this is hard to explain, we do it every day and the residents might not understand or read about it in the paper. The court order comes down, a number set for every town in the state of New Jersey of what they have to build. Our number was about 1,200 I want to say at the most and developers come to all the towns and say okay we want to be in your plan, we want to be an intervener in your plan and we want you to pick our property. We sat before judges and courts and attorneys for hours upon hours. We got our number down to 808 and that was the lowest we can get it down. That was the settlement we made so we wouldn't get sued by the developers and that's where we have this list of projects that we've chosen to put into our plan. So, as the Mayor has said, the majority of them I think someone had asked, the order that's approved, this is one of the last ones that we changed the zone for. We've done all the properties on Route 33. There's a host of them out on Route 33. I don't have the number in my head. We have the dioceses, all the properties along the Route 33 corridor, there's a property on Franklin Lane and there's a property over on the corner of Woodward and Millhurst and this property that makes up our whole plan, our whole affordable housing plan. So, we have to agree to this, a judge has to sign off on this. A judge has to allow us to do this and unfortunately we fought the fight as much as we can. We're at a disadvantage because it's state-wide. We see our other neighboring towns settle, I could tell you their neighbors are higher than us, not that that makes us feel better, but we know that the Marlboro's and the Freehold Townships have to build more, but unfortunately it's a state-wide issue if you look at it. Affordable housing, as the Mayor said, trumps everything so when we bring up things to the judge like traffic, like the items you've mentioned water and different things that I wrote down here. The school, they don't, I don't want to say they don't care about it, that's not their plan is affordable housing New Jersey. There's a certain number they wanted to build and now it's up to you to deal with it. Governing bodies all across New Jersey and residents and so we here have to do our steps, we're forced to do these ordinances in overlay zones because we have this court order and then the next step goes to the planning board. We wanted to be able to have these plans come before; pick the developers come to us as the Mayor said. We don't go to them, they came to us with these properties and we chose them. That open space that you mentioned, you see, you may not see, if these developers put a shovel in the ground and they're built, but everything will go before the planning board from what the engineer said from the engineering portion, from the look of it. Everything will go before on all of these projects so I don't think you're going to see all 808 units built in Manalapan. We have to have a plan in place by 2025 that's the affordable housing year. This is the third round of affordable housing. We've already completed our first two and there supposedly will be rounds after this starting in 2025. Again, state of New Jersey the last gentleman came up and asked what can we do. I don't know if you can do more

research on this, but it's been held at the courts through several governors. I mean the first round of COAH, the Mount Laurel affordable housing was in the '70s. I believe that it came forward, New Jersey's unique in that. We're the only state that does affordable housing this way. We came out of the legislature, it went to the courts and we're being forced and we always did what we were supposed to do and we still have to build 808 units. That's why I brought up the other towns who may not have completed their plans and they could be building thousands of units, 1,500 units, but people who own land and are able to build on it are coming to us and saying we want to be part of that plan. Some are even, I used the term intervener, sued us to be part of that plan and that's why we're where we are. So we did not pick the location, the location picked us and the judge authorized the plan and that's where we are. It's a long process, there's tons of legislation on it, tons of articles on it and I think now as it's coming to fruition you'll see more and more about it because the residents of the state of New Jersey and Manalapan are going to say how did this happen. How did we get here? How are we building these projects being forced to and there's going to be traffic on the roads and we're going to have to deal with school issues and different things like that? So the issue's bigger than us, but we have to deal with our portion of the puzzle and do what we're legally by law have to do. So, the process is complicated and that's why there's only pieces of it and you see one piece. You get a notice in the mail because the piece happens to be 200 feet away from you, but you haven't seen that we've done ordinances for all our other projects and there is a map. We do have a little bit of a map. Someone had asked for that. We do know where all the projects are. The Mayor has a list. I know he mentioned that coffee, he has a list of where the approved plans are, where the projects are that obviously we can share. There's a portion on the website. We started to put documents up. I can add more stuff to that so you could be able to look at it and see it and read it. It's a complicated issue and even the lawyers and the engineers working towards our complete plan. That's the process a little bit more. I don't know if I made it clearer, but I'm trying to answer summary of all the questions that came up.

MR. WINCKOWSKI: Yeah there's five on Route 33 between Millhurst and Iron Ore Road spread out and each one of those projects are bigger than this from a density and total volume count of units.

MAYOR MCNABOE: Yeah so whoever asked that about fairness that's what we did we --- instead of putting them all on 33, the bulk of them went on Route 33 and in three projects that the administrator laid out that are not. Administrator is also a lady and was very kind, I'm not quite there. We actually had a number that was lower, but fair share housing is the one that regulates this. They are not a group that you really want to deal with. So when the number was lowered one point, then all of a sudden the number is higher, dealing with the entire operation makes you want to take a shower when you're done negotiating with these people. This was not a fun. It wasn't above board. You had the fox watching the hen house and I'll just leave it at that, but the bottom line is the residents of this town pay us to do what's right, to do what's legal, and to keep us out of and to keep you the town, us, out of trouble. I could tell you that we are doing 100 percent inclusive projects that means we've got land. We'll be putting up housing that's on it so we won't have it. So here where you're getting 75 affordable units, but you also have to have 175 market rate to pay for it and make the project viable, you have to have high density to make it viable. All of that factored in when we do 100 percent affordable, it will be 100 affordable units without having all that other housing. So we're trying to keep the overall number down because it doesn't matter where the children come from, the cost to educate them is the same and we're not bashing. I got a free public school education so I'm not anti-education. I believe in educating the students and I believe in Manalapan doing its fair share. I sometimes disagree with the state in what our fair share is. Why should our schools be giving up? Why should we be building all the houses? I can go down the list to what I don't think we're getting a fair break on in order for other towns to get what others feel is fair for them and I'm entitled to that opinion as you are to it, but a 100 percent affordable project is something we're looking at. We have special needs housing coming in. So when special needs is being build that won't add to our school system. We've met many of the parent's right over the years, we've talked to who have full adult kids and now at their retirement years they're at a point in their lives where they may not be able to care for these adult children that would just not be living on their own. They're young adult so it's the right type of housing to build and we brought that there. There's a lot of work and we said at least the five years that I remember, six years that I've been intimately involved in this doing all of them. To answer your question at all levels, stay on it. This is a done project. 2025 is five years around and the new number is going to come out and that number is going to be huge again and you can't keep asking Manalapan to put it all on their shoulders and all the surrounding towns. I just happen to

represent the people here, not in the surrounding towns. By all means if you can make it to the coffee, if not, if enough people can't make it I'll gladly do it another time, but Deputy Mayor and I are here, we go through it, she'll recuse herself, she'll take care of everybody that isn't part of the affordables. I know it'll probably be busy. We'll come in here. I'll show you where every single unit is being built, how many units are being built. I'll show you the map of the one that's in your backyard as was presented by the developer, doesn't mean that's what's getting built, that's how they showed us what would fit on this piece of property. It could end up as less, but just know this folks if we take ten units out of there because it just doesn't fit those ten units will be built elsewhere in Manalapan and we'll be making that up. So you know the 75 is in your backyard for many of you with exception of you who basically you walk home from here right? Everybody it is in your backyard and you need to look out for the best interest of what's important to you. I implore you to come to the planning board meetings and make sure that the project that built is what you're looking for. It's a negotiation going back and forth. Obviously, we're look to our existing residents to say this is a problem we're concerned we have here and we need to have it addressed. Be part of that process, but 2025 is only right around the corner and the new, exciting number will be coming out and it will be just as grotesque as this one. Anybody have to add anything? On this side? Gentlemen? Alright so at that point and if I didn't address it like I said, by all means do the e-mail. The beauty to the mayor account, so [mayor@mtnj.org](mailto:mayor@mtnj.org) is not a private account. Whoever's in the mayor's seat happens to get that, but the administrator reads it and everything so it's very easy to answer your questions. Send them to there and we use it as central clearing house for anything you have. You may leave here tonight and come up with a question you hadn't thought of. Shoot it to us, but just know that there's a long process and we'll be going through that process alright.

MALE VOICE: What time is the coffee on Sunday?

MAYOR MCNABOE: So thank you teeing that up for me. Coffee with the Mayor will be Sunday March 8, 8:30-10:00 AM right here in Town Hall and if you should be running a little later, Deputy Mayor I know has other plans, but I'll stick around so if it takes a little time to answer the questions and we don't get out of here until 11:00 or couple minutes after that, I'm good. Our train show is Sunday March 22. I mentioned at 9:00-3:00 o'clock at our community center on Route 33. By all means come out and support our veterans. With the great weather, it's time to get your shredding together. For those of that aren't aware, we do a shredding event and that'll be in the Franklin Lane parking lot from 9:00-1:00 or until the truck is filled on Saturday April 25. So what you'll want to do is start getting that together, get your garage cleaned out, old checks. With identity theft you don't need that stuff going in the garbage, right? Come by here, you'll watch it shredded right there in this massive truck right on the spot so you don't have to worry about what goes on from there. Does anybody have anything that they want to add, say? If not, I'll need a motion to adjourn.

MR. JACOBSON: I'll make that motion.

MAYOR MCNABOE: All in favor?

ALL: Aye.

MAYOR MCNABOE: Anybody want to stay here longer? Okay goodnight to everybody here, goodnight to everybody at home. Have a great evening. Thank you.

\*\*\*\*\*

#### **Resolutions for February 26, 2020**

- 2020-109 Executive Session
- 2020-110 Authorizing **Cancelation and/or Refund of 2019/2020 Taxes** on Deleted Properties, Common Elements, Exempt Property and Farmland
- 2020-111 Authorizing **Refund of Premiums and/or Cost of Sale Paid at Tax Sale**
- 2020-112 Authorizing **Refund of Duplicate, Erroneous and Overpayments for 2020, 2019** and Prior Years

- 2020-113 Approving a **Person to Person Transfer of Plenary Retail Consumption License** from **Knob Hill Bowling, LLC** to **Papaya Bowling of Manalapan, Inc**
- 2020-114 Authorizing Award of Contract for **Electrical Service Work** within the Township of Manalapan to **Holiday Electric, LLC**
- 2020-115 Re-Appointing Suzan Cuozzo as **Municipal Court Attendant**
- 2020-116 Approving **Bill List** dated February 13, 2020 to February 26, 2020  
Totaling **\$9,816,524.82**
- 2020-117 Appointing **DPW Driver Laborer** – Fabio Domingues
- 2020-118 Appointing **Assistant Treasurer** – Roseanne Tagliamonte
- 2020-119 Authorizing Salary Ranges and Rates for **Manalapan Recreation Summer Programs for 2020**

December 30, 2020  
Approved

  
Regina Preteroti, Municipal Clerk