

Township of Manalapan

Department of Planning & Zoning

120 Route 522 & Taylors Mills Road

Manalapan, NJ 07726

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Planning Board Minutes

Virtual Reorganization and Public Meeting

January 14, 2021

The meeting was called to order by Acting Recording Secretary Lisa Nosseir with the reading of the Open Public Meetings Act and the TV Disclosure Statement at 7:34 p.m., followed with a salute to the flag.

Mayor McNaboe then administered the Oaths of Office of Chief Hogan, Ms. D'Agostino and Mr. Brown. After the members were sworn in and joined the dais, Ms. Nosseir continued with Roll Call of the members:

In attendance at the meeting: John Castronovo, Todd Brown, Barry Fisher, Alan Ginsberg, Daria D'Agostino, Kathryn Kwaak, Jack McNaboe, Barry Jacobson, Richard Hogan, Steven Kastell, Brian Shorr

Absent: All Present

Ms. Nosseir requested a nomination for Chairperson.

NOMINATIONS FOR CHAIRPERSON - Chief Hogan offered a Motion nominating Kathryn Kwaak and seconded by Mr. Fisher. All were in favor. Chairwoman Kwaak then presided over the meeting and called for a Motion for Secretary.

NOMINATIONS FOR SECRETARY - A Motion was offered by Mr. Fisher nominating Daria D'Agostino as Board Secretary, seconded by Chief Hogan. The Resolution was adopted by unanimous vote. None were opposed.

NOMINATIONS FOR VICE CHAIRPERSON – A Motion was offered by Ms. D'Agostino nominating Todd Brown as Vice Chairman, seconded by Mr. Fisher. The Resolution was adopted by unanimous vote. None were opposed.

RECORDING SECRETARY – A Motion was offered by Chairwoman Kwaak and seconded by Mr. Fisher nominating Lisa Nosseir as Recording Secretary. The Resolution was adopted by unanimous vote. None were opposed.

2021 MEETING SCHEDULE – The Planning Board meetings will be held on the second and fourth Thursday of the month. There will be one meeting in November 11, 2021 which is Veteran's Day. A Motion was offered by Mr. Brown and seconded by Ms. D'Agostino to accept the meeting schedule for 2021. All voted in favor. None were opposed.

ADMINISTRATIVE OFFICER – A Motion was offered by Chairwoman Kwaak and seconded by Mr. Fisher nominating Nancy DeFalco as Administrative Officer. The Resolution was adopted by unanimous vote. None were opposed.

BOARD ATTORNEY – A Motion was offered by Mr. Fisher and seconded by Mr. Brown nominating Ronald Cucchiaro, Esq. of Weiner Law Group, LLP as Board Attorney. The Resolution was adopted by unanimous vote. None were opposed.

BOARD ENGINEER – A Motion was offered by Chief Hogan, seconded by Mr. Fisher nominating CME Associates, Brian Boccanfuso, P.E., as Board Engineer. The Resolution was adopted by unanimous vote. None were opposed.

BOARD PLANNER – A Motion was offered by Mayor McNaboe and seconded by Mr. Fisher nominating Leon S. Avakian, Inc., Jennifer Beahm as Board Planner. The Resolution was adopted by unanimous vote. None were opposed.

Mr. Cucchiaro sworn in Brian Boccanfuso, Professional Engineer of CME Associates and Jennifer Beahm, Leon S. Avakian, Inc.

Chairwoman Kwaak stated for the record that the designated newspaper for the 2021 Manalapan Township Planning Board is The Asbury Park Press.

MINUTES:

A Motion was made by Ms. D'Agostino, Seconded by Mr. Fisher to approve the Minutes of December 10, 2020 as written.

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

RESOLUTION: PAM1907 ~ People Mover, LLC & Re-Hold, Inc.
Bridge Plaza Office Condominium
300 Bridge Plaza Drive ~ Block 3.03 / Lot 9.04
90 Bridge Plaza Drive ~ Block 3.03 / Lot 8.02
Amended Preliminary and Final Site Plan

A Motion was made by Mr. Fisher, Seconded by Mr. Castronovo to approve the Resolution for Planning Board Application PAM1907, People Mover, LLC & Re-Hold, Inc., as written.

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

Applications: PPM2031~ K. Hovnanian at Manalapan V, LLC,
"Pinebrook Crossing"
Wilson Avenue @ Sobechko Road
Block 30 / Lots 2, 3.01, 3.02, 4 & 7.01
Preliminary and Final Major Subdivision
Preliminary and Final Major Site Plan
Status: Carried from December 10, 2020

Mr. Cucchiaro explained that applicant recently submitted revised site plans and the Board's professionals needed additional time to review the plans. This matter has been carried to the January 28, 2021 Planning Board meeting and no further noticing was necessary.

PUBLIC PORTION:

Chairwoman Kwaak opened the floor to the public for any non-agenda items.

Mr. Vady, 16 Dortmund Drive had a question finding the materials for the Pinebrook Crossing application on the google drive. He explained that he read the letter from DW Smith answering questions from CME - but where are the questions from CME in the first place? He wanted to know more about the 8' high privacy fence. Mr. Cucchiaro said the professionals reports were issued in draft form first in order for the applicant's engineers to revise their materials. Mr. Vady was correct and they have not been uploaded to the google drive yet. The reports will be issued shortly and it will make more sense now once the professionals reports are uploaded. He will join the virtual meeting on January 28, 2021.

Mr. Michael Malalizzo, 32 Dortmund Drive asked about the site plans and has just seen a concept plan. Mr. Cucchiaro said the materials are on the website and he can call Ms. Nosseir during regular business hours and she will walk him through where to find everything.

Chairwoman Kwaak closed the public portion. Mayor McNaboe said it is going to be a busy year and he appreciates everyone's time.

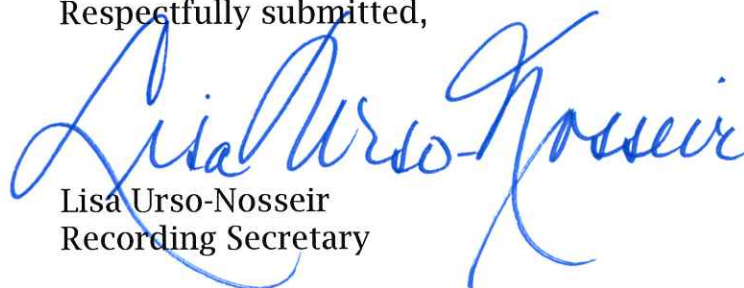
CORRESPONDENCE:

Chairwoman Kwaak pointed out that the future tentative applications are listed on the Agenda. They will be put on the Agenda accordingly and the next meeting will be January 28, 2021 at 7:30 pm.

ADJOURNMENT:

A Motion was offered by Chief Hogan to adjourn the meeting at 7:55. All were in favor and none were opposed.

Respectfully submitted,



Lisa Urso-Nosseir
Recording Secretary