

# Township of Manalapan

120 Route 522 & Taylors Mills Road

Manalapan, NJ 07726

(732) 446-8350

## Planning Board Minutes

### Virtual Meeting

February 11, 2021

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:** Daria D'Agostino, Secretary

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

Absent from meeting: Richard Hogan, Brian Shorr

Also present: Ronald Cucchiaro, Planning Board Attorney  
Brian Boccanfuso, Planning Board Engineer  
Jennifer Beahm, Planning Board Planner  
Lisa Urso-Nosseir, Recording Secretary

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

### **Minutes:**

A Motion was made by Mr. Fisher, Seconded by Mr. Brown to approve the Minutes of January 28, 2021 as written.

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

No: None

Absent: Hogan

Abstain: None

Not Eligible: Shorr

**Ordinance 2021-02****An Ordinance Amending and Supplementing Chapter 95, “Development Regulations”, Article VIII, “Design Requirements”, of the Code of the Township of Manalapan and to Add Thereto a New Section 95-8.13, “Stormwater Control Regulations”.**

Mr. Cucchiaro explained that this Ordinance is a follow up to an Ordinance that the DEP amended regarding their stormwater management regulations. The DEP is again amending their stormwater regulations at the State level. As part of their process, every municipality in the State of New Jersey is required to bring their local ordinances into conformance with the new regulations and there is March 2, 2021 deadline. Pursuant to that requirement, Manalapan has introduced Ordinance 2021-02 which is based upon a model ordinance that the State has put together. It mirrors the regulations that the State has provided. Our function as the Planning Board is to determine whether this ordinance is substantially consistent with the Master Plan.

Mr. Boccanfuso stated that the ordinance is based upon an ordinance from the NJ DEP. The major change of this ordinance is that the DEP and Township requirement will have ‘green infrastructure’ in their stormwater management requirements. It must be managed by being close to its source by treating stormwater through infiltration into the subsoil, treating stormwater runoff by infiltration with vegetation or soil, or storing stormwater runoff for reuse. The DEP is limiting the drainage area to these green infrastructure improvements. We are likely to see that in large applications before the Board, instead of having just one large stormwater management basin, there will be many smaller management basins. Mr. Boccanfuso said he is in agreement with Mr. Cucchiaro that this Ordinance is substantially consistent with the Master Plan and he recommends that the Planning Board makes that recommendation to the Township Committee so that they can have the second reading at the end of the month and meet the March 2, 2021 deadline.

A Motion that Ordinance 2021-02 is substantially consistent with the Master Plan was made by Mr. Fisher, and Seconded by Mr. Brown.

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

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

Ms. Tankoos from the Environmental Committee wanted to comment on the Ordinance, but Chairwoman Kwaak said that part of the meeting was closed. Mr. Cucchiaro explained that the Township Committee is going to have a public hearing. The Ordinance will be adopted by the Township Committee and he said she will be able to attend that meeting and to comment at that time.

There were no other public comments and therefore it was closed.

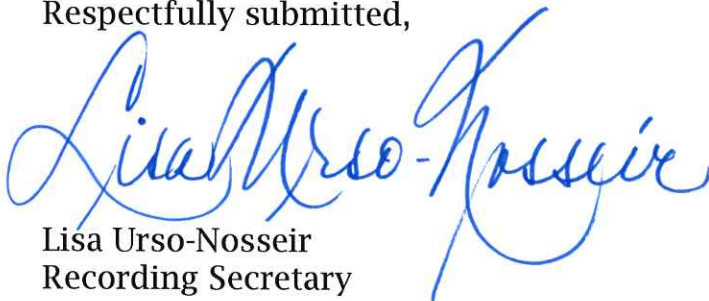
Mr. McNaboe said at future Planning Board meetings when time permits, Mr. Cucchiaro will provide a bit of schooling for the members.

Ms. Beahm wanted to mention that she is working on a redevelopment study that will come before the Board in the near future.

### **Adjournment**

A Motion to adjourn the meeting was made by Mr. Kastell and agreed to by all.

Respectfully submitted,



Lisa Urso-Nosseir  
Recording Secretary