

Township of Manalapan

120 Route 522 & Taylors Mills Road
Manalapan, NJ 07726
(732) 446-8350

Planning Board Minutes

Virtual Meeting

March 11, 2021

The meeting was called to order with the reading of the Open Public Meetings Act by Chairwoman Kathryn Kwaak at 7:33 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, Daria D'Agostino, Kathryn Kwaak, Jack McNaboe, Barry Jacobson, Richard Hogan, Steve Kastell, Brian Shorr

Absent from meeting: Alan Ginsberg

Also present: Ronald Cucchiaro, Planning Board Attorney
Brian Boccanfuso, Planning Board Engineer
Jennifer Beahm, Planning Board Planner (arrived 7:45 pm)
Lisa Urso-Nosseir, Recording Secretary

Mr. Cucchiaro swore in Brian Boccanfuso Professional Engineer.

Minutes:

A Motion was made by Mr. Brown, Seconded by Mr. Fisher to approve the Minutes of February 25, 2021 as written.

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

No: None

Absent: Ginsberg

Abstain: None

Not Eligible: Hogan, Shorr

Application: PPM2036 ~ Toll Bros., Inc.
Iron Ore Road
Block 72 / Lots 10.01, 11.06, 11.07
Preliminary Major Subdivision (Phase 1 & 2)
Final Major Subdivision (Phase 1)
Preliminary and Final Major Site Plan (Phase 1)

Salvatore Alfieri, Esq. appeared on behalf of the applicant. Mr. Brown recused himself from this application. Mr. Alfieri said the property is owned by the Diocese of Trenton and Toll Brothers is the applicant. The property is part of the affordable housing settlement obligation. The zoning allows for 320 units, the set aside for the affordables is 30% and 100% of the affordables have to be delivered by the time 50% of the market rates are delivered. The development will be 224 market rate units and 96 affordable rentals.

Mr. Cucchiaro swore in Jay Kruse, Professional Engineer with ESE Consultants for their New Jersey operations. Mr. Kruse referred to Exhibit A7 - Existing Conditions Plan. He explained that the property is approximately 57 acres in size and located northeast of the intersection of Highway 33 and Iron Ore Road. The property is currently used for horse boarding activities. There is a train track that runs through the property and are freshwater areas delineated by the NJ DEP. The rest of the property consists of woods and open space areas. To the west is Iron Ore Road, which is two lane county route. To the north, are residential properties which extend along La Valley Drive. To the northeast, there is the existing Boy Scout Camp. There is a slight frontage on Route 33 and an existing commercial building for the Plumbers Union.

Mr. Kruse shared Exhibit A6, the Overall Site Plan. The 96 affordable units will be in four separate buildings on two lots, and one clubhouse and amenities that will service members of the townhome community. The townhomes will have patios and decks with approximately 2,100 sq ft of living space. Each of the affordable buildings will have two, three story buildings which will house 48 units on each property. There will be open spaced maintained by the HOA. The development complies with the bulk standards and requires no variances.

Mr. Cucchiaro swore in Jennifer Beahm, Board Planner who joined at 7:45 p.m.

Mr. Kruse explained access to the property provided by an entrance boulevard which accesses Iron Ore Road. The entrance will have two 20' wide cart ways divided by an island. Iron Ore Road will be widened and have a designated left turn entrance into the site and a 3' shoulder widening as well. An easement will be provided within the northeast corner of the property adjacent to the

commercial development. It will provide access from Madison Avenue to allow access to the Boy Scout Camp. The internal roads will be 24' residential access with non parallel parking spread throughout the project. Sidewalks will be provided on both sides of the streets except for the entrance to the project along the boulevard since there is no sidewalk along Iron Ore Road to connect to. There are 160 dual garage/driveways for the townhomes. The remaining 64 units will have a single garage/driveway setup. Guest parking is provided for 114 spaces. The affordable lots will have 96 spaces which provides for two parking spaces per unit.

Mr. Kruse referred to Exhibit A5, the Clubhouse and Amenity Plan. The clubhouse is 4,450 sq ft with two outdoor pools and shade structures, and a patio area as well as a child play area. There will be 63 parking spaces and there is no full time employee staff on site. Each affordable lot will have their own child's play lot and trash enclosures and centralized mail pick-up locations. There is significant landscaping proposed throughout the site, including 268 street trees as well as 51 parking lot trees, 676 decorative trees and over 3,700 shrubs throughout the community. There is a 15' landscape buffer around the perimeter of the property. Signage will be one monument sign located with the island of the boulevard entrance, 18' long by 16' high, and two peer signs to identify each affordable lot. Lighting will be provided in the parking bays as well as lighting around the residential streets.

Mr. Kruse spoke about stormwater management, which will be provided by three wet ponds and one detention basin which will meet the DEP and RSIS standards. The wet ponds will function as an aesthetic feature, they will be 6' deep with safety ledges. Discharge will go toward the Route 33 system. The site itself has low permeable soils. We will require water service to the site. The nearest available water main for connection is within Madison Avenue and we will propose to extend water from the 12' main through two easements. There will be 13 new fire hydrants throughout the development. Sanitary sewer service is not currently available within Iron Ore Road. Sewer is being extended from the nearby Manalapan Brook development by Madison Avenue and Route 33. The portion of the property near La Valley Drive will be added into the sewer service area. The project will be completed in two phases. The site plan elements are included in phase one, we are only asking Preliminary and Final Site Plan approval in Phase One and Preliminary and Final Subdivision approval for Phase One. During construction and sales, there will be a temporary sales trailer and model homes constructed for potential buyers, located in the center of the site.

Mr. Kruse said they have made submission to Monmouth County Planning Board as well as the NJ DOT. They have also submitted to the NJ DEP land resource permits for wetlands and that is currently under review. We received conditional approval from the Environmental Commission asking for additional soil testing.

Mr. Cucchiaro said the Environmental Commission is an advisory board with recommendations to the Planning Board.

Mr. Alfieri asked Mr. Kruse if the stormwater management basins will be owned and maintained by the HOA? Mr. Kruse said that is correct. Mr. Alfieri said on the CME report there are technical comments - have you reviewed these comments? Mr. Kruse said yes we have reviewed them and we are in compliance with these comments.

Ms. Beahm asked if there was there any discussion regarding the easement from Madison Avenue into the Boy Scout Camp? Mr. Kruse said he discussed the location and the easement will be improved in that part of the property. Ms. Beahm asked for a deeper analysis of the parking for the one car and two car garage parking counts. Mr. Kraus said there are 64 units that only have a one car garage, and a spot on the driveway which would be two spaces.

Mr. Boccanfuso wanted to clarify that 688 spaces are proposed. That is based upon the current design where you have the majority of the townhouse units with the two car garage and two car driveway, which is 3 ½ spaces per unit. The rest of the units, they each have a one car garage and a one car driveway, which is two spaces per unit. That does not consider the off site parking, correct? Mr. Kruse said the off street parking spaces which are in groupings are 114 within the road ways. Mr. Boccanfuso asked Mr. Kruse if his office was willing to meet with him to go over all the technical comments brought up in CME's engineering review letter? Mr. Kruse said yes, of course. Mr. Boccanfuso spoke about the exception for sidewalk along the entrance boulevard down to Iron Ore Road. Mr. Kraus said that would be a sidewalk that led to nowhere. Mr. Boccanfuso said there is an ordinance that states that there is a payment in lieu if sidewalk is not going to be provided. Mr. Boccanfuso said there was also an exception for the stormwater exceedance going out to Route 33. Did the DOT have any comments for this matter? Mr. Kruse said there were no comments in relation to the system.

Mr. Boccanfuso had a question regarding the ROW width for the proposed streets within the development. The RSIS calls for 50' wide ROW width whereas 44' are proposed throughout the development. Mr. Cucchiaro said RSIS needs to be put into place. Mr. Boccanfuso asked about the phasing. Is it correct that you didn't request and Preliminary and Final Approval for the Site Plan for Phase Two because there are no elements in Phase Two? Mr. Kruse said the site plan would be related to the affordable lots, the clubhouse, etc. and those features are included in Phase One. The only thing that is included in Phase Two is the actual subdivision and the road ways. Mr. Boccanfuso asked about the construction trailer. You had mentioned that the affordables would have to be 100% complete when you reach 50% occupancy for the market rate townhouses. Will the

construction trailer interfere with the affordable housing development? Mr. Kruse said the location will be place so it doesn't impact the area.

Mr. Jacobson asked if the clubhouse will have a generator. Mr. Kruse said there is no generator proposed for the clubhouse.

Mr. Shorr asked if the parking for the affordable units would be designated. Mr. Kruse said it will be designated for the members of the actual community, but he doesn't believe it will be per unit.

Mr. Kastell asked about if the fire department reviewed the layout of the development because the circle turnaround looks tight for a fire truck to maneuver. Mr. Kruse said a fire truck can move around the development. We did submit a separate fire truck plan showing it can move through the circle. Mr. Cucchiaro asked if there is a turning template for emergency vehicles. Mr. Kruse said there was a separate plan. Mr. Cucchiaro asked if the Fire Bureau has weighed in on this. Mr. Kruse said ESE confirmed it and we have received a letter from the Fire Bureau in response to their review of the application. Mr. Cucchiaro asked what were their comments? Mr. Kruse said he had a letter from Manalapan Township Fire Bureau dated October 27, 2020 regarding a submission of a fire hydrant plan and request for extending the water main to Iron Ore Road.

Mr. Fisher asked how close is the Boy Scout Camp in comparison to the houses that border that area? Mr. Kruse said the closest unit would be about 150'. Mr. Fisher said is there going to be notice given to the prospective buyers that there will be noise coming from the camp? Mr. Kruse said there will be a representative from Toll Brothers testifying shortly and they can give you the proper answer.

Mr. Castronovo asked about the 96 rental units, how many bedrooms do each of those units have? Mr. Kruse said there is a mix of one, two and three bedrooms. Ms. Beahm said the 96 units are regulated under UHAC, maximum of 20% can be one bedrooms. Minimum have to be three bedrooms and the balance are two bedrooms. Mr. Kruse said the parking regulations are based off of three bedroom units.

Chief Hogan asked Mr. Kruse if the basins at the Madison Avenue project could be combined? Mr. Kruse said we did not look into combining the basins and those basins may not be designed with current standards. There are a lot logistical concerns with a new development. Chief Hogan says this has been done in the past, however. Mr. Kruse said he has seen a combined effort in Princeton. Chief Hogan asked about the access to the Boy Scout Camp. Mr. Kruse said it goes from the southern border directly to the camp. Chief Hogan asked if this is an age restricted community. Mr. Kruse said they are not age restricted. Chief Hogan asked about sidewalks. Mr. Boccanfuso said our ordinance says sidewalks are

required along all streets, however there is a waiver to have a payment in lieu of the sidewalks.

Mayor McNaboe asked why aren't you proposing sidewalks out to Iron Ore Road? Mr. Kruse said the sidewalk would lead to no continuing community pathways. Mr. Cucchiaro said what does it matter if it was the affordable building vs the market rate building? Mr. Kruse it's simply the last building on the property, no other reason than that. Mayor McNaboe stated if sidewalks are not available up to Iron Road Ore, then school busses are going to have to come into the development. Is there any other reason? It would be easier for the busses to pick up the students at Iron Ore Road. Mayor McNaboe asked if they would be willing to give a stub through one of those properties to tie in that corner lot that is contiguous to your property. Mr. Kruse said the Plumbers Union? In the documents, we do provide an easement between the residential units that go from the roadway, the sewer will connect to the property line for them to get to the sewer line in our roadways. We have provided an easement to the Plumbers Union so that they can extend a connection into the main located on Road C of our development. Mr. Boccanfuso said the plan shows a sewer line and a manhole. Mayor McNaboe asked if any of the homes near La Valley are in the sewer service area. Mr. Boccanfuso said the entirety of La Valley Drive is out of the sewer service area. Mayor McNaboe asked about Route 33 access for this project. Mr. Alfieri said we are discussing that with our traffic engineer. We are looking into that and we will report back to the Board by the next meeting. Mayor McNaboe said the original concept, even before Toll Brothers was involved, did in fact show the Route 33 access.

Chairwoman Kwaak asked about the pool being used for only the market rate townhouses? Mr. Kruse said the clubhouse and pools are only available to the market rate townhouses. Mr. Cucchiaro said they have been done both ways by different developers. Mr. Cucchiaro asked Mr. Kruse to confirm communal access to all amenities. Mr. Alfieri said he will look into that. Chair Kwaak asked about the sign and if it will be lit. Mr. Kruse said he will provide a monument rendering of the sign for the next meeting and yes, it will be lit.

The Board took a five minute break.

Mr. Cucchiaro swore in Jeremy Greene, Architectural Business Director for Toll Brothers for 11 years. Mr. Greene referred to the Overall Site Plan and pointed out the affordable buildings, the pool and clubhouse and market rate townhouses. Mr. Greene referred to Exhibit A2 - the four unit configuration model. He explained the different entrances and the layouts of the interiors. There is a basement with optional lofts. He displayed Exhibit A3 - the three unit model. He explained the layout of the models and the materials used on the outside of the home, including stone and siding. Mr. Greene reviewed the clubhouse which is

about 4,300 sq ft with a fitness room, game room, lockers and a small office. Exhibit A5 shows the clubhouse, pools and patios and Mr. Greene described the amenities to the Board. Mr. Greene referred to Exhibit A1, the three-story walk up building comprised of 8 units per floor. The market rate clubhouse will not be utilized by the affordable building units, we are developing a community center for those residents.

Ms. Beahm liked the architecture on the townhouses, but she does not love the affordable architecture and it looks very institutional and requested if it could be revised.

Mr. Boccanfuso asked if they followed the ordinance for this zone? Mr. Greene said yes, he followed the designed standards. Mr. Greene explained how the designs were meant to complement each other. Mr. Boccanfuso asked Mr. Greene to explain how solar panels can or cannot work on these designs. The designs of the townhomes are pitched as well as the affordable buildings making solar panels a difficult task. These buildings are not facing the proper angle for solar panels.

Mr. Jacobson asked about the laundry facilities for the affordable units. Mr. Greene said they will have their own independent washer and dryer.

Ms. D'Agostino asked about the metal roofs. Mr. Greene said the metal is accent pieces in the overhangs.

Mr. Castronovo asked if the rentals have basements and Mr. Greene said they do not. Does each unit have their own heating and A/C? Mr. Greene said that is correct, each unit controls their own air controls. Mr. Castronovo asked about the three bedroom unit and the additional cars, and using the garage for storage. If they use the garage for storage, then a parking spot is eliminated and he anticipates the parking being an issue.

Mr. Kastell agreed that the parking will be limited for the development.

Mayor McNaboe asked if there was a rendition of the back of the building. Mr. Greene said he only has front elevations at this time. Mayor McNaboe wants to see where the decks are located in the back, they aren't on the site plan either. Mr. Greene said they will provide a rendition and anticipates they will not be larger than 15' wide.

Chairwoman Kwaak agreed that the affordable housing units looks gray and would like it better if it blended better with the market rate units. Ms. Beahm said it looks very flat and one-dimensional. Mr. Greene agreed to work again with his

team for a revision. Chair Kwaak said she prefers the exhibit that Mr. Greene was displaying on the screen.

Mr. Cucchiaro announced that application PPM2036-Toll Brothers, Inc. will be carried to the Planning Board Meeting of April 8, 2021 at 7:30 p.m. That meeting will also be a virtual meeting and the instructions to access the meeting will be available on the Township website and all documents are on file or reach out to Ms. Nosseir for additional assistance. There will be no further notice to property owners.

Mr. Cucchiaro and Chair Kwaak explained to the public that they will have their opportunity for questions and be able to voice their opinions once the applicant has finished their testimony.

Ordinance 2021-04:

An Ordinance Amending and Supplementing Chapter 95, "Development Regulations", Section 95-14, "Article XIV: Affordable Housing Development Fees", Providing for an Exemption from Development Fees for Owner-Occupied Residential Structures, Demolished and Replaced as a Result of a Fire, Flood or other Natural Disaster.

Mr. Brown re-joined the meeting.

Mr. Cucchiaro advised the Board that the Ordinance has been referred to the Planning Board is to determine whether the ordinance is substantially consistent with the Master Plan.

Ms. Beahm said in our housing element that was adopted last year, there is reference to the development fee ordinance which is a requirement of the court order. This is an exemption where a single family home owner has an existing house that is damaged by natural disaster and they are looking to reconstruct, but they are not subject to pay the 1 ½% development fee when they are just replacing the existing home. This is not inconsistent with the Master Plan and she would recommend that the Board act in favor of the Ordinance.

A Motion was made by Mr. Brown, Seconded by Mr. Fisher that Ordinance 2021-04 is substantially consistent with the Master Plan.

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

Ordinance 2021-05: **An Ordinance Amending Chapter 95, "Development Regulations", Article V, Zoning District Regulations of the Township of Manalapan to Establish a New Affordable Housing Zoning District Entitled, "AF-MF AFFORDABLE HOUSING MULTI FAMILY ZONE".**

Ms. Beahm said this is an Ordinance that again comes right out of our housing element and settlement agreement with the court of our affordable housing plan. It is the zoning that is specific to the 100% affordable project that is on Route 33. She would submit that it is consistent with the Master Plan.

Mr. Brown asked what is the difference between this and the other affordable housing zones? Ms. Beahm said it is a separate site and it is 100% affordable, there are no market rate units associated with it. This is a municipally sponsored project.

A Motion was made by Mr. Fisher, Seconded by Mr. Brown that Ordinance 2021-05 is substantially consistent with the Master Plan.

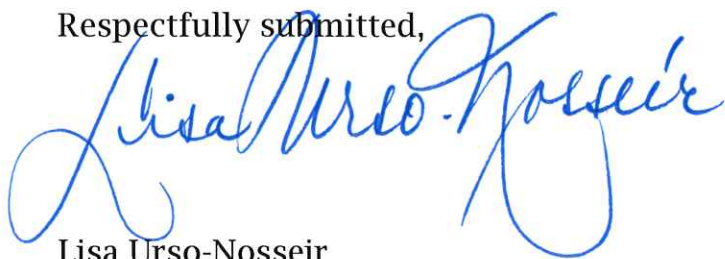
Yes: Fisher, Brown, Castronovo, D'Agostino, Kwaak, McNaboe, Jacobson, Hogan, Kastell
No: None
Absent: Ginsberg
Abstain: None
Not Eligible: Shorr

Chair Kwaak opened the floor for any non-agenda items. Seeing none, the public portion was closed.

Chair Kwaak reminded the Board that the next meeting is March 25, 2021.

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

Respectfully submitted,

A handwritten signature in blue ink that reads "Lisa Urso-Nosseir". The signature is written in a cursive style with a large initial "L" and "U".

Lisa Urso-Nosseir
Recording Secretary