

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

Planning Board Minutes

Virtual Meeting

May 13, 2021

The meeting was called to order with the reading of the Open Public Meetings Act by Chairwoman Kathryn Kwaak at 7:31 p.m., followed by the salute to the flag.

Roll Call: Lisa Urso-Nosseir, Acting Secretary

In attendance at the meeting: Barry Fisher, Todd Brown, John Castronovo, Kathryn Kwaak, Jack McNaboe, Barry Jacobson, Richard Hogan, Steve Kastell, Brian Shorr

Absent from meeting: Daria D'Agostino, Alan Ginsberg

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. Brown, Seconded by Mr. Fisher to approve the Minutes of April 22, 2021 as written.

Yes: Fisher, Brown, Castronovo, Kwaak, McNaboe, Jacobson, Hogan, Kastell, Shorr

No: None

Absent: D'Agostino, Ginsberg

Abstain: None

Not Eligible: None

Resolution: PAM2057 ~ KPL CR, LLC
'Sunny Days School'
100-300 Craig Road ~ Block 2503 / Lot 21.10
Amended Preliminary and Final Site Plan

A Motion was made by Mr. Castronovo, Seconded by Mr. Fisher to approve the Resolution for PAM2057, Sunny Days School, as written.

Yes: Fisher, Brown, Castronovo, Kwaak, McNaboe,
Jacobson, Hogan
No: None
Absent: D'Agostino, Ginsberg
Abstain: None
Not Eligible: Kastell, 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 this is a continuation from their previous hearing and there were a few things that have changed since then. First, they re-noticed the public since they changed the plans, and second there were changes to the Plans, specifically the Route 33 access that has been added. The architectural plans for the affordable housing portion has been revised. The governing body did adopt an ordinance to tweak some of the technical matters with the ordinance creating this zone.

Jay Kruse, Engineer with ESE Consultants remains under oath. He revised the Plans in response to some concerns from the professionals and Board members. Mr. Kruse brought up Exhibit A8, the revised overall site plan with the Route 33 access dated May 13, 2021. Mr. Kruse showed the additional access onto Route 33 on the Exhibit. The access will have an additional monument sign along Route 33. They needed to reconfigure the stormwater management basin that was located where the new access is going. They have added an additional 11 visitor parking spaces throughout the development, for a total of 125 visitor spaces, which is 12% above the required parking. There are also 63 parking spaces provided at the clubhouse which are not included in the provided visitor spaces.

If you add the 125 and 63 visitor parking spaces, we are 68% above the RSIS. They have added a sidewalk extension from the roundabout along the boulevard and out to Iron Ore Road. The water main area is open for future connections on Iron Ore Road and one other item is the affordable housing units and their community activity room which has been added. We also provided the locations for the sales trailer and the model homes and the construction trailers.

Mr. Cucchiaro asked how the sales trailer is going to be in place. Mr. Kruse said the sales trailer is typically in place for the duration of sales up until a certain threshold, or 45 days after the last unit is sold. Mr. Alfieri said the basin is in compliance with the Ordinance. Mr. Kruse brought up Exhibit A9, which is a Sample Outdoor Living Option Exhibit. Mr. Kruse showed that there will be a deck, going down to a paver patio area. The typical area is 23'-25' from the building face and the patio or deck can go up to 5' from the rear property line for the townhome units. The width can be a 20' deck or patio. Mr. Alfieri said they cannot get a larger deck without going for a variance.

Ms. Beahm asked about the area near Madison Avenue and pointed out that there is an easement that extends east to the Boy Scout property. That area is going to have to be approved. Why isn't it showing on the exhibit that it is improved? Mr. Kruse said he was concentrating on the Route 33 access but is agreeable to take care of the easement improvement. Mr. Boccanfuso asked about the setback requirements applicable to the deck and patio as measured from the rear property line. He asked about the side setback requirements. Could the decks be built right up to the common area? Mr. Kruse said the side setback could go up to the property line. Ms. Beahm said that is not true. Nothing can be built up to the property line. Mr. Alfieri said can we limit the width of the deck/patio to the width of the home so it doesn't extend beyond the sides of the home? Mr. Kruse said that yes, that this is the typical fashion. Mr. Boccanfuso was concerned that a future homeowner could eliminate the landscaping and extend the deck right to the property line. It could cause drainage issues and this matter should be addressed. Mr. Boccanfuso asked Mr. Kruse to review the reconfiguration of the basin to accommodate the Route 33 access. They were able to eliminate that minor exceedance and now we meet all the requirements for project. Mr. Boccanfuso asked Mr. Kruse to show the Board where the additional 11 parking spots would be throughout the development. Mr. Boccanfuso asked about the clubhouse and what is included in that area, what type of facilities are there. Mr. Kruse said it will be a general meeting and common room for members of the affordable housing complex. The affordable residents will have the option to buy into the pool, there would be a fee for using the pool.

Mr. Jacobson asked about the Route 33 access and if there is an acceleration or deceleration lane. Mr. Kruse said Route 33 has a full shoulder which services

those purposes. An NJ DOT application will be filed for the access permit onto Route 33.

Mr. Shorr asked how many affordable housing units there are. Mr. Kruse said 96 units, with two parking spots per unit.

Mr. Fisher asked about the maintenance of the basins and if the HOA will be taking care of it and that was confirmed. Mr. Fisher asked about a notice being available to prospective buyers about the Boy Scout activities and the noise that will be accompanying their functions. Mr. Alfieri said we will include a disclosure in the documents.

Mr. Kastell asked to see the new parking that was added to the plan again. Mr. Kruse highlighted on the Exhibit where the parking spots will be. Mr. Kastell said there is no street parking and that was confirmed by Mr. Kruse.

Mayor McNaboe asked about the Route 33 access permit. He believes the deceleration lane should at least be striped properly so people can get out of the development. Mr. Kruse said he understood and that and agrees with the striping if the NJ DOT requests it and the Township engineer will be informed every step of the way during this process. Mayor McNaboe asked about Road C and the townhouses that back up to La Valley Road, what is the distance between the property line and the new townhouses? Mr. Kruse said the property line to the new dwelling is approximately 60'. Mayor McNaboe was fine with Mr. Boccanfuso being involved with the striping of the lane. Mayor McNaboe asked if there are two separate HOAs and asked Mr. Alfieri to go into a little bit of detail about this. Mr. Alfieri stated that as part of the public offering documents which are still being worked on, they are going price out what the fair price would be to allow the residents in the affordables to pay a fee to get access to the pool. It will all be in the condo documents, but we do not have details yet. The market rate residents will have the pool and common area fees calculated out.

Ms. Urso-Nosseir asked if the individual townhouses would have their own surveys for future Zoning CCOs and general zoning permits. Mr. Kruse said since the market rate townhouses will be on individual lots, and not condos, they will have individual surveys. She asked for confirmation that if a resident was seeking a different improvement other than what was displayed in the sample exhibit that a survey and Zoning permit would be required and Mr. Alfieri said that is correct.

Jeremy Greene, Architect for the project remained under oath. Mr. Greene provided a revised exhibit of the affordable building. He compared the original rendering to the revised rendering, Exhibit A10, which now included more stone work and the vertical siding. Mr. Alfieri asked Mr. Greene to describe the recreation section that was added to the project. Mr. Greene said there has been

an extension onto building one, which is near the tot-lot. The extension would be a meeting room that could be used by the members of the community that has a small prep kitchen. It would be around 2,000 sq ft in total. Mr. Alfieri asked Mr. Greene to review the patios with the Board. Mr. Greene said the units range from 24' - 26' and that would allow the resident to have a 18' wide patio. There would be 6' of separation from the next door property. There would also be 3' from any end unit as well.

Mr. Castronovo asked about the 3' in between the properties and if that is consistent throughout the whole development. Mr. Greene said that is only in the market rate townhouses, the affordables do not have outdoor spaces.

Chair Kwaak asked about the deck and wanted to make sure the landscaping will remain in place to avoid setback issues. Mr. Alfieri said in the public offering documents, there will be language that they must maintain the 3'.

Mayor McNaboe said the revised affordable buildings look attractive. What is happening with all the drainage that is coming off the roof of the buildings? Mr. Greene said there would be a roof leader and gutter system. Mr. Kruse said there will be an underground collector system that will lead to the stormwater basin throughout the development.

Mr. Cucchiaro swore in Karl Pehnke, Vice President of Langen Engineering and Environmental Services and he is a registered Professional Engineer in New Jersey and his area of expertise is traffic engineering for the past 35 years. His office prepared and submitted the Traffic Impact Statement for this application as well as some supplemental information based upon the technical review. We collected and analyzed the traffic information by observing the area and in particular Route 33 and Iron Ore Road. The report he produced contains information regarding how the driveway will perform appropriately. He noted that he started working on this project just as the pandemic was beginning, but he did have enough data collected in order to set a proper projection as to traffic volume. One access will be from Iron Ore Road, which is a Monmouth County roadway and we will be widening the frontage in order to provide a left turn lane into the site as well as a shoulder. This will operate on a high level of service and we do not anticipate any queues or delays. We will be filing an application with the DOT regarding the access from Route 33 and will meet their design requirements. It is Mr. Pehnke's opinion that the site will operate safely and efficiently. Mr. Pehnke confirmed that he will involve the Board Engineer as the application progresses.

Mr. Boccanfuso stated that based upon Mr. Pehnke's analysis, the traffic would not have a substantial impact on Iron Ore Road and Route 33. Mr. Pehnke spoke about the estimated delays. The morning will have lower levels of service, in the D - E range, it really isn't that noticeable of a delay. The evening operates better,

on a B level. The movement in the area is slightly changed, but the overall result is more or less the same with just a second or two of increased delay. Mr. Boccanfuso believes that for the bulk of site, the majority of the traffic will be coming off of Route 33.

Mr. Cucchiaro swore in Susan Field, 35 LaValley Drive. Her first question was regarding the light at Iron Ore Road and Route 33. Would it be possible for the light to remain green longer in order to allow more cars to turn from Iron Ore Road onto Route 33? Mr. Pehnke said the light is under the jurisdiction of the NJ DOT. It is unlikely they would provide additional green time to the side street, but that is something that can be requested by the municipality. However, the light is not associated with this application and we cannot change the timing for the light. Ms. Field asked if the municipality would be willing to look into this then? Mr. Pehnke said typically this request would be handled by the Township Committee to request the NJ DOT do an investigation of the light. Mr. Cucchiaro asked Mr. Pehnke if the Township requests your help, would you be willing to assist in the process? Mr. Pehnke said yes.

Ms. Field asked about the buffer zone. What would she be looking at from her property? Mr. Kruse explained that the dark green on the site map represents the existing vegetation which is going to remain. Then we are required to provide a 15' screen of vegetation of the landscape buffer, then there is a 30' setback from the property line for the development. Ms. Field asked what a dense buffer is exactly. Mr. Kruse said there will be a mixture of evergreens, pines, etc. to provide a dense screen.

Ms. Field asked how long do you anticipate the project to take from start to finish? Mr. Alfieri said it is market driven, so it could be three-five years. Ms. Fields asked if the work is done Monday - Friday, do they work on Saturdays? Mr. Alfieri said we will be following all Township ordinances and will maximize the hours on site, as permitted.

Mr. Cucchiaro swore in Bridget Concato, 21 LaValley Drive, and her mother, Carol Meyler, 15 LaValley Drive. Ms. Meyler questioned why Road C is going to Route 33, instead of Madison Avenue. Mr. Penhke said the frontage is allowed by permit and we do intend to pursue that. Madison Avenue is not a public road, also. They both questioned the rear setback of 3' or 5'. Mr. Kruse said the buffer is still in between the properties on LaValley Drive. Ms. Meyler asked if the home on LaValley could have access to the sewer and water? We have septic right now. Mr. Kruse said in New Jersey, the DEP designates certain areas to have sewer and/or septic. The properties along LaValley Drive are designated not to be sewerred. Ms. Concato said she has a petition from the neighbors regarding installing a fence in between the properties, in addition to the dense tree buffer. We would like a fence extending out from Iron Ore Road to the Boy Scout Camp. Is there not

going to be a fence? Mr. Kruse said the need for a fence wasn't included because of the natural screening, plus the additional screening we are going to provide. Mr. Alfieri said putting in a fence would require us to remove trees, which defeats the purpose of the natural screening. Ms. Beahm recommended that the applicant at least look at the area for a fence. She believes this is a reasonable request that the perimeter is fenced.

Ms. Concato asked about the additional parking that was being provided throughout the development. What is going to prevent people from parking on Iron Ore Road during holiday season? How is this going to be regulated? Mr. Pehnke said there is no parking on Iron Ore Road. Ms. Meyler said the condos are commercial buildings, why are they in a residential area? Mr. Kruse brought up Exhibit A8. He explained that this is not a commercial building and that the location is ideal for a building like this.

Mr. Cucchiaro swore in Ethan Kiczek, his mother lives on 33 LaValley Drive. He asked about the dense vegetation, and how tall this would be, and given that the buildings are three stories high, what are the anticipated heights of the trees. Mr. Kruse said typically they are about 8' at the time of planting. Where would the plantings go, high up at the border? Mr. Kruse said yes they would be at the higher end between the two properties.

Mr. Cucchiaro swore in James Phillips, 56 LaValley Drive. He represents the Boy Scouts Camp. He asked about the access off of Madison Avenue and he requested that he continues to be involved in the conversations regarding the proposed ROW. Mr. Alfieri said we agree to keep him involved in the process.

Mr. Cucchiaro swore in Nancy Badgley, 37 LaValley Drive. She had a question regarding the street lights and wanted to know how tall would the lights be. Mr. Kruse said the lights are typical black post mounted and they are 16' tall and spaced out throughout the development. It will not be lit up like a commercial area. She also wanted to know how far townhouses would be from 37 LaValley. Mr. Kruse took out his scale and measured 130' for the side property line. The corner is 60' from the common property line.

Ms. Concato said she never remembers seeing a traffic counting hose on LaValley or Iron Ore Road. How was the traffic study done? Mr. Penhke said we use cameras to video and then broken down by a computer. We also used a tube on Route 33.

Chairwoman Kwaak closed public.

Mr. Cucchiaro said the Board needs to consider the fence issue, where Toll Brothers was strongly urged to look and see if it could be placed properly. Mr.

Boccanfuso's firm wanted to go out and look at the buffer area in order to offer some comments and they wanted to fully examine the stormwater management issues. He suggested this application be carried until these details could be worked out.

Mr. Alfieri is ready to discuss the fence this evening. We acknowledge that we would meet the requirements of the stormwater management and relief would not be sought. Mr. Kruse pointed out on Exhibit A8 and along the rear property extending and towards the west is large vegetation.

Chairwoman Kwaak polled the Board and they unanimously agreed to carry the applicant to tie up loose ends including the fence matter. Mr. Boccanfuso said he can get his review done within two weeks.


Mr. Cucchiaro carried Planning Board Application PPM2036 to the May 27, 2021 meeting with no further noticing needed.

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 May 27, 2021.

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

Respectfully submitted,



Lisa Urso-Nosseir
Recording Secretary